

PRINCIPAL CAPITAL PUBLIC COMPANY LIMITED

CONSOLIDATED AND SEPARATE FINANCIAL STATEMENTS

31 DECEMBER 2021

Independent Auditor's Report

To the shareholders and the Board of Directors of Principal Capital Public Company Limited

My opinion

In my opinion, the consolidated financial statements and the separate financial statements present fairly, in all material respects, the consolidated financial position of Principal Capital Public Company Limited (the Company) and its subsidiaries (the Group) and the separate financial position of the Company as at 31 December 2021, and its consolidated and separate financial performance and its consolidated and separate cash flows for the year then ended in accordance with Thai Financial Reporting Standards (TFRS).

What I have audited

The consolidated financial statements and the separate financial statements comprise:

- the consolidated and separate statements of financial position as at 31 December 2021;
- the consolidated and separate statements of comprehensive income for the year then ended;
- the consolidated and separate statements of changes in equity for the year then ended;
- the consolidated and separate statements of cash flows for the year then ended; and
- the notes to the consolidated and separate financial statements, which include significant accounting policies and other explanatory information.

Basis for opinion

I conducted my audit in accordance with Thai Standards on Auditing (TSAs). My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the consolidated and separate financial statements section of my report. I am independent of the Group and the Company in accordance with the Code of Ethics for Professional Accountants issued by the Federation of Accounting Professions that are relevant to my audit of the consolidated and separate financial statements, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

My audit approach - overview



Materiality

Overall group materiality: Baht 48.0 million (1% of the Group's total revenue).

Audit scope

I conducted with audit work of the consolidated financial statements by focusing on the significant components which account for 79% of the Group's total revenue and 79% of the Group's total assets.

Key audit matter

I determined goodwill impairment assessment as key audit matters.

Materiality

The scope of my audit was influenced by my application of materiality. An audit is designed to obtain reasonable assurance whether the consolidated financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the consolidated financial statements.

Based on my professional judgment, I determined certain quantitative thresholds for materiality, including the overall group materiality for the consolidated financial statements as a whole as set out in the table below. These, together with qualitative considerations, helped me to determine the scope of my audit and the nature, timing and extent of my audit procedures and to evaluate the effect of misstatements, both individually and in aggregate on the financial statements as a whole.

Rational for the materiality benchmark applied

I chose revenue as the critical measure because the Group's operation results in previous years were volatile. In my view, using revenue as a critical measure was more appropriate to the Group than the net profit before tax in the current year.

I agreed with the audit committee that I would report to them misstatements identified during my audit above Baht 2.4 million.

How I tailored my audit scope

I tailored the scope of my audit in order to perform sufficient work to enable me to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

Key audit matters

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the consolidated and separate financial statements of the current period. These were addressed in the context of my audit of the consolidated and separate financial statements as a whole and in forming my opinion thereon, and I do not provide a separate opinion on the matters.

Key audit matter	How my audit addressed the key audit matter
<p><i>Goodwill impairment assessment</i></p> <p>Refer to Note 8 to the financial statements for critical estimates, assumptions and judgements and Note 20 to the financial statements for goodwill.</p> <p>According to Thai Accounting Standards, TAS 36 - Impairment of assets, the Group shall test the impairment of goodwill annually.</p> <p>Goodwill of the Group was allocated to a group of cash generating units (CGUs) identified according to hospital segment by management. The goodwill had a book value of Baht 1,824 million.</p> <p>The management determined the recoverable amount for the group of CGUs based on their value in use by a discounted forecast of future cash flows and compared this to the book value to consider the need to set up an impairment allowance.</p> <p>In this regard, the Group considered there was no need to set up an allowance for goodwill impairment allocated to the group of CGUs because the recoverable amount exceeded the net book value.</p> <p>Current business volatility, both external and internal factors, significantly affected assumptions used in the projected cash flows such as revenue growth rate and discount rate. In response, the management determined that the assumptions used in the cash flow projections reflect the current situation as precisely as possible. This is my key focus because they have considerable impact on the recoverable amount and as well as on the goodwill impairment due to current sensitivities.</p>	<p>I obtained information about the forecasted future cash flows of the CGUs provided by the Group's management and gained an understanding of the procedures used to prepare the forecast.</p> <p>I challenged the reasonableness of the procedures and assumptions relating to management's forecast for the revenue growth rate and discount rate, as to whether they were in line with current business volatility, comparable component of weighted average cost of capital considered by my valuation expert.</p> <p>I mathematically tested key figures derived from the estimation according to the above assumptions to calculate the recoverable amount and compared this to the net book value.</p> <p>From the procedures performed above, I found that the recoverable amount assessment and management's key assumptions were within the acceptable range.</p>

Other information

The directors are responsible for the other information. The other information comprises the information included in the annual report, but does not include the consolidated and separate financial statements and my auditor's report thereon. The annual report is expected to be made available to me after the date of this auditor's report.

My opinion on the consolidated and separate financial statements does not cover the other information and I will not express any form of assurance conclusion thereon.

In connection with my audit of the consolidated and separate financial statements, my responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated and separate financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to the audit committee.

Responsibilities of the directors for the consolidated and separate financial statements

The directors are responsible for the preparation and fair presentation of the consolidated and separate financial statements in accordance with TFRS, and for such internal control as the directors determine is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated and separate financial statements, the directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group and the Company or to cease operations, or has no realistic alternative but to do so.

The audit committee assists the directors in discharging their responsibilities for overseeing the Group's and the Company's financial reporting process.

Auditor's responsibilities for the audit of the consolidated and separate financial statements

My objectives are to obtain reasonable assurance about whether the consolidated and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with TSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated and separate financial statements.

As part of an audit in accordance with TSAs, I exercise professional judgment and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and the Company's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the consolidated and separate financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group and the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. I am responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion.

I communicate with the audit committee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide the audit committee with a statement that I have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.

From the matters communicated with the audit committee, I determine those matters that were of most significance in the audit of the consolidated and separate financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

PricewaterhouseCoopers ABAS Ltd.

Sanicha Akarakittilap
Certified Public Accountant (Thailand) No. 8470
Bangkok
24 February 2022

Principal Capital Public Company Limited

Statement of Financial Position

As at 31 December 2021

	Notes	Consolidated		Separate	
		financial statements		financial statements	
		2021	2020	2021	2020
		Baht	Baht	Baht	Baht
Assets					
Current assets					
Cash and cash equivalents	10	488,647,627	176,318,618	164,043,605	20,858,969
Financial assets measured at fair value					
through profit or loss	7	400,466,134	34,007,325	400,458,166	17,999,679
Short-term fixed deposits		1,404,843	1,387,654	-	-
Restricted deposits at financial institutions - current	15	360,000	5,000,000	-	5,000,000
Trade receivables, other receivables					
and prepayments, net	12	1,680,693,992	342,837,497	792,736,650	49,512,830
Current portion of receivables					
under lease agreement, net		-	-	1,731,469	1,669,941
Short-term loans to subsidiaries	34	-	-	-	9,986
Inventories, net	14	128,867,848	71,903,534	27,807,000	6,012,852
Other current assets		12,705,368	18,603,849	2,892,354	4,281,427
Non-current assets held-for-sale	11	1,010,754,130	-	-	-
Total current assets		3,723,899,942	650,058,477	1,389,669,244	105,345,684
Non-current assets					
Restricted deposits at financial institutions	15	2,804,444	2,803,328	-	-
Receivables under finance lease, net		-	-	3,342,356	5,073,825
Investment in an associate		372,995	299,509	-	-
Investments in subsidiaries	16	-	-	8,012,155,283	7,976,853,340
Financial assets measured at fair value					
through profit or loss	7	330,000	330,000	330,000	330,000
Long-term loans to a subsidiary	34	-	-	2,821,572,651	2,629,296,437
Investment property, net	17	136,472,488	1,155,055,192	-	-
Property, plant and equipment, net	18	11,058,733,437	10,987,584,661	1,882,101,139	1,848,741,827
Intangible assets, net	21	245,676,447	286,875,527	3,778,288	2,922,290
Right-of-use assets, net	19	347,076,608	425,304,673	98,777,415	116,667,799
Goodwill	20	1,823,978,253	1,823,978,253	-	-
Deferred tax assets	22	13,383,284	11,523,835	-	-
Other non-current assets		62,622,725	71,297,865	6,352,574	7,722,621
Total non-current assets		13,691,450,681	14,765,052,843	12,828,409,706	12,587,608,139
Total assets		17,415,350,623	15,415,111,320	14,218,078,950	12,692,953,823

Director _____ Director _____

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

Principal Capital Public Company Limited

Statement of Financial Position (Cont'd)

As at 31 December 2021

	Notes	Consolidated		Separate	
		financial statements		financial statements	
		2021	2020	2021	2020
		Baht	Baht	Baht	Baht
Liabilities and equity					
Current liabilities					
Trade and other payables	24	729,768,798	921,419,874	200,505,165	100,269,656
Advances received from customers	25	657,501,562	34,882,064	210,109,443	1,846,387
Short-term borrowings from related parties	23	287,270,815	298,257,836	520,132,119	482,381,530
Current portion of finance lease liabilities	23	84,471,255	68,709,087	34,593,821	29,294,509
Current portion of long-term borrowings from financial institutions	23	328,105,067	273,322,761	274,156,362	181,466,746
Current portion of promissory notes from a related party	23, 34	-	120,973,014	-	120,973,014
Income tax payable		76,164,402	9,474,254	52,100,495	720,439
Deposits received from customers - current		45,441,843	29,444,461	-	-
Other current liabilities		95,034,551	92,595,737	22,615,138	18,131,856
Total current liabilities		2,303,758,293	1,849,079,088	1,314,212,543	935,084,137
Non-current liabilities					
Finance lease liabilities	23	164,275,247	224,059,326	49,585,330	82,103,596
Long-term borrowings from financial institutions	23	3,490,899,214	3,406,617,022	2,012,778,184	2,171,079,655
Long-term borrowings from related parties	23, 34	-	-	-	300,000,000
Deposits received from customers		-	19,069,550	-	-
Deferred tax liabilities	22	371,648,703	382,867,599	156,677,335	158,365,040
Employee benefit obligations	26	151,642,574	144,585,923	23,980,043	21,078,832
Hospital acquisition payables		53,735,061	46,675,112	-	-
Other non-current liabilities		18,936,518	17,240,266	1,492,823	7,294,573
Total non-current liabilities		4,251,137,317	4,241,114,798	2,244,513,715	2,739,921,696
Total liabilities		6,554,895,610	6,090,193,886	3,558,726,258	3,675,005,833

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

Principal Capital Public Company Limited

Statement of Financial Position (Cont'd)

As at 31 December 2021

Note	Consolidated		Separate	
	financial statements		financial statements	
	2021	2020	2021	2020
	Baht	Baht	Baht	Baht
Liabilities and equity (Cont'd)				
Equity				
Share capital	27			
Authorised share capital				
Ordinary shares, 3,808,570,502 shares at par value of Baht 1 each	3,808,570,502	3,808,570,502	3,808,570,502	3,808,570,502
Issued and paid-up share capital				
3,808,570,502 paid-up ordinary shares at a par value of Baht 1 each	3,808,570,502	-	3,808,570,502	-
3,462,336,820 paid-up ordinary shares at a par value of Baht 1 each	-	3,462,336,820	-	3,462,336,820
Premium on paid-up share capital	6,233,379,469	5,163,517,392	6,233,379,469	5,163,517,392
Retained earnings (deficits)				
Appropriated - legal reserve	73,001,321	61,735,874	73,001,321	61,735,874
Unappropriated	(1,076,663,397)	(1,155,337,368)	544,401,400	330,357,904
Other components of equity	769,889,936	764,873,173	-	-
Equity attributable to owners of the parent	9,808,177,831	8,297,125,891	10,659,352,692	9,017,947,990
Non-controlling interests	1,052,277,182	1,027,791,543	-	-
Total equity	10,860,455,013	9,324,917,434	10,659,352,692	9,017,947,990
Total liabilities and equity	17,415,350,623	15,415,111,320	14,218,078,950	12,692,953,823

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

Principal Capital Public Company Limited
Statement of Comprehensive Income
For the year ended 31 December 2021

	Notes	Consolidated financial statements		Separate financial statements	
		2021 Baht	2020 Baht	2021 Baht	2020 Baht
Revenues from hospital operations	9	4,742,677,789	2,290,328,940	1,370,517,567	184,675,401
Revenues from sales and services	9	316,097,834	360,376,746	59,490,000	167,889,732
Costs of hospital operations		(3,389,283,415)	(2,025,165,828)	(821,272,171)	(261,759,992)
Costs of sales and services		(254,853,299)	(307,009,269)	(39,698,690)	(118,738,747)
Gross profit (loss)		1,414,638,909	318,530,589	569,036,706	(27,933,606)
Other income		61,904,181	59,684,854	101,193,042	94,047,474
Gain from disposal of a business unit		-	-	-	704,702,645
Gain on bargain purchase		-	30,695,503	-	-
Gain on disposal of investment in subsidiaries		-	17,079,077	-	-
Selling expenses		(61,655,538)	(56,159,970)	(11,658,595)	(13,376,764)
Administrative expenses		(1,059,460,840)	(714,666,019)	(283,110,326)	(207,622,886)
Other expenses		(15,010,878)	(15,779,772)	-	-
Finance costs	29	(146,637,646)	(132,591,466)	(84,437,640)	(115,065,546)
Share of profit (loss) from an associate		73,486	(111,214)	-	-
Profit (loss) before income tax expense		193,851,674	(493,318,418)	291,023,187	434,751,317
Income tax expense	31	(100,973,027)	(44,174,169)	(65,714,244)	(18,019,266)
Profit (loss) for the year		92,878,647	(537,492,587)	225,308,943	416,732,051
Other comprehensive income (expense) :					
Items that will not be reclassified to profit or loss					
Remeasurements of employee benefit obligations	26	13,203,966	293,113	-	(3,534,618)
Deferred income tax on remeasurements of employee benefit obligations	22	(2,640,793)	(58,623)	-	706,923
Total items that will not be reclassified to profit or loss		10,563,173	234,490	-	(2,827,695)
Other comprehensive income (expense) for the year, net of tax		10,563,173	234,490	-	(2,827,695)
Total comprehensive income (expense) for the year		103,441,820	(537,258,097)	225,308,943	413,904,356

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

Principal Capital Public Company Limited
Statement of Comprehensive Income (Cont'd)
For the year ended 31 December 2021

	Note	Consolidated financial statements		Separate financial statements	
		2021 Baht	2020 Baht	2021 Baht	2020 Baht
Profit (loss) attributable to:					
Owner of the parent		79,376,245	(511,686,226)	225,308,943	416,732,051
Non-controlling interests		13,502,402	(25,806,361)	-	-
		<u>92,878,647</u>	<u>(537,492,587)</u>	<u>225,308,943</u>	<u>416,732,051</u>
Total comprehensive income (expense) attributable to:					
Owner of the parent		89,939,418	(511,451,736)	225,308,943	413,904,356
Non-controlling interests		13,502,402	(25,806,361)	-	-
		<u>103,441,820</u>	<u>(537,258,097)</u>	<u>225,308,943</u>	<u>413,904,356</u>
Profit (loss) per share	32				
Basic profit (loss) per share		<u>0.022</u>	<u>(0.148)</u>	<u>0.061</u>	<u>0.120</u>

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

Principal Capital Public Company Limited
Statement of Changes in Equity
For the year ended 31 December 2021

Consolidated financial statements										
Attributable to owners of the parent										
Notes	Retained earnings (deficits)				Other components			Total owners of the parent	Non-controlling interests	Total equity
	Issued and paid-up share capital	Premium on paid-up share capital	Appropriated - legal reserve	Unappropriated	Difference arising from business combination under common control	Difference arising from change in ownership interest in subsidiaries	Total other components of equity			
	Baht	Baht	Baht	Baht	Baht	Baht	Baht	Baht	Baht	Baht
Opening balance as at 1 January 2020	3,462,336,820	5,163,517,392	44,199,790	(626,349,548)	764,129,669	1,893,497	766,023,166	8,809,727,620	901,499,070	9,711,226,690
Legal reserve	-	-	17,536,084	(17,536,084)	-	-	-	-	-	-
Proceeds from ordinary shares issued of a subsidiary	-	-	-	-	-	-	-	-	40,000,000	40,000,000
Proceeds from a new subsidiary establishment	-	-	-	-	-	-	-	-	4,900,000	4,900,000
Entire business transfer	-	-	-	-	-	-	-	-	106,048,841	106,048,841
Change in ownership interest in subsidiaries	-	-	-	-	-	(1,149,993)	(1,149,993)	(1,149,993)	1,149,993	-
Total comprehensive expense for the year	-	-	-	(511,451,736)	-	-	-	(511,451,736)	(25,806,361)	(537,258,097)
Closing balance as at 31 December 2020	3,462,336,820	5,163,517,392	61,735,874	(1,155,337,368)	764,129,669	743,504	764,873,173	8,297,125,891	1,027,791,543	9,324,917,434
Opening balance as at 1 January 2021	3,462,336,820	5,163,517,392	61,735,874	(1,155,337,368)	764,129,669	743,504	764,873,173	8,297,125,891	1,027,791,543	9,324,917,434
Legal reserve	-	-	11,265,447	(11,265,447)	-	-	-	-	-	-
Proceeds from share issuance	27 346,233,682	1,069,862,077	-	-	-	-	-	1,416,095,759	-	1,416,095,759
Proceeds from ordinary shares issued of a subsidiary	16 -	-	-	-	-	-	-	-	60,000,000	60,000,000
Change in ownership interest in subsidiaries	-	-	-	-	-	5,016,763	5,016,763	5,016,763	(49,016,763)	(44,000,000)
Total comprehensive income for the year	-	-	-	89,939,418	-	-	-	89,939,418	13,502,402	103,441,820
Closing balance as at 31 December 2021	3,808,570,502	6,233,379,469	73,001,321	(1,076,663,397)	764,129,669	5,760,267	769,889,936	9,808,177,831	1,052,277,182	10,860,455,013

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

Principal Capital Public Company Limited
Statement of Changes in Equity (Cont'd)
For the year ended 31 December 2021

	Separate financial statements					
	Note	Issued and paid-up share capital Baht	Premium on paid-up capital Baht	Retained earnings (deficits)		Total equity Baht
				Appropriated - legal reserve Baht	Unappropriated Baht	
Opening balance as at 1 January 2020		3,462,336,820	5,163,517,392	44,199,790	(66,010,368)	8,604,043,634
Legal reserve		-	-	17,536,084	(17,536,084)	-
Total comprehensive income for the year		-	-	-	413,904,356	413,904,356
Closing balance as at 31 December 2020		<u>3,462,336,820</u>	<u>5,163,517,392</u>	<u>61,735,874</u>	<u>330,357,904</u>	<u>9,017,947,990</u>
Opening balance as at 1 January 2021		3,462,336,820	5,163,517,392	61,735,874	330,357,904	9,017,947,990
Legal reserve		-	-	11,265,447	(11,265,447)	-
Proceeds from share issuance	27	346,233,682	1,069,862,077	-	-	1,416,095,759
Total comprehensive income for the year		-	-	-	225,308,943	225,308,943
Closing balance as at 31 December 2021		<u>3,808,570,502</u>	<u>6,233,379,469</u>	<u>73,001,321</u>	<u>544,401,400</u>	<u>10,659,352,692</u>

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

Principal Capital Public Company Limited
Statement of Cash Flows
For the year ended 31 December 2021

	Notes	Consolidated		Separate	
		financial statements		financial statements	
		2021	2020	2021	2020
		Baht	Baht	Baht	Baht
Cash flows from operating activities					
Profit (loss) before income tax expense		193,851,674	(493,318,418)	291,023,187	434,751,317
Adjustments for:					
Depreciation and amortisation	30	599,532,743	571,767,555	99,528,577	132,184,286
Allowance for (reversal of)					
- expected credit losses - trade and other receivables		4,648,326	4,577,817	1,638,569	3,924,091
- obsolete inventories		(83,975)	33,303	-	-
Write-offs withholding tax receivables		14,775,270	1,438,754	1,223,286	1,438,561
Realised gains on disposals of financial assets					
measured at fair value through profit or loss	13.2	(458,014)	(1,003,960)	(29,822)	(789,736)
Unrealised (gains) loss on changes in financial assets					
measured at fair value through profit or loss	13.2	(458,203)	565	(458,166)	321
Gain on disposal of a business unit		-	-	-	(704,702,645)
Gain on bargain purchase		-	(30,695,503)	-	-
Gain on disposal of investment in subsidiaries		-	(17,079,077)	-	-
Gain on lease agreement termination		-	(88,354)	-	(88,354)
(Gain) loss on disposals of equipment		(2,863,497)	77,490	(2,655,514)	(79,536)
Loss on write-offs right-of-use assets	19	41,936,231	-	-	-
Loss on write-offs of equipment		-	702,925	-	115,542
Loss on write-offs building under construction		2,524,492	-	-	-
Gain on disposals of investment property		-	(7,767,605)	-	-
Loss on write-offs of intangible assets		199,349	-	-	-
Loss on impairment of investment in a subsidiary		-	-	698,057	-
Employee benefit expenses	26	22,784,553	28,003,332	2,901,211	4,930,698
Interest income		(882,167)	(1,073,370)	(88,972,885)	(76,798,113)
Finance costs	29	146,637,646	132,591,467	84,437,640	115,065,546
Share of profit (loss) from an associate		(73,486)	111,214	-	-
Profit (loss) from operating activities before changes					
in operating assets and liabilities		1,022,070,942	188,278,135	389,334,140	(90,048,022)
Trade and other receivables		(1,402,547,678)	(53,965,000)	(744,862,787)	(5,370,886)
Inventories		(56,880,339)	(12,816,733)	(21,794,148)	(954,144)
Other current assets		2,879,843	9,217,680	(1,629,565)	2,588,742
Other non-current assets		(7,978,156)	(9,254,321)	(1,718,516)	(1,100,364)
Trade and other payables		69,319,677	(72,963,599)	155,031,892	(4,198,806)
Advances received from customers		622,619,498	(1,914,624)	208,263,056	(8,713,636)
Deposits received from customers		(3,072,168)	(604,244)	-	(7,187,000)
Other current liabilities		2,438,815	35,945	4,483,282	11,685,170
Employee benefits paid	26	(5,164,729)	(14,339,959)	-	(3,212,789)
Other non-current liabilities		2,287,916	24,571,739	(5,801,750)	(10,142,414)
Cash generated from (used in) operations		245,973,621	56,245,019	(18,694,396)	(116,654,149)
Interest paid		(140,424,074)	(143,186,288)	(80,757,702)	(170,023,283)
Income tax paid		(42,464,560)	(71,211,821)	(11,137,978)	(21,908,983)
Net cash generated from (used in) operating activities		63,084,987	(158,153,090)	(110,590,076)	(308,586,415)

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

Principal Capital Public Company Limited
Statement of Cash Flows (Cont'd)
For the year ended 31 December 2021

	Notes	Consolidated		Separate	
		financial statements		financial statements	
		2021	2020	2021	2020
		Baht	Baht	Baht	Baht
Cash flows from investing activities					
Proceeds from disposals of					
short-term investments		1,434,457,408	674,227,734	368,029,501	655,358,351
Purchases of short-term investments		(1,800,017,189)	(182,792,124)	(750,000,000)	(188,000,000)
(Increase) decrease in restricted deposits					
at financial institutions		4,638,884	(2,690,775)	5,000,000	-
Cash received from short-term loans to subsidiaries	34	-	-	20,000,000	471,283,237
Cash received from long-term loans to a subsidiary	34	-	-	2,017,000,000	-
Cash received from short-term loans to third parties		-	32,000,000	-	32,000,000
Payments of short-term loans to subsidiaries	34	-	-	(20,000,000)	(1,038,083,207)
Payments of long-term loans to a subsidiary	34	-	-	(2,170,000,000)	(716,999,962)
Cash received from short-term loans to director		-	70,000	-	-
Payments of short-term loan to a related person		-	(16,474,826)	-	-
Payments of a new subsidiary establishment		-	-	-	(5,100,000)
Payments for increased in share capital of a subsidiary	16	-	-	(40,000,000)	(8,500,000)
Payments for entire business transfer		-	(728,499,790)	-	-
Cash received from receivables under lease agreement		-	-	1,669,941	1,887,480
Cash received from interest income		882,167	7,394,867	49,707,055	94,326,696
Proceeds from partial disposal of investment in a subsidiary	16	-	-	4,000,000	-
Proceeds from disposals of investment in					
subsidiaries - net of cash disposed		-	16,392,855	-	-
Proceeds from partial business transfer		-	-	-	1,966,000,000
Proceeds from disposals of equipment		10,269,243	684,137	6,464,668	859,194
Purchases of investment property		(777,662)	(1,326,073)	-	-
Purchases of property, plant and equipment		(811,817,957)	(861,100,110)	(169,225,579)	(270,268,639)
Purchases of intangible assets		(13,233,518)	(43,549,787)	(1,512,924)	(446,814)
Payments for right-of-use assets		-	(14,311,428)	-	-
Net cash generated from (used in) investing activities		(1,175,598,624)	(1,119,975,320)	(678,867,338)	994,316,336
Cash flows from financing activities					
Payments for financing fee		(100,000)	(3,597,200)	-	-
Proceeds from borrowings from financial institutions		1,200,674,962	3,727,275,201	129,984,962	2,833,529,728
Repayments of borrowings from financial institutions		(1,062,430,194)	(2,623,643,041)	(196,192,680)	(2,034,033,613)
Proceeds from borrowings from related parties	34	-	-	682,000,000	393,679,580
Repayments of borrowings from related parties	34	(120,441,750)	(52,000,000)	(1,065,232,481)	(1,884,700,000)
Payments of lease liabilities		(84,956,131)	(61,352,432)	(34,013,510)	(26,426,418)
Dividends paid to non-controlling interests		-	(6)	-	-
Proceeds from share issuance	27	1,416,095,759	-	1,416,095,759	-
Proceeds from a new subsidiary establishment		-	4,900,000	-	-
Proceeds from subsidiaries' ordinary shares issued		60,000,000	40,000,000	-	-
Proceeds from partial disposal of investment in subsidiaries		16,000,000	27,000,000	-	-
Net cash from (used in) financing activities		1,424,842,646	1,058,582,522	932,642,050	(717,950,723)

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

Principal Capital Public Company Limited
Statement of Cash Flows (Cont'd)
For the year ended 31 December 2021

	Consolidated financial statements		Separate financial statements	
	2021 Baht	2020 Baht	2021 Baht	2020 Baht
Increase (decrease) in cash and cash equivalents	312,329,009	(219,545,888)	143,184,636	(32,220,802)
Cash and cash equivalents at the beginning of the year	176,318,618	395,864,506	20,858,969	53,079,771
Cash and cash equivalents at the end of the year	488,647,627	176,318,618	164,043,605	20,858,969
Non-cash transactions				
Significant non-cash transactions for the year ended 31 December are as follows:				
Purchases of plant and equipment not yet paid for	44,894,579	304,857,207	4,551,610	59,347,993
Purchases of intangible assets not yet paid for	-	65,831,811	-	-
Asset under leases contracts	31,735,741	82,723,864	3,720,535	24,688,985
Short-term loan from a subsidiary	-	-	-	417,219,011
Long-term promissory notes from a related party	-	390,068,100	-	-
Hospital acquisition payables	-	294,091,218	-	-

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

1 General information

Principal Capital Public Company Limited (“the Company”) is a public limited company which is listed on the Stock Exchange of Thailand and incorporated and domiciled in Thailand. The address of the Company’s registered office is as follows:

No. 29, 23rd floor, Bangkok Business Center Building, Sukhumvit 63 Road, Klongtonnua, Wattana, Bangkok.

In addition, the Company has branches located at No.35/2, Moo 12, Bangna-Trad Road, Bangkaew, Bangphli, Samut Prakan.

The principal business operations of the Group are operating private hospitals, serviced apartments, office building for rent and property development and for rent.

These consolidated and separate financial statements are presented in Thai Baht and rounded to the nearest thousand, unless otherwise stated.

These consolidated and separate financial statements were authorised for issue by the Board of Directors on 24 February 2022.

2 Significant events during the current year

Coronavirus Disease 2019 outbreak

The outbreak of Coronavirus Disease 2019 (“COVID-19”) in early 2020 has adverse effects on the Group’s hospital and hotel business groups. The hotel business has continued to be affected up to the current year.

The outbreak of COVID-19 occurring in many areas worldwide resulted in control measures and travel restrictions imposed by governments in many countries. Also, it led to changes in lifestyles and economic activities, resulting in a significant decline in the Group’s hotel business operating performance both in 2020 and 2021. Specifically, revenue during 2021 decreased by Baht 34.5 million or 14.85% from the previous year as the first quarter’s operations were still normal. However, due to the government’s relaxation of strict measures, such as opening the country to foreign tourists from low-risk countries without quarantine (test and go), effective from 1 November 2021, the end of curfew in all areas and measures to promote Thai tourism, the Group’s revenue in the fourth quarter of 2021 increased by Baht 15.9 million or 35.69% from the same period last year. The Group expects that the hotel business is likely to gradually recover in 2022 as the crisis gradually subsides, thanks to the widespread distribution of vaccines. As a result, the number of foreign and Thai travellers will continue to increase.

3 Basis of preparation

The consolidated and separate financial statements have been prepared in accordance with Thai Financial Reporting Standards (“TFRS”) and the financial reporting requirements issued under the Securities and Exchange Act.

The consolidated and separate financial statements have been prepared under the historical cost convention except certain financial assets and liabilities (including derivative instrument), and employee benefit obligations.

The preparation of financial statements in conformity with TFRS requires management to use certain critical accounting estimates and to exercise its judgement in applying the Group’s accounting policies. The areas involving a higher degree of judgement or complexity, or areas that are more likely to be materially adjusted due to changes in estimates and assumptions are disclosed in Note 8.

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

4 Accounting policies

4.1 New and amended financial reporting standards that are effective for accounting period beginning on or after 1 January 2021 and have significant impacts to the Group

a) **Revised Conceptual Framework for Financial Reporting** added the following key principals and guidance:

- Measurement basis, including factors in considering difference measurement basis
- Presentation and disclosure, including classification of income and expenses in other comprehensive income
- Definition of a reporting entity, which maybe a legal entity, or a portion of an entity
- Derecognition of assets and liabilities

The amendment also includes the revision to the definition of an asset and liability in the financial statements, and clarification to the prominence of stewardship in the objective of financial reporting.

b) **Amendment to TFRS 3, Business combinations** amended the definition of a business which requires an acquisition to include an input and a substantive process that together significantly contribute to the ability to create outputs. The definition of the term ‘outputs’ is amended to focus on goods and services provided to customers and to exclude returns in the form of lower costs and other economic benefits.

c) **Amendment to TAS 1, Presentation of financial statements and TAS 8, Accounting policies, changes in accounting estimates and errors** amended to definition of materiality. The amendment allows for a consistent definition of materiality throughout the Thai Financial Reporting Standards and the Conceptual Framework for Financial Reporting. It also clarified when information is material and incorporates some of the guidance in TAS 1 about immaterial information.

4.2 Amended financial reporting standards that are effective for accounting period beginning or after 1 January 2022 and have significant impacts to the Group

Certain amended TFRSs have been issued that are not mandatory for the current reporting period and have not been early adopted by the Group.

5 Accounting policies

5.1 Principles of consolidation accounting

a) Subsidiaries

Subsidiaries are all entities over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are consolidated from the date on which control is transferred to the Group until the date that control ceases.

In the separate financial statements, investments in subsidiaries are accounted for using cost method. Directly attributable costs of acquisition of the investment is capitalised as costs of the investment.

b) Associates

Associates are all entities over which the Group has significant influence but not control or joint control. Investments in associates are accounted for using the equity method of accounting.

In the separate financial statements, investments in associates are accounted for using cost method.

c) Equity method

The investment is initially recognised at cost which is consideration paid and directly attributable costs.

The Group's subsequently shares of its associates' profits or losses and other comprehensive income in the profit or loss and other comprehensive income, respectively. The subsequent cumulative movements are adjusted against the carrying amount of the investment.

When the Group's share of losses in associates equals or exceeds its interest in the associates and joint ventures, the Group does not recognise further losses, unless it has incurred obligations or made payments on behalf of the associates.

d) Changes in ownership interests

The Group treats transactions with non-controlling interests that do not result in a loss of control as transactions with equity owners of the Group. A difference between the amount of the adjustment to non-controlling interests to reflect their relative interest in the subsidiary and any consideration paid or received is recognised within equity.

If the ownership interest in associates is reduced but significant influence is retained, only a proportionate share of the amounts previously recognised in other comprehensive income is reclassified to profit or loss where appropriate. Profit or loss from reduce of the ownership interest in associates is recognised in profit or loss.

When the Group losses control or significant influence over investments, any retained interest in the investment is remeasured to its fair value, with the change in carrying amount recognised in profit or loss. The fair value becomes the initial carrying amount of the retained interest which is reclassified to investment in an associate, or a joint venture, or a financial assets accordingly.

e) Intercompany transactions on consolidation

Intra-group transactions, balances and unrealised gains on transactions are eliminated. Unrealised gains on transactions between the Group and its associates are eliminated to the extent of the Group's interest in the associates. Unrealised losses are also eliminated in the same manner unless the transaction provides evidence of an impairment of the asset transferred.

5.2 Business combination

The Group applies the acquisition method to account for business combinations with an exception on business combination under common control. The consideration transferred for the acquisition of a subsidiary comprises.

- fair value of the assets transferred,
- liabilities incurred to the former owners of the acquiree
- equity interests issued by the Group

Identifiable assets and liabilities acquired and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date.

On an acquisition-by-acquisition basis, the Group initially recognises any non-controlling interest in the acquiree either at fair value or at the non-controlling interest's proportionate share of the acquiree's net assets.

The excess of the consideration transferred, the amount of any non-controlling interest recognised and the acquisition-date fair value of any previous equity interest in the acquiree (for business combination achieved in stages) over the fair value of the identifiable net assets acquired is recorded as goodwill. In the case of a bargain purchase, the difference is recognised directly in profit or loss.

Acquisition-related cost

Acquisition-related cost are recognised as expenses.

As in fair value of contingent consideration paid/received

Subsequent changes to the fair value of the contingent consideration that is an asset or liability is recognised in profit or loss. Contingent consideration that is classified as equity is not re-measured.

5.3 Foreign currency translation

a) Functional and presentation currency

The financial statements are presented in Thai Baht, which is the Company's functional currency and the Company's and the Group's presentation currency.

b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or the date of revaluation where items are re-measured.

Foreign exchange gains and losses resulting from the settlement of such transactions and from translation of monetary assets and liabilities denominated in foreign currencies are recognised in the profit or loss.

5.4 Cash and cash equivalents

In the statements of cash flows, cash and cash equivalents includes cash on hand, deposits held at call financial institution, short-term highly liquid investments with maturities of three months or less from acquisition date.

5.5 Trade receivables

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. They are generally due for settlement within 30 days and therefore are all classified as current.

Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, they are recognised at fair value. The Group holds the trade receivables with the objective to collect the contractual cash flows and therefore measures them subsequently at amortised cost.

The impairment of trade receivables are disclosed in Note 6.1.2 b).

5.6 Inventories

Inventories are stated at the lower of cost and net realisable value.

Cost of inventories is determined by the weighted average method. Cost of inventories comprise all purchase cost and costs directly attributable to the acquisition of the inventory less all attributable discounts. Net realisable value is the estimate of the selling price in the ordinary course of business, less applicable selling expenses. Allowance is made, where necessary, for obsolete, slow moving and defective inventories.

5.7 Financial assets

a) Classification

The Group classifies its debt instrument financial assets in the following measurement categories depending on i) business model for managing the asset and ii) the cash flow characteristics of the asset whether they represent solely payments of principal and interest (SPPI).

- those to be measured subsequently at fair value (either through other comprehensive income or through profit or loss); and
- those to be measured at amortised cost

The Group reclassifies debt investments when and only when its business model for managing those assets changes.

For investments in equity instruments, the Group has an irrevocable election at the time of initial recognition to account for the equity investment at fair value through profit or loss (FVPL) or at fair value through other comprehensive income (FVOCI) except those that are held for trading, they are measured at FVPL.

b) Recognition and derecognition

Regular way purchases, acquires and sales of financial assets are recognised on trade-date, the date on which the Group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all the risks and rewards of ownership.

c) Measurement

At initial recognition, the Group measures a financial assets at its fair value plus, in the case of a financial assets not at FVPL, transaction costs that are directly attributable to the acquisition of the financial assets. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

Financial assets with embedded derivatives are considered in their entirety when determining whether the cash flows are solely payment of principal and interest.

d) Debt instruments

Subsequent measurement of debt instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the financial assets. There are three measurement categories into which the Group classifies its debt instruments:

- Amortised cost: Financial assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in other income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented in other gains/(losses) together with foreign exchange gains and losses. Impairment losses are presented as a separate line item the statement of comprehensive income.
- FVOCI: Financial assets that are held for i) collection of contractual cash flows; and ii) for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through other comprehensive income (OCI), except for the recognition of impairment gains or losses, interest income using the effective interest method, and foreign exchange gains and losses which are recognised in profit or loss. When the financial assets is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains/(losses). Interest income is included in other income. Impairment expenses are presented separately in the statement of comprehensive income.
- FVPL: Financial assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognised in profit or loss and presented net within other gains/(losses) in the period in which it arises.

e) Equity instruments

The Group measures all equity investments at fair value. Where the Group has elected to present fair value gains and losses on equity instruments in OCI, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognised in profit or loss as other income when the right to receive payments is established.

Changes in the fair value of financial assets at FVPL are recognised in other gains/(losses) in the statement of comprehensive income.

Impairment losses and reversal of impairment losses on equity investments are reported together with changes in fair value.

f) **Impairment**

The Group applies the TFRS 9 simplified approach in measuring the impairment of trade receivables, which applies lifetime expected credit loss, from initial recognition, for all trade receivables.

To measure the expected credit losses, trade receivables and contract assets have been grouped based on shared credit risk characteristics and the days past due. The contract assets relate to unbilled services provided work and have substantially the same risk characteristics as the trade receivables for the same types of contracts. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets. The expected credit loss rates are based on payment profiles, historical credit losses as well as forward-looking information and factors that may affect the ability of the customers to settle the outstanding balances.

As at 1 January 2021, the Group ceases applying the temporary exemption guidance to relieve the impact from COVID-19 (temporary measures to relieve the impact from COVID-19) announced by The Federation of Accounting Professions (TFAC) which were effective for reporting periods ending between 1 January 2020 and 31 December 2020. There is no significant impact of the ceasing the guidance to the financial performance in the year ended 31 December 2021.

For other financial assets carried at amortised cost, the Group applies TFRS 9 general approach in measuring the impairment of those financial assets. Under the general approach, the 12-month or the lifetime expected credit loss is applied depending on whether there has been a significant increase in credit risk since the initial recognition.

The significant increase in credit risk (from initial recognition) assessment is performed every end of reporting period by comparing i) expected risk of default as of the reporting date and ii) estimated risk of default on the date of initial recognition.

The Group assesses expected credit loss by taking into consideration forward-looking information and past experiences. The expected credit loss is a probability-weighted estimate of credit losses (probability-weighted present value of estimated cash shortfall). The cash shortfall is the difference between all contractual cash flows that are due to the Group and all cash flows expected to receive, discounted at the original effective interest rate.

When measuring expected credit losses, the Group reflects the following:

- probability-weighted estimated uncollectible amounts
- time value of money; and
- supportable and reasonable information as of the reporting date about past experience, current conditions and forecasts of future situations.

Impairment and reversal of impairment losses are recognised in profit or loss and included in administrative expenses.

5.8 Investment property

Investment properties, principally land and office buildings for rental, are held for long-term rental yields or for capital appreciation or both and are not occupied by the Group.

Investment property is measured initially at cost, including directly attributable costs and borrowing costs.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

After initial recognition, investment property is carried at cost less any accumulated depreciation and any accumulated impairment losses.

Land is not depreciated. Depreciation on other investment properties is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

Building and building improvements	5 - 20 years
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5.9 Property, plant and equipment

All property, plant and equipment are stated at historical cost less accumulated depreciation and impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount, only when it is probable that future economic benefits associated with the item will flow to the Group. The carrying amount of the replaced part is derecognised.

All other repairs and maintenance are charged to profit or loss when incurred.

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

Building and building improvements	5 - 40 years
Furniture, fixtures and office equipment	3 - 5 years
Medical equipment	3 - 10 years
Vehicles	5 years

Linens, dishware, glassware, and silverware, and some equipment supplies necessary for operating the serviced apartments, at the appropriate quantities for the normal operations, are recorded at the acquisition value. These assets are not depreciated. Subsequent replenishment or replacements of these items are recorded as period costs.

The asset's residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Gains or losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

5.10 Goodwill

Goodwill is tested for impairment annually, or more frequently if events or changes in circumstances indicate that it might be impaired, and is carried at cost less accumulated impairment losses.

For the purpose of impairment testing, goodwill is allocated to cash-generating units or groups of cash-generating units that are expected to benefit from the business combination in which the goodwill arose. The units or groups of units are identified at the lowest level at which goodwill is monitored for internal management purposes.

5.11 Intangible assets

Acquired intangible assets

Separately acquired intangible assets such as trademark, customer relationships and computer software are measured at historical cost.

The assets with infinite useful life are subsequently measured at cost less impairment losses.

The assets with limited life are subsequently carried and cost less accumulated amortisation and impairment losses. The amortisation is calculated using the straight-line method or other method of depreciation over their estimated useful lives, as follows:

Trademark	20 years
Customer relationships	10 years
Computer software	3 - 10 years

5.12 Impairment of assets

Assets that have an indefinite useful life are tested annually for impairment, or more frequently if events or changes in circumstances indicate that it might be impaired. Assets that are subject to amortisation are reviewed for impairment whenever there is an indication of impairment. An impairment loss is recognised for the amount by which the carrying amount of the assets exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use.

Where the reasons for previously recognised impairments no longer exist, the impairment losses on the assets concerned other than goodwill is reversed.

As at 1 January 2021, the Group ceases applying the temporary exemption guidance to relieve the impact from COVID-19 (temporary measures to relieve the impact from COVID-19) announced by The Federation of Accounting Professions (TFAC) which were effective for reporting periods ending between 1 January 2020 and 31 December 2020. There is no significant impact of the ceasing the guidance to the financial performance in the year ended 31 December 2021.

5.13 Leases

Leases - where the Group is the lessee

Leases are recognised as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group. Each lease payment is allocated between the liability and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The right-of-use asset is depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis.

Contracts may contain both lease and non-lease components. The Group allocates the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices. However, for leases of real estate for which the group is a lessee, it has elected not to separate lease and non-lease components and instead accounts for these as a single lease component.

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- fixed payments less any lease incentives receivable
- variable lease payment that are based on an index or a rate
- amounts expected to be payable by the lessee under residual value guarantees
- the exercise price of a purchase option if the lessee is reasonably certain to exercise that option; and
- payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

Lease payments to be made under reasonably certain extension options are also included in the measurement of the liability.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be determined, the lessee's incremental borrowing rate is used, being the rate that the lessee would have to pay to borrow the funds necessary to obtain an asset of similar value in a similar economic environment with similar terms and conditions.

Right-of-use assets are measured at cost comprising the following:

- the amount of the initial measurement of lease liability
- any lease payments made at or before the commencement date less any lease incentives received
- any initial direct costs, and
- restoration costs.

Payments associated with short-term leases and leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less. Low-value assets comprise IT-equipment, small items of office furniture and billboard.

Leases - where the Group is the lessor

When assets are leased out under a finance lease, the present value of the lease payments is recognised as a receivable. The difference between the gross receivable and the present value of the receivable is recognised as unearned finance income. Lease income is recognised over the term of the lease which reflects a constant periodic rate of return. Initial direct costs are included in initial measurement of the finance lease receivable and reduce the amount of income recognised over the lease term.

Rental income under operating leases (net of any incentives given to lessees) is recognised on a straight-line basis over the lease term. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income. The respective leased assets are included in the statement of financial position based on their nature.

5.14 Financial liabilities

a) Classification

Financial instruments issued by the Group are classified as either financial liabilities or equity securities by considering contractual obligations.

- Where the Group has an unconditional contractual obligation to deliver cash or another financial assets to another entity, it is considered a financial liability unless there is a predetermined or possible settlement for a fixed amount of cash in exchange of a fixed number of the Group's own equity instruments.
- Where the Group has no contractual obligation or has an unconditional right to avoid delivering cash or another financial assets in settlement of the obligation, it is considered an equity instrument.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

b) Measurement

Financial liabilities are initially recognised at fair value and are subsequently measured at amortised cost.

c) Derecognition and modification

Financial liabilities are derecognised when the obligation specified in the contract is discharged, cancelled, or expired.

Where the terms of a financial liability are renegotiated/modified, the Group assesses whether the renegotiation/modification results in the derecognition of that financial liability. Where the modification results in an extinguishment, the new financial liability is recognised based on fair value of its obligation. The remaining carrying amount of financial liability is derecognised. The difference as well as proceed paid is recognised as other gains/(losses) in profit or loss.

Where the modification does not result in the derecognition of the financial liability, the carrying amount of the financial liability is recalculated as the present value of the renegotiated/modified contractual cash flows discounted at its original effective interest rate. The difference is recognised in other gains/(losses) in profit or loss.

5.15 Borrowing costs

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets (assets that take substantial period of time to get ready for its intended use or sale) are added to the cost of those assets less investment income earned from those specific borrowings. The capitalisation of borrowing costs is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

Other borrowing costs are expensed in the period in which they are incurred.

5.16 Current and deferred income taxes

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity.

Current tax

The current income tax is calculated on the basis of the tax laws enacted or substantively enacted at the end of the reporting period. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax

Deferred income tax is recognised on temporary differences arising from differences between the tax base of assets and liabilities and their carrying amounts in the financial statements. However, deferred income tax is not recognised for temporary differences arise from:

- initial recognition of an asset or liability in a transaction other than a business combination that affects neither accounting nor taxable profit or loss is not recognised
- investments in subsidiaries, associates and joint arrangements where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax is measured using tax rates of the period in which temporary difference is expected to be reversed, based on tax rates and laws that have been enacted or substantially enacted by the end of the reporting period.

Deferred tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets and liabilities and when the deferred tax balances relate to the same taxation authority. Current tax assets and tax liabilities are offset where the entity has a legally enforceable right to offset and intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

5.17 Employee benefits

a) Short-term employee benefits

Liabilities for short-term employee benefits such as wages, salaries, paid annual leave and paid sick leave, profit-sharing and bonuses, and medical care that are expected to be settled wholly within 12 months after the end of the period are recognised in respect of employees' service up to the end of the reporting period. They are measured at the amount expected to be paid.

b) Defined contribution plan

The Group pays contributions to a separate fund. The Group has no further payment obligations once the contributions have been paid. The contributions are recognised as employee benefit expense when they are due.

c) Defined benefit plans

Amount of retirement benefits is defined by the agreed benefits the employees will receive after the completion of employment. It usually depends on factors such as age, years of service and an employee's latest compensation at retirement.

The defined benefit obligation is calculated by an independent actuary using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using market yield of government bonds that matches the terms and currency of the expected cash outflows.

Remeasurement gains and losses are charged or credited to other comprehensive income in the period in which they arise. They are included in retained earnings in the statements of changes in equity.

Past service costs are recognised immediately in profit or loss.

5.18 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation. The increase in the provision due to passage of time is recognised as interest expense.

5.19 Share capital

Ordinary shares with discretionary dividends are classified as equity.

Incremental costs directly attributable to the issue of new shares or options (net of tax) are shown as a deduction in equity.

5.20 Revenue recognition

Revenue include all revenues from ordinary business activities. All ancillary income in connection with rendering of services in the course of the Group's ordinary activities is also presented as revenue.

Revenue are recorded net of value added tax. They are recognised in accordance with the provision of goods or services, provided that collectibility of the consideration is probable.

Multiple element arrangements involving delivery or provision of multiple products or services are separated into distinct performance obligations. Total transaction price of the bundled contract is allocated to each performance obligation based on their relative standalone selling prices or estimated standalone selling prices. Each performance obligation is recognised as revenue on fulfillment of the obligation to the customer.

Revenues from hospital operations

Revenues from hospital operations include doctor fee, room service, and medical fee. The revenues, net amount of discount, are recognised when services or medicine have been delivered.

Revenues from services

Revenue from hotel ownership comprises amounts earned in respect of rental of rooms, food and beverage sales, and other ancillary services. Revenue is recognised over the period when rooms are occupied or services are performed. Revenue from the sale of food and beverages and goods is recognised at the point of sale when the food and beverages and goods are delivered to customers. Payment is due immediately when the hotel guest occupies the room and receives the services and goods.

Revenues from the serviced apartments and office building management businesses are recognised on an accrual basis at the amount net of value added taxes and trade discounts.

Revenues from rental operations

Rental revenues from investment property are recognised in statement of income by using the straight-line method over the rental contract period.

Other income

Interest income and other income are recognised on an accrual basis, unless collectability is in doubt.

Contract assets and liabilities

The Group will recognise revenue from contract as assets when the Group has performed by transferring a good or service to the customer before due date or prior to receiving payment from customer.

The Group will recognise revenue from contract as liabilities at contract due date or receiving payment from customer prior to the Group performing by transferring the related good or service to the customer.

The Group will offset the amount of contract assets or contract liabilities of the same contract.

5.21 Dividend distribution

Dividend distribution to the Group's shareholders is recognised as a liability in the Group's financial statements in the period in which the dividends are approved by the Company's shareholders, and interim dividend are approved by the Board of Directors.

5.22 Legal reserve

Under the Public Limited Company Act., B.E. 2535, the Company is required to set aside at least 5% of its net profit after taking into account the beginning balance of deficits (if any) as a legal reserve until the reserve is not less than 10% percent of the registered capital. The legal reserve is non-distributable.

6 Financial risk management

6.1 Financial risk factors

The Group exposes to a variety of financial risks: market risk (currency risk, fair value risk and price risk), credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's financial performance.

The Board of Directors provides written principles for overall risk management which is carried out by a central treasury department (the Group treasury), including identification, evaluation and hedge of financial risks in close co-operation with operating units. The Risk Management Committee provides written principles for overall risk management, as well as written policies covering specific areas, such as foreign exchange risk, interest rate risk, credit risk, and liquidity risk.

6.1.1 Market risk

a) Foreign exchange risk

The Group is exposed to foreign currency risks, primarily the US Dollar from consulting fees and expenses under the serviced apartment management agreements that are denominated in foreign currencies. However, the Group does not apply hedge accounting as the management believes that the circumstances of foreign exchange risk does not affect operational results of the Group.

b) Cash flow and fair value interest rate risk

The Group's main interest rate risk arises from long-term borrowings with variable rates, which expose the Group to cash flow risk.

The Group's borrowings and receivables are carried at amortised cost. The borrowings are periodically contractually repriced (see the table below) and to that extent are also exposed to the risk of future changes in market interest rates.

The exposure of the Group's borrowings to interest rate changes and the contractual re-pricing dates of the borrowings at the end of the reporting period are as follows:

	Consolidated financial statements			
	2021		2020	
	Thousand Baht	% of total loans	Thousand Baht	% of total loans
Variable rate borrowings	3,819,004	93	3,679,940	90

	Separate financial statements			
	2021		2020	
	Thousand Baht	% of total loans	Thousand Baht	% of total loans
Variable rate borrowings	2,286,935	81	2,352,546	72

The percentage of total loans shows the proportion of loans that are currently at variable rates in relation to the total amount of borrowings. An analysis by maturities is provided in note 6.1.3.

6.1.2 Credit risk

Credit risk arises from cash and cash equivalents, contractual cash flows of debt investments carried at amortised cost as well as credit exposures to customers, including outstanding receivables and loans.

a) Risk management

Credit risk is managed on a group basis. For banks and financial institutions, only trustworthy financial companies are accepted from independently credit ratings agencies.

If customers are independently rated, these ratings are used. Otherwise, if there is no independent rating, risk control assesses the credit quality of the customer, taking into account its financial position, past experience and other factors. Individual risk limits are set based on the assessments in accordance with limits set by the board. The compliance with credit limits by customers is regularly monitored by line management.

Sales to retail customers are required to be settled in cash or using major credit cards to mitigate credit risk. There are no significant concentrations of credit risk, whether through exposure to individual customers or specific industry sectors.

The Group's investments in debt instruments are considered to be low risk investments.

b) Impairment of financial assets

The Group and the Company has 3 types of financial assets that are subject to the expected credit loss model:

- Trade and other receivables
- Contract assets
- Debt investments carried at amortised cost

While cash, cash equivalents and cash at bank are also subject to the impairment requirements of TFRS 9, the identified impairment loss was immaterial.

Trade receivables and contract assets

The Group applies the TFRS 9 simplified approach to measure expected credit losses which uses a lifetime expected loss allowance for all trade receivables and contract assets.

To measure the expected credit losses, trade receivables and contract assets have been grouped based on shared credit risk characteristics and the days past due. The contract assets relate to unbilled services provided work and have substantially the same risk characteristics as the trade receivables for the same types of contracts. The Group has therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets.

The expected loss rates are based on the payment profiles of sales over a period of 24 - 36 months before 31 December 2021 and the corresponding historical credit losses experienced within this period. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables. The Group has identified the most relevant factors, and accordingly adjusts the historical loss rates based on expected changes in these factors.

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On that basis, the loss allowance was determined as follows for both trade receivables and contract assets

	Consolidated financial statements					
	Not yet due Thousand Baht	Up to 3 months Thousand Baht	3 - 6 months Thousand Baht	6 - 12 months Thousand Baht	More than 12 months Thousand Baht	Total Thousand Baht
As of 31 December 2021						
Gross carrying amount (Note 12.1)						
- trade receivables						
- third parties	141,052	424,797	162,325	174,995	40,289	943,458
- trade receivables - related parties	232	-	-	-	-	232
- contract assets	61,665	-	-	-	-	61,665
Loss allowance	933	2,497	623	1,088	11,517	16,658
As of 31 December 2020						
Gross carrying amount (Note 12.1)						
- trade receivables						
- third parties	107,411	101,923	10,396	9,894	14,819	244,443
- trade receivables - related parties	240	-	-	-	-	240
- contract assets	16,579	68	-	-	-	16,647
Loss allowance	3,666	2,764	781	637	4,162	12,010
	Separate financial statements					
	Not yet due Thousand Baht	Up to 3 months Thousand Baht	3 - 6 months Thousand Baht	6 - 12 months Thousand Baht	More than 12 months Thousand Baht	Total Thousand Baht
As of 31 December 2021						
Gross carrying amount (Note 12.1)						
- trade receivables						
- third parties	10,126	170,567	150,540	168,846	6,877	506,956
- trade receivables - related parties	14,568	2,581	1	45	-	17,195
- contract assets	18,167	-	-	-	-	18,167
Loss allowance	86	449	460	524	5,308	6,827
As of 31 December 2020						
Gross carrying amount (Note 12.1)						
- trade receivables						
- third parties	10,914	19,449	1,603	4,931	5,182	42,079
- trade receivables - related parties	5,626	-	-	-	-	5,626
- contract assets	1,480	-	-	-	-	1,480
Loss allowance	1	25	2	14	5,146	5,188

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The loss allowances for trade receivables as at 31 December reconcile to the opening loss allowances as follows:

	Consolidated financial statements	
	Trade receivables	
	2021 Thousand Baht	2020 Thousand Baht
Opening loss allowance at 1 January	12,010	7,432
Increase in loss allowance recognised in profit or loss during the year	8,310	5,930
Receivable written off during the year as uncollectible	(3,617)	(804)
Unused amount reversed	(45)	(548)
Closing loss allowance at 31 December	16,658	12,010
	Separate financial statements	
	Trade receivables	
	2021 Thousand Baht	2020 Thousand Baht
Opening loss allowance at 1 January	5,188	1,264
Increase in loss allowance recognised in profit or loss during the year	5,008	4,031
Receivable written off during the year as uncollectible	(3,369)	-
Partial business transfer	-	(107)
Closing loss allowance at 31 December	6,827	5,188

The Group and the Company write-off trade receivables and contract assets when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, amongst others, the failure of a debtor to engage in a repayment plan with the group, and a failure to make contractual payments or cannot be contacted for a period greater than 1 - 2 years past due.

Impairment loss for trade receivables and contract assets will be presented as net impairment loss within profit before finance costs and income taxes. The repayment will be a reversal transaction of the loss.

Debt investments

Debt investments measured at amortised cost include other receivables and loans to related parties.

All of the debt investments at amortised cost and FVOCI, except loans to related parties, are considered to have low credit risk, and the loss allowance recognised during the year was therefore limited to 12 months expected losses. Management consider 'low credit risk' for listed bonds to be an investment grade credit rating with at least one major rating agency. Other instruments are considered to be low credit risk when they have a low risk of default and the issuer has a strong capacity to meet its contractual cash flow obligations in the near term.

Certain loans to related parties are considered have low default rate. Therefore, management did not record expected credit losses for the year of 2021.

6.1.3 Liquidity risk

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities to meet obligations when due and to close out market positions. At the end of the reporting period the Group held deposits at call of Baht 488.6 million (2020: Baht 176.3 million) that are expected to readily generate cash inflows for managing liquidity risk.

Due to the dynamic nature of the underlying businesses, the Group treasury maintains flexibility in funding from financial institutions committed credit facilities.

Management monitors i) rolling forecasts of the Group's liquidity reserve (comprising the undrawn borrowing facilities below); and ii) cash and cash equivalents on the basis of expected cash flows. In addition, the Group's liquidity management policy involves projecting cash flows in major currencies and considering the level of liquid assets necessary, monitoring balance sheet liquidity ratios and maintaining financing plans.

a) Financing arrangements

The Group has access to the following undrawn credit facilities as at 31 December as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Floating rate				
Expiring within one year				
- bank overdraft	250,000	-	-	-
Expiring beyond one year				
- bank loans	309,260	585,950	180,850	180,850
	559,260	585,950	180,850	180,850

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b) Maturity of financial liabilities

The tables below analyse the Group's financial liabilities into relevant maturity groupings based on their contractual maturities for:

The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances as the impact of discounting is not significant. For interest rate swaps, the cash flows have been estimated using forward interest rates applicable at the end of the reporting period.

	Consolidated financial statements					
	On demand	Within 1 year	1 - 5 years	Over 5 years	Total	Book Value
	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht
As at 31 December 2021						
Trade and other payables	-	631,614	-	-	631,614	631,614
Short-term borrowings from related parties	-	287,271	-	-	287,271	287,271
Other current liabilities	-	95,035	-	-	95,035	95,035
Lease liabilities	-	90,181	142,520	104,048	336,749	248,747
Long-term loans from financial institutions	-	329,182	2,773,718	719,900	3,822,800	3,819,004
Deposits received from customers	-	45,442	-	-	45,442	45,442
Hospital acquisition payables	-	100,000	55,000	-	155,000	151,889
Other non-current liabilities	-	-	18,937	-	18,937	18,937
Total	-	1,578,725	2,990,175	823,948	5,392,848	5,297,939

	Consolidated financial statements					
	On demand	Within 1 year	1 - 5 years	Over 5 years	Total	Book Value
	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht
As at 31 December 2020						
Trade and other payables	-	674,004	-	-	674,004	674,004
Short-term borrowings from related parties	-	298,258	-	-	298,258	298,258
Current portion of promissory notes from a related party	-	120,973	-	-	120,973	120,973
Other current liabilities	-	92,596	-	-	92,596	92,596
Lease liabilities	-	78,447	206,839	105,849	391,135	292,768
Long-term loans from financial institutions	-	273,323	2,392,766	1,017,056	3,683,145	3,679,940
Deposits received from customers	880	28,564	19,070	-	48,514	48,514
Hospital acquisition payables	-	250,000	55,000	-	305,000	294,091
Other non-current liabilities	-	-	17,240	-	17,240	17,240
Total	880	1,816,165	2,690,915	1,122,905	5,630,865	5,518,384

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	Separate financial statements					
	On demand Thousand Baht	Within 1 year Thousand Baht	1 - 5 years Thousand Baht	Over 5 years Thousand Baht	Total Thousand Baht	Book Value Thousand Baht
As at 31 December 2021						
Trade and other payables	-	200,505	-	-	200,505	200,505
Short-term borrowings from related parties	-	520,132	-	-	520,132	520,132
Other current liabilities	-	22,615	-	-	22,615	22,615
Lease liabilities	-	34,594	50,937	-	85,531	84,179
Long-term loans from financial institutions	-	274,702	1,882,877	131,023	2,288,602	2,286,935
Other non-current liabilities	-	-	1,493	-	1,493	1,493
Total	-	1,052,548	1,935,307	131,023	3,118,878	3,115,859

	Separate financial statements					
	On demand Thousand Baht	Within 1 year Thousand Baht	1 - 5 years Thousand Baht	Over 5 years Thousand Baht	Total Thousand Baht	Book Value Thousand Baht
As at 31 December 2020						
Trade and other payables	-	100,270	-	-	100,270	100,270
Short-term borrowings from related parties	-	482,382	-	-	482,382	482,382
Current portion of promissory notes from a related party	-	120,973	-	-	120,973	120,973
Other current liabilities	-	18,132	-	-	18,132	18,132
Lease liabilities	-	32,312	85,450	-	117,762	111,398
Long-term loans from financial institutions	-	181,467	1,578,515	594,231	2,354,213	2,352,547
Long-term borrowings from related parties	-	-	300,000	-	300,000	300,000
Other non-current liabilities	-	-	7,295	-	7,295	7,295
Total	-	935,536	1,971,260	594,231	3,501,027	3,492,997

6.2 Capital management

6.2.1 Risk management

The objectives when managing capital are to:

- safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders, and
- maintain an optimal capital structure to reduce the cost of capital

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

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Consistent with others in the industry, the Group monitors capital based on the basis of the following gearing ratio and net debt from financial institutions to equity ratio.

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Net debt	6,554,896	6,090,194	3,558,726	3,675,006
Total equity (including non-controlling interests)	10,860,455	9,324,917	10,659,353	9,017,948
Net debt to equity ratio	60%	65%	33%	41%

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Net debt from financial institutions	3,819,004	3,679,940	2,286,935	2,352,546
Total equity (including non-controlling interests)	10,860,455	9,324,917	10,659,353	9,017,948
Net debt from financial institutions to equity ratio	35%	39%	21%	26%

The net debt to equity ratio and net debt from financial institutions to equity ratio decreased from 65% to 60% and from 39% to 35%, respectively. The decrease resulted from the increase of equity from profit presented in consolidated and separate financial statements and share issuance to third party (Note 27).

Loan covenants

Under the terms of the major borrowing facilities, the Group is required to comply with the following financial covenants:

- the gearing ratio must be not more than between 125% and 233%, and
- the ratio of adjusted DSCR must be not lower than between 115% and 125%

The Group has complied with these covenants throughout the reporting period as at 31 December 2021. However, some entities can not maintain the ratio of adjusted DSCR. Therefore, these entities received waiver letters from financial institutions.

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7 Fair value

The following table presents fair value of financial assets and liabilities recognised or disclosed by their fair value hierarchy.

	Consolidated financial statements							
	Level 1		Level 2		Level 3		Total	
	31 December		31 December		31 December		31 December	
	2021	2020	2021	2020	2021	2020	2021	2020
Thousand	Thousand	Thousand	Thousand	Thousand	Thousand	Thousand	Thousand	
baht	baht	baht	baht	baht	baht	baht	baht	
Assets								
Financial assets at fair value through profit or loss								
Debt investments (Note 13)	400,466	34,007	-	-	-	-	400,466	34,007
Equity investments (Note 13)	-	-	-	-	330	330	330	330
	Separate financial statements							
	Level 1		Level 2		Level 3		Total	
	31 December		31 December		31 December		31 December	
	2021	2020	2021	2020	2021	2020	2021	2020
Thousand	Thousand	Thousand	Thousand	Thousand	Thousand	Thousand	Thousand	
baht	baht	baht	baht	baht	baht	Baht	baht	
Assets								
Financial assets at fair value through profit or loss								
Debt investments (Note 13)	400,458	18,000	-	-	-	-	400,458	18,000
Equity investments (Note 13)	-	-	-	-	330	330	330	330

Fair values are categorised into hierarchy based on inputs used as follows:

Level 1: The fair value of financial instruments is based on the closing price by reference to the Stock Exchange of Thailand or the Thai Bond Dealing Centre.

Level 2: The fair value of financial instruments is determined using significant observable inputs and, as little as possible, entity-specific estimates.

Level 3: The fair value of financial instruments is not based on observable market data

The fair value measurement of financial assets and financial liabilities is in accordance with accounting policies disclosed in Note 5.7 and 5.14.

Transfer between fair value hierarchy

The Group has no transfers between fair value hierarchy levels during the year.

The Group's valuation processes

The fair value of financial instruments in level 1 is calculated from fund's net asset value by reference to the asset management company.

8 Critical estimates assumptions and judgements

Estimates assumptions 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.

a) *Goodwill impairment*

The recoverable amounts of cash-generating units have been determined based on value-in-use calculations. The calculations use cash flow projections based on financial budget approved by management covering a 5-year - 10-year period.

Cash flows beyond the 5th - 10th year period are extrapolated using the estimated growth rates stated in note 20. These growth rates are consistent with forecasts included in industry reports specific to the industry in which each CGU operates.

b) *Useful life of intangible asset*

The Group estimates the useful life of intangible assets as follows:

Trademark	20 years
Customer relationships	10 years

Reference to expected used in hospital operations by the Group and historical data of customer's demographic information.

c) *Defined retirement benefit obligations*

The present value of the retirement benefit obligations depends on a number of assumptions. Key assumptions used and impacts from possible changes in key assumptions are disclosed in note 26.

d) *Determination of lease terms*

Critical judgement in determining the lease term, the Group considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended or terminated.

For leases of properties, the most relevant factors are historical lease durations, the costs and conditions of leased assets.

Most extension options on offices and vehicles leases have not been included in the lease liability, because the Group considers i) the underlying asset condition and/or ii) insignificant cost to replace the leased assets.

The lease term is reassessed if an option is actually exercised (or not exercised) or the Group becomes obliged to exercise (or not exercise) it. The assessment of reasonable certainty is only revised if a significant event or a significant change in circumstance affecting this assessment occur, and that it is within the control of the Group.

e) *Determination of discount rate applied to leases*

The Group determines the incremental borrowing rate as follows:

- Where possible, use recent third-party financing received by the individual lessee as a starting point, adjusting to reflect changes in its financing conditions.
- Make adjustments specific to the lease, e.g. term, country, currency and security.

f) *Determination of discount rate applied to hospital acquisition payable*

The Group determines the incremental borrowings rate using third-party financing of the Group, adjusting to reflect changes in its financing conditions.

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9 Segment information

The Group's committee identifies reportable segments of its business to examine the Group's performance by product lines as follows:

	Hospital business		Property development and rental business		Other businesses		Eliminations		Total	
	2021 Million Baht	2020 Million Baht	2021 Million Baht	2020 Million Baht	2021 Million Baht	2020 Million Baht	2021 Million Baht	2020 Million Baht	2021 Million Baht	2020 Million Baht
Revenues from sales and services										
External customers	4,742.7	2,290.3	316.1	360.4	-	-	-	-	5,058.8	2,650.7
Inter-segment	307.3	122.2	60.3	56.7	-	-	(367.6)	(178.9)	-	-
Total	5,050.0	2,412.5	376.4	417.1	-	-	(367.6)	(178.9)	5,058.8	2,650.7
Timing of revenue recognition:										
At a point in time	3,595.3	2,006.6	6.6	38.3	-	-	(50.1)	(10.1)	3,551.8	2,034.8
Over time	1,454.7	405.9	369.8	378.8	-	-	(317.5)	(168.8)	1,507.0	615.9
Total	5,050.0	2,412.5	376.4	417.1	-	-	(367.6)	(178.9)	5,058.8	2,650.7
Gross profit (loss)	1,660.0	407.5	81.6	107.6	-	-	(327.0)	(196.6)	1,414.6	318.5
Selling and administrative expenses	(1,205.6)	(788.8)	(319.5)	(186.6)	-	(1.0)	404.0	205.6	(1,121.1)	(770.8)
Profit (loss) before income tax expense	312.9	(477.4)	1,282.8	766.6	-	(1.1)	(1,401.8)	(781.4)	193.9	(493.3)
Income tax (expense) income	(105.0)	(12.4)	(8.7)	(29.7)	-	-	12.7	(2.1)	(101.0)	(44.2)
Profit (loss) for the year	207.9	(489.8)	1,274.1	736.9	-	(1.1)	(1,389.1)	(783.5)	92.9	(537.5)
Non-current asset held-for-sales	-	-	1,010.8	-	-	-	-	-	1,010.8	-
Investment property, net	15.6	-	120.9	1,155.1	-	-	-	-	136.5	1,155.1
Property, plant and equipment, net	7,617.3	7,437.0	3,441.4	3,550.4	-	0.2	-	-	11,058.7	10,987.6
Goodwill	1,824.0	1,824.0	-	-	-	-	-	-	1,824.0	1,824.0
Total assets	12,382.4	10,675.5	11,732.6	10,779.9	-	10.1	(6,699.6)	(6,050.4)	17,415.4	15,415.1

10 Cash and cash equivalents

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Cash at bank and on hand	486,641	176,319	164,044	20,859
Short-term bank deposits	2,007	-	-	-
Total	488,648	176,319	164,044	20,859

11 Non-current assets held-for-sale

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Investment property (Note 17)	1,009,666	-	-	-
Property, plant and equipment (Note 18)	1,088	-	-	-
Total assets	1,010,754	-	-	-

As at 31 December 2021, the Group's lands and buildings of net book value of Baht 1,010.8 million (2020: Baht 1,092.3 million) has been pledged as securities for borrowing facilities from a financial institution (Note 23).

On 17 March 2021, at the Company's Board of Directors' Meeting No.3/2021, the Company approved to dispose land and office building for rent of a subsidiary to a trust with investment objectives in office leasehold real estate. This transaction had been approved from Trust Unitholders' Meeting on 27 April 2021. Consequently, the Group classified land and building as non-current assets held-for-sale during the year.

12 Trade receivables, other receivables and prepayments, net

12.1 Trade and others receivable

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Trade receivables - third parties	943,458	244,443	506,956	42,079
Trade receivables - related parties (Note 34 b)	232	240	17,195	5,626
Accrued income, net	61,665	16,647	18,167	1,480
Less allowance for expected credit losses (Note 6.1.2)	(16,658)	(12,010)	(6,827)	(5,188)
Trade receivables, net	988,697	249,320	535,491	43,997
Prepaid expenses	30,549	20,828	6,952	3,589
Advance expenses	5,059	2,007	2,575	327
Advances for goods and service - Vaccine	631,655	-	243,054	-
Shares subscription receivable	-	60,000	-	-
Other receivable - related parties (Note 34 b)	1,914	2,823	-	-
Other receivables - third parties	22,820	7,859	4,665	1,600
	1,680,694	342,837	792,737	49,513

12.2 Impairments of trade receivables and financial assets

Information about the impairment of trade and financial assets is disclosed in note 6.1.2 b).

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13 Financial assets and liabilities

The Group's financial assets and financial liabilities are as follows:

	Consolidated financial statements		Seperate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Financial assets				
Financial assets at amortised cost				
Cash and cash equivalents	488,648	176,319	164,044	20,859
Short-term fixed deposits	1,405	1,388	-	-
Restricted deposits at financial institutions - current	360	5,000	-	5,000
Trade receivables, other receivables and prepayments, net	1,645,086	320,002	783,210	45,597
Current portion of receivables under finance lease, net	-	-	1,731	1,670
Short-term loans to subsidiaries	-	-	-	10
Other current assets	12,017	16,169	2,892	4,281
Restricted deposits at financial institutions	2,804	2,803	-	-
Receivables under lease agreement, net	-	-	3,342	5,074
Long-term loans to subsidiaries	-	-	2,821,573	2,629,296
Other non-current assets	62,623	39,550	6,353	4,385
Financial assets measured at fair value through profit or loss - current	400,466	34,007	400,458	18,000
Financial assets measured at fair value through profit or loss	330	330	330	330
Financial liabilities				
Financial liabilities at amortised cost				
Trade and other payables	729,769	921,420	200,505	100,270
Short-term borrowings from related parties	287,271	298,258	520,132	482,382
Current portion of lease liabilities	84,471	68,709	34,594	29,295
Current portion of long-term borrowings from financial institutions	328,105	273,323	274,156	181,467
Current portion of promissory notes from a related party	-	120,973	-	120,973
Deposits received from customers - current	45,442	29,444	-	-
Other current liabilities	95,035	92,596	22,615	18,132
Lease liabilities	164,275	224,059	49,585	82,104
Long-term borrowings from financial institutions	3,490,899	3,406,617	2,012,778	2,171,080
Long-term borrowings from related parties	-	-	-	300,000
Deposits received from customers	-	19,070	-	-
Hospital acquisition payables	53,735	46,675	-	-
Other non-current liabilities	18,937	17,240	1,493	7,295

13.1 Other financial assets at amortised cost

a) Classification of financial assets at amortised cost

The Group classifies its financial assets as at amortised cost only if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cash flows; and
- the contractual terms give rise to cash flows that are solely payments of principal and interest

Other receivables

These amounts generally arise from transactions outside the usual operating activities of the Group.

b) Fair values of other financial assets at amortised cost

Due to the short-term nature of the financial assets, their carrying amount is considered to be the same as their fair value.

As at 31 December 2021 loans to related parties at a carrying amount of Baht 2,821.6 million (2020: Baht 2,629.3 million) have a fair value of Baht 2,393.4 million (2020: Baht 2,621.7 million). The fair values were calculated based on cash flows discounted using a current lending rate. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs including counterparty credit risk.

c) Loss allowance

Information about the impairment of financial assets at amortised cost and the Group's exposure to credit risk is disclosed in Note 6.1.2.

13.2 Financial assets at fair value through profit or loss

a) Classification of financial assets at fair value through profit or loss

The Group classifies the following financial assets at fair value through profit or loss (FVPL):

- debt investments that do not qualify for measurement at either amortised cost or FVOCI
- equity investments that are held for trading, and
- equity investments for which the entity has irrevocably not elected at initial recognition to recognise fair value gains and losses through OCI.

b) Amounts recognised in profit or loss

The following gains/(losses) were recognised in profit or loss during the year as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Fair value gains on debt instruments at FVPL recognised in other gains/(losses)	916	1,003	488	789

14 Inventories, net

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Medicines	75,681	40,525	15,000	2,770
Medical supplies	52,280	30,741	12,807	3,243
Goods for sales	-	54	-	-
General supplies	820	548	-	-
Food and beverage	160	193	-	-
	128,941	72,061	27,807	6,013
<u>Less</u> Allowance for obsolete inventories	(73)	(157)	-	-
	128,868	71,904	27,807	6,013

During the year ended 2021 and 2020, amounts recognised as cost of sales in profit or loss are as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Inventories recognised as cost of sales	832,789	379,359	211,897	25,264
Write-down of inventories to net realisable value	-	33	-	-
Reversal of write-down inventories to net realisable value	(84)	-	-	-

15 Restricted bank deposits

As at 31 December 2021, the Company has no restricted deposits represents fixed deposits (2020: Baht 5.0 million with the interest rate of 0.50 % per annum pledged as collateral for letters of guarantee).

As at 31 December 2021, the Group's restricted deposits represents savings and fixed deposits totalling Baht 3.2 million with the interest rate of 0.20% to 0.38% per annum (2020: Baht 7.8 million with the interest rates of 0.20% to 0.50% per annum) pledged as collateral for letters of guarantee (Note 35).

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16 Investments in subsidiaries

As at 31 December 2021, the Group included the following subsidiaries in the preparation of consolidated financial statements. The subsidiaries have ordinary shares and preference shares in which the Group directly holds those shares. The proportion of ownership interests held by the Group is equal to voting rights in subsidiaries held by the Group.

Investments in subsidiaries as at 31 December comprised the following:

Company's name	Country of incorporation	Nature of business	Ownership interests held by the Group		Ownership interests held by non-controlling interests	
			2021 Percent	2020 Percent	2021 Percent	2020 Percent
Direct: Subsidiaries under Principal Capital Public Company Limited						
Klai Baan Klai Jai Co., Ltd.	Thailand	Medical services	92.00	99.99	8.00	-
Bangkok Center District Co., Ltd.	Thailand	Property development	99.99	99.99	-	-
V Brilliant Group Holding Co., Ltd.	Thailand	Property development	99.99	99.99	-	-
Principal Healthcare Co., Ltd.	Thailand	Investment holding and hospital management services	99.99	99.99	-	-
Principal NKG Co., Ltd.	Thailand	Medical services	51.00	51.00	49.00	49.00
Indirect: Subsidiaries under V Brilliant Group Holding Co., Ltd						
V Intelligence Co., Ltd.	Thailand	Office rental	-	99.99	-	-
V Residence Co., Ltd.	Thailand	Service apartment rental	99.99	99.99	-	-
Ban Chang Business District Co., Ltd.	Thailand	Property development	99.99	99.99	-	-
VMEA Co., Ltd.	Thailand	Service apartment rental	99.99	99.99	-	-
Indirect: Subsidiaries under Principal Healthcare Co., Ltd.						
Pitsanuloke Medical Co., Ltd.	Thailand	Hospital	60.00	60.00	40.00	40.00
Paknampo Hospital Co., Ltd.	Thailand	Hospital	91.53	91.43	8.47	8.57
Principal Healthcare - Uthai Co., Ltd.	Thailand	Hospital	99.99	99.99	-	-
Principal Healthcare - Lamphun Co., Ltd.	Thailand	Hospital	86.67	86.67	13.33	13.33
Principal Healthcare - Sisaket Co., Ltd.	Thailand	Hospital	60.00	60.00	40.00	40.00
Principal Healthcare - Chumphon Co., Ltd.	Thailand	Hospital	90.00	90.00	10.00	10.00
Principal Healthcare - Ubon Ratchathani Co., Ltd.	Thailand	Hospital	80.00	80.00	20.00	20.00
Principal Healthcare - Sakonnakhon Co., Ltd.	Thailand	Hospital	99.99	-	-	-
Indirect: Subsidiaries under Pitsanuloke Medical Co., Ltd.						
Union Pichit Doctors Co., Ltd.	Thailand	Hospital	60.00	60.00	40.00	40.00
Pitsanuvej Uttaradit Hospital Co., Ltd.	Thailand	Hospital	60.00	60.00	40.00	40.00

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Movement of investments in subsidiaries for the year ended 31 December was as follows:

	Separate financial statements	
	2021	2020
	Thousand Baht	Thousand Baht
As at 1 January	7,976,853	7,963,254
Additions	40,000	13,599
Disposal of investment	(4,000)	-
Loss on impairment	(698)	-
As at 31 December	8,012,155	7,976,853

Share increase

At the Extraordinary General meeting of Klai Baan Klai Jai Co., Ltd. held on 28 December 2020, the shareholders have passed a resolution to approve increase and decrease its authorised share capital of Baht 8.5 million both at once with a par value of Baht 10 each in proportion to the number of shares held by each of them for reversal the company's deficit retained earnings. The subsidiary received all called share subscription on 18 December 2020. The Company's subsidiary registered the increased and decreased share capital with the Ministry of Commerce on 29 December 2020 and 4 February 2021 respectively.

At the Extraordinary General meeting of Klai Baan Klai Jai Co., Ltd. held on 1 March 2021, the shareholders have passed a resolution to approve increase its authorised share capital from 1,000,000 ordinary shares of par Baht 10 each to be 2,000,000 ordinary shares of par Baht 10 each. The subsidiary received all called share subscription on 2 March 2021 and registered the increased share capital with the Ministry of Commerce on 3 March 2021.

At the Extraordinary General meeting of Klai Baan Klai Jai Co., Ltd. held on 2 April 2021, the shareholders have passed a resolution to approve increase its authorised share capital from 2,000,000 ordinary shares of par Baht 10 each to be 5,000,000 ordinary shares of par Baht 10 each. The subsidiary received all called share subscription and registered the increased share capital with the Ministry of Commerce on 5 April 2021.

At the Annual General meeting of Principal Healthcare - Ubon Ratchathani Co., Ltd. held on 9 April 2021, the shareholders have passed a resolution to approve increase its authorised share capital from 30,000,000 ordinary shares at par Baht 10 each to be 36,000,000 shares at par Baht 10 each. The subsidiary registered the increased share capital with the Ministry of Commerce on 22 April 2021. Then on 18 June 2021, Principal Healthcare Co., Ltd. as a major shareholder has entered into the share sale and purchase agreement with a private company for selling 20% of the total authorised share capital of Principal Healthcare - Ubon Ratchathani Co., Ltd. to the counterparty. Principal Healthcare - Ubon Ratchathani Co., Ltd. has transferred 1,200,000 shares and 6,000,000 shares on 4 August 2021 and 10 September 2021 respectively.

At the Extraordinary General meeting of Principal Healthcare Co., Ltd. held on 4 January 2022, the shareholders have passed a resolution to approve increase its authorised share capital from 267,003,000 ordinary shares of par Baht 10 each to be 507,003,000 ordinary shares of par Baht 10 each. The subsidiary registered the increased share capital with the Ministry of Commerce on 18 January 2022 and received all called share subscription on 7 February 2022.

At the Extraordinary General meeting of Principal Healthcare - Sakonnakhon Co., Ltd. held on 12 January 2022, the shareholders have passed a resolution to approve increase its authorised share capital from 100,000 ordinary shares of par Baht 10 each to be 30,000,000 ordinary shares of par Baht 10 each. The subsidiary received all called share subscription on 24 January 2022 and registered the increased share capital with the Ministry of Commerce on 25 January 2022.

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Entire business transfer

At the Annual General meeting of V Brilliant Group Holding Co., Ltd. held on 23 April 2021, the shareholders have passed a resolution to approve the entire business transfer of V Intelligence Co., Ltd. The transaction was completed on 30 April 2021.

Share sales

According to the Sunpasit Inter Hospital business transfer agreement dated 9 July 2020, Principal Healthcare Co., Ltd. agreed to sell 20% of the total shares that it held in Principal Healthcare - Ubon Ratchathani Co., Ltd. to the existing shareholders of Ruamphaet Sapphasit Co., Ltd. Then on 30 March 2021, Principal Healthcare Co., Ltd. entered into a memorandum of agreement, changing this proportion from 20% to 10% of the total shares that it held. On 16 August 2021, Principal Healthcare Co., Ltd. entered into a memorandum of agreement to terminate the share sale and purchase agreement. Therefore, the Group has considered this change in the risk and reward of the non-controlling interests from 20% to be none of non-controlling interests, decreased subscriptions receivable to the agreed price of Baht 60 million, and recognised the difference arising from the change in equity interest on the amendment dates.

According to memorandum of share sale and purchase dated 3 August 2021, the Company agreed to sell 8% of total shares that it held in Klai Baan Klai Jai Co., Ltd. to a third party. The Company transferred 400,000 ordinary shares of par value of Baht 10 each by transferred 300,000 shares and 100,000 shares on 13 August 2021 and 17 December 2021 respectively.

The company liquidation

At the Extraordinary General meeting of V Intelligence Co., Ltd. held on 2 May 2021, the shareholders have passed a resolution to register for the dissolution with the Ministry of Commerce on 7 May 2021 and the process of the subsidiary's liquidation is completed.

At the Extraordinary General meeting of Bangkok Center District Co., Ltd. held on 1 September 2021, the shareholders have passed a resolution to register for the dissolution with the Ministry of Commerce on 2 September 2021. Currently, it is in the process of liquidation.

The company establishment

At the Board of Directors' meeting of Principal Capital Public Company Limited held on 15 December 2021, the Board of Directors have passed a resolution to approved establishment of Principal Healthcare - Sakonnakhon Co., Ltd. with authorised share capital of Baht 1.0 million which consisted of 100,000 ordinary shares of a par value of Baht 10 each. Principal Healthcare Co., Ltd held in the properties of 99.99 of this subsidiary. The subsidiary registered the establishment with the Ministry of Commerce on 23 December 2021.

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Summarised financial information on subsidiaries with material non-controlling interests

Set out below are the summarised financial information for each subsidiary that has non-controlling interests that are material to the Group. The amounts disclosed for each subsidiary are before inter-company eliminations.

Summarised statement of financial position

	As at 31 December									
	Pitsanuloke Medical Co., Ltd.		Paknampo Hospital Co., Ltd.		Union Pichit Doctors Co., Ltd.		Pitsanuvej Uttaradit Co., Ltd.		Principal Healthcare-Ubon Ratchathani Co., Ltd.	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Current assets	504,665	293,564	243,166	71,705	54,741	32,671	62,130	21,712	312,204	117,873
Current liabilities	(299,088)	(178,754)	(170,948)	(175,863)	(89,470)	(57,204)	(230,887)	(155,694)	(180,684)	(263,567)
Total net current assets	205,577	114,810	72,218	(104,158)	(34,729)	(24,533)	(168,757)	(133,982)	131,520	(145,694)
Non-current assets	1,371,240	1,393,974	1,596,867	1,656,455	174,551	184,788	531,577	558,480	508,618	529,811
Non-current liabilities	(195,396)	(227,794)	(811,129)	(706,567)	(44,217)	(49,162)	(245,433)	(257,363)	(307,555)	(55,544)
Total net non-current assets	1,175,844	1,166,180	785,738	949,888	130,334	135,626	286,144	301,117	201,063	474,267
Net assets	1,381,421	1,280,990	857,956	845,730	95,605	111,093	117,387	167,135	332,583	328,573
Non-controlling assets	552,568	512,396	72,669	72,479	38,242	44,437	46,955	66,854	66,517	65,715

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Summarised statement of comprehensive income

	For the year ended 31 December									
	Pitsanuloke Medical Co., Ltd.		Paknampo Hospital Co., Ltd.		Union Pichit Doctors Co., Ltd.		Pitsanuvej Uttaradit Co., Ltd.		Principal Healthcare - Ubon Ratchathani Co., Ltd.	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Revenue	1,177,493	1,043,425	704,883	481,711	171,045	147,284	162,107	111,963	173,374	20,868
Profit (loss)	100,445	94,877	12,225	(78,023)	(15,489)	(20,990)	(49,750)	(68,360)	(15,271)	(13,299)
Other comprehensive income	3,590	-	1,476	-	-	-	-	-	-	-
Total comprehensive income (expense)	104,035	94,877	13,701	(78,023)	(15,489)	(20,990)	(49,750)	(68,360)	(15,271)	(13,299)
Profit (loss) allocated to non-controlling interests	41,614	37,951	1,160	(6,687)	(6,196)	(8,396)	(19,900)	(27,344)	(3,054)	(2,660)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	-

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Summarised statement of cash flows

	For the year ended 31 December									
	Pitsanuloke Medical Co., Ltd.		Paknampo Hospital Co., Ltd		Union Pichit Doctors Co., Ltd		Pitsanuvej Uttaradit Co., Ltd.		Principal Healthcare - Ubon Ratchathani Co., Ltd.	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Net cash generated from (used in) operating activities	165,355	138,743	(14,110)	44,188	5,719	8,149	(1,051)	(62,953)	(8,889)	(11,092)
Net cash flow generated from (used in) investing activities	(131,703)	(84,658)	(30,978)	(28,838)	(2,431)	2,925	4,612	(2,668)	(50,699)	(288,599)
Net cash flow generated from (used in) financing activities	(36,751)	(55,021)	46,874	(16,951)	(5,138)	(4,525)	(12,745)	71,369	159,691	300,000
Increase (decrease) in cash and cash equivalents	(3,099)	(936)	1,786	(1,601)	(1,850)	6,549	(9,184)	5,748	100,103	309
Cash and cash equivalents at the beginning of the year	23,724	24,660	3,477	5,078	11,716	5,167	8,681	2,933	309	-
Cash and cash equivalents at the ending of the year	20,625	23,724	5,263	3,477	9,866	11,716	(503)	8,681	100,412	309

17 Investment property, net

	Consolidated financial statements		
	Land Thousand Baht	Building and improvements Thousand Baht	Total Thousand Baht
As at 1 January 2020			
Cost	992,798	816,708	1,809,506
<u>Less</u> Accumulated depreciation	-	(233,130)	(233,130)
Net book amount	992,798	583,578	1,576,376
For the year ended 31 December 2020			
Opening net book amount	992,798	583,578	1,576,376
Additions	-	1,326	1,326
Disposition	(111,594)	-	(111,594)
Disposition of subsidiaries	(278,538)	-	(278,538)
Entire business transfer - investment property	-	17,037	17,037
Depreciation charges	-	(49,552)	(49,552)
Closing net book amount	602,666	552,389	1,155,055
As at 31 December 2020			
Cost	602,666	841,099	1,443,765
<u>Less</u> Accumulated depreciation	-	(288,710)	(288,710)
Net book amount	602,666	552,389	1,155,055
For the year ended 31 December 2021			
Opening net book amount	602,666	552,389	1,155,055
Reclassified as non-current asset held-for-sales (Note 11)	(482,166)	(527,500)	(1,009,666)
Additions	-	777	777
Depreciation charges	-	(9,694)	(9,694)
Closing net book amount	120,500	15,972	136,472
As at 31 December 2021			
Cost	120,500	314,376	434,876
<u>Less</u> Accumulated depreciation	-	(298,404)	(298,404)
Net book amount	120,500	15,972	136,472

As at 31 December 2021, fair value of investment properties in the consolidated financial statements including blank land, and land with buildings are as follows:

	Consolidated financial statements	
	2021 Thousand Baht	2020 Thousand Baht
Blank land measured by Market approach	279,295	279,295
Land with bulidings measured by Income approach	6,433	1,245,000
Total fair value	285,728	1,524,295

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Revaluation of land with building, which was classified as investment properties, was recalculated by independent appraiser by using market approach (Maximum benefits from observed data in a market and using minimum reference data from client's forecasting in level 2 of fair value estimation). In addition, appraiser used income approach (Discounted cash flow method). Therefore, the Group classified revaluation of investment properties in level 3 of fair value estimation.

As at 31 December 2021, the Group's buildings of net book value of Baht 15.6 million (2020: Baht 1,017.9 million) has been pledged as securities for borrowing facilities from financial institutions (Note 23).

Amount recognised in profit and loss that are related to investment property are as follows:

	Consolidated	
	financial statements	
	2021	2020
	Thousand	Thousand
	Baht	Baht
Rental income	35,774	105,921
Direct operating expense arise form investment property that generated rental income	17,142	45,666
Direct operating expense arise from investment property that did not generate rental income	149	5,576

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18 Property, plant and equipment, net

	Consolidated financial statements						Total Thousand Baht
	Land Thousand Baht	Building and improvements Thousand Baht	Medical equipment Thousand Baht	Furniture, fixtures, and office equipment Thousand Baht	Vehicles Thousand Baht	Construction in process Thousand Baht	
At 1 January 2020							
Cost	2,711,974	8,463,295	1,211,111	681,566	96,788	122,391	13,287,125
<u>Less</u> Accumulated depreciation	-	(2,158,004)	(681,295)	(476,904)	(74,752)	-	(3,390,955)
Net book amount	2,711,974	6,305,291	529,816	204,662	22,036	122,391	9,896,170
For the year ended 31 December 2020							
Opening net book amount	2,711,974	6,305,291	529,816	204,662	22,036	122,391	9,896,170
Adjustments from change in accounting policy TFRS16 on 1 January 2020	-	(8,743)	(244,504)	(14,942)	(14,346)	-	(282,535)
Entire business transfer - property, plant and equipment	152,664	508,621	79,316	16,113	71	-	756,785
Additions	74,211	242,782	57,799	22,427	12,170	626,101	1,035,490
Disposition of subsidiaries	-	(2,173)	-	(2)	-	-	(2,175)
Disposals and write-offs	-	(43)	(3)	(373)	-	(396)	(815)
Transfer in (out)	-	74,430	240	708	-	(75,378)	-
Depreciation charge	-	(252,841)	(92,905)	(64,310)	(5,279)	-	(415,335)
Closing net book amount	2,938,849	6,867,324	329,759	164,283	14,652	672,718	10,987,585
At 31 December 2020							
Cost	2,938,849	10,404,241	1,095,180	751,984	80,357	672,718	15,943,329
<u>Less</u> Accumulated depreciation	-	(3,536,917)	(765,421)	(587,701)	(65,705)	-	(4,955,744)
Net book amount	2,938,849	6,867,324	329,759	164,283	14,652	672,718	10,987,585

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	Consolidated financial statements						
	Land	Building and	Medical	Furniture,	Vehicles	Construction	Total
	Thousand	improvements	equipment	and office	Thousand	in process	Thousand
	Baht	Thousand	Thousand	equipment	Baht	Thousand	Baht
		Baht	Baht	Thousand		Baht	Baht
			Baht	Baht			
For the year ended 31 December 2021							
Opening net book amount	2,938,849	6,867,324	329,759	164,283	14,652	672,718	10,987,585
Additions	-	85,578	210,459	75,627	15,561	163,528	550,753
Reclassified as non-current asset held-for-sales (Note 11)	-	(1,088)	-	-	-	-	(1,088)
Disposals and write-offs	-	(856)	(4,034)	(2,311)	-	(2,730)	(9,931)
Transfer in (out)	-	801,247	1,179	16,375	-	(818,801)	-
Depreciation charge	-	(301,571)	(95,890)	(65,342)	(5,783)	-	(468,586)
Closing net book amount	2,938,849	7,450,634	441,473	188,632	24,430	14,715	11,058,733
At 31 December 2021							
Cost	2,938,849	10,270,484	1,300,018	800,458	88,717	14,715	15,413,241
<u>Less</u> Accumulated depreciation	-	(2,819,850)	(858,545)	(611,826)	(64,287)	-	(4,354,508)
Net book amount	2,938,849	7,450,634	441,473	188,632	24,430	14,715	11,058,733

The Group's land and building and improvements of net book value as at 31 December 2021 of Baht 7,921.7 million (2020: Baht 6,530.5 million) has been pledged as a security for borrowings (Note 23).

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	Separate financial statements						Total Thousand Baht
	Land Thousand Baht	Building and improvements Thousand Baht	Medical equipment Thousand Baht	Furniture, fixtures, and office equipment Thousand Baht	Vehicles Thousand Baht	Construction in process Thousand Baht	
At 1 January 2020							
Cost	595,992	3,488,706	149,579	231,436	18,900	66,911	4,551,524
<u>Less</u> Accumulated depreciation	-	(1,320,184)	(26,000)	(157,747)	(13,774)	-	(1,517,705)
Net book amount	595,992	2,168,522	123,579	73,689	5,126	66,911	3,033,819
For the year ended 31 December 2020							
Opening net book amount	595,992	2,168,522	123,579	73,689	5,126	66,911	3,033,819
Adjustments from change in accounting policy TFRS16 on 1 January 2020	-	(8,742)	(101,350)	(2,226)	(5,126)	-	(117,444)
Additions	-	227,120	16,054	11,062	-	48,757	302,993
Partial business transfer - land, building and equipment	(227,517)	(984,980)	-	(47,188)	-	-	(1,259,685)
Disposals and write-offs	-	(43)	(768)	(340)	-	-	(1,151)
Transfer in (out)	-	61,779	-	558	-	(62,337)	-
Depreciation charge	-	(85,930)	(6,556)	(17,304)	-	-	(109,790)
Closing net book amount	368,475	1,377,726	30,959	18,251	-	53,331	1,848,742
At 31 December 2020							
Cost	368,475	3,360,300	53,863	102,814	2,467	53,331	3,941,250
<u>Less</u> Accumulated depreciation	-	(1,982,574)	(22,904)	(84,563)	(2,467)	-	(2,092,508)
Net book amount	368,475	1,377,726	30,959	18,251	-	53,331	1,848,742

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	Separate financial statements					Total Thousand Baht
	Land Thousand Baht	Building and improvements Thousand Baht	Medical equipment Thousand Baht	Furniture, fixtures, and office equipment Thousand Baht	Construction in process Thousand Baht	
For the year ended 31 December 2021						
Opening net book amount	368,475	1,377,726	30,959	18,251	53,331	1,848,742
Additions	-	37,152	53,645	11,298	12,334	114,429
Disposals and write-offs	-	-	(3,392)	(268)	(149)	(3,809)
Transfer in (out)	-	63,759	-	142	(63,901)	-
Depreciation charge	-	(60,868)	(8,923)	(7,470)	-	(77,261)
Closing net book amount	368,475	1,417,769	72,289	21,953	1,615	1,882,101
At 31 December 2021						
Cost	368,475	3,461,211	101,438	111,818	1,615	4,044,557
<u>Less</u> Accumulated depreciation	-	(2,043,442)	(29,149)	(89,865)	-	(2,162,456)
Net book amount	368,475	1,417,769	72,289	21,953	1,615	1,882,101

The Group's land and building and improvements of net book value as at 31 December 2021 of Baht 1,787.9 million (2020: Baht 1,746.0 million) has been pledged as a security for borrowings (Note 23).

For the year ended 31 December 2021, borrowing costs totalling Baht 2.1 million (31 December 2020: Baht 0.8 million), arising from financing specifically entered into for the construction of plant and equipment installation.

19 Right-of-use assets, net

	Consolidated financial statements			
	Property Thousand Baht	Machinery and furniture Thousand Baht	Vehicles Thousand Baht	Total Thousand Baht
At 1 January 2021	158,782	251,044	15,479	425,305
Additions	15,560	10,919	5,257	31,736
Reclassify in (out)	17,311	(18,153)	842	-
Lease termination	(41,927)	(9)	-	(41,936)
Depreciation	(12,306)	(50,160)	(5,562)	(68,028)
Net book amount as at 31 December 2021	137,420	193,641	16,016	347,077

	Separate financial statements			
	Property Thousand Baht	Machinery and furniture Thousand Baht	Vehicles Thousand Baht	Total Thousand Baht
At 1 January 2021	18,303	92,456	5,909	116,668
Additions	-	2,868	852	3,720
Depreciation	(4,268)	(15,297)	(2,046)	(21,611)
Net book amount as at 31 December 2021	14,035	80,027	4,715	98,777

The expense relating to leases that not included in the measurement of lease liabilities and right-of-use assets is as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Expense relating to short-term leases and leases of low-value assets	28,225	3,710	5,471	1,123

20 Goodwill

	Consolidated financial statements	
	2021 Thousand Baht	2020 Thousand Baht
At 1 January		
Cost	1,823,978	1,657,153
<u>Less</u> Provision for impairment	-	-
Net book amount	1,823,978	1,657,153
For the year ended 31 December		
Opening net book amount	1,823,978	1,657,153
Entire business transfer	-	166,825
Closing net book amount	1,823,978	1,823,978
At 31 December		
Cost	1,823,978	1,823,978
<u>Less</u> Provision for impairment	-	-
Net book amount	1,823,978	1,823,978

Goodwill is allocated to the Group's cash-generating units (CGUs).

A segment-level summary of the goodwill allocation categorised by business segments is presented below;

	Consolidated financial statements	
	2021 Thousand Baht	2020 Thousand Baht
Goodwill allocation to;		
Hospital business	1,823,978	1,823,978

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The recoverable amount of a CGU is determined based on value-in-use calculations. These calculations use pre-tax cash flow projections based on financial budgets approved by management covering 5 years - 10 years period. Cash flows beyond the 5th - 10th year period are extrapolated using the estimated growth rates stated below. The growth rate does not exceed the long-term average growth rate for the business in which the CGU operates.

The key assumptions used for value-in-use calculations are as follows:

	Hospital (%)
Gross margin	25.56 - 39.07%
Growth rate	4.00 - 9.26%
Discount rate	8.50%

Management determined budgeted gross margin based on past performance, its expectations of market development and the role model company of the Group. The weighted average growth rates used are consistent with the forecasts included in industry reports. The discount rates used reflect specific risks relating to the relevant segments.

Key assumption which affects value-in-use is the discount rate. The sensitivity of change in discount rate that affect to some CGU which value-in-use exceeding book value approximately Baht 411.4 million. In this case, if pre-tax discount rate increases by 0.50% per annum, the Group need to settle allowance for goodwill impairment Baht 203.4 million.

21 Intangible assets, net

	Consolidated financial statements				
	Computer software Thousand Baht	Computer software in progress Thousand Baht	Trademark Thousand Baht	Customer relationships Thousand Baht	Total Thousand Baht
At 1 January 2020					
Cost	169,312	3,443	-	-	172,755
<u>Less</u> Accumulated amortisation	(78,778)	-	-	-	(78,778)
Net book amount	90,534	3,443	-	-	93,977
For the year ended 31 December 2020					
Opening net book amount	90,534	3,443	-	-	93,977
Entire business transfer	-	-	101,500	30,000	131,500
Additions	100,117	9,266	-	-	109,383
Transfers in (out)	1,094	(1,094)	-	-	-
Amortisation charge	(41,276)	-	(4,216)	(2,492)	(47,984)
Closing net book amount	150,469	11,615	97,284	27,508	286,876
At 31 December 2020					
Cost	260,266	11,615	101,500	30,000	403,381
<u>Less</u> Accumulated amortisation	(109,797)	-	(4,216)	(2,492)	(116,505)
Net book amount	150,469	11,615	97,284	27,508	286,876

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	Consolidated financial statements				
	Computer software Thousand Baht	Computer software in progress Thousand Baht	Trademark Thousand Baht	Customer relationships Thousand Baht	Total Thousand Baht
For the year ended 31 December 2021					
Opening net book amount	150,469	11,615	97,284	27,508	286,876
Additions	2,834	9,390	-	-	12,224
Write off	(71)	(128)	-	-	(199)
Transfers in (out)	3,161	(3,161)	-	-	-
Amortisation charge	(45,150)	-	(5,075)	(3,000)	(53,225)
Closing net book amount	111,243	17,716	92,209	24,508	245,676
At 31 December 2021					
Cost	266,190	17,716	101,500	30,000	415,406
<u>Less</u> Accumulated amortisation	(154,947)	-	(9,291)	(5,492)	(169,730)
Net book amount	111,243	17,716	92,209	24,508	245,676

	Separate financial statements Thousand Baht
Computer software	
At 1 January 2020	
Cost	18,969
<u>Less</u> Accumulated amortisation	(14,338)
Net book amount	4,631
For the year ended 31 December 2020	
Opening net book amount	4,631
Additions	471
Entire business transfer	(531)
Amortisation charge	(1,649)
Closing net book amount	2,922
At 31 December 2020	
Cost	8,651
<u>Less</u> Accumulated amortisation	(5,729)
Net book amount	2,922
For the year ended 31 December 2021	
Opening net book amount	2,922
Additions	1,513
Amortisation charge	(657)
Closing net book amount	3,778
At 31 December 2021	
Cost	10,164
<u>Less</u> Accumulated amortisation	(6,386)
Net book amount	3,778

22 Deferred income taxes

The movements in deferred tax assets and liabilities during the year is as follows:

	Consolidated financial statements						
	Impairment of financial assets Thousand Baht	Change in fair value of financial assets Thousand Baht	Property, plant and equipment Thousand Baht	Intangible assets Thousand Baht	Lease liability Thousand Baht	Employee benefit obligations Thousand Baht	Total Thousand Baht
Deferred tax assets:							
At 1 January 2020	1,000	-	3,780	14,590	(1,030)	23,569	41,909
Entire business transfer	-	-	-	-	-	2,674	2,674
Charged/(credited) to profit or loss	(58)	2	(933)	(12,749)	4,089	2,733	(6,916)
Credited to other comprehensive income	-	-	-	-	-	(59)	(59)
At 31 December 2020	942	2	2,847	1,841	3,059	28,917	37,608
At 1 January 2021	942	2	2,847	1,841	3,059	28,917	37,608
Charged/(credited) to profit or loss	455	-	(1,326)	2,554	(6,386)	4,052	(651)
Credited to other comprehensive income	-	-	-	-	-	(2,641)	(2,641)
At 31 December 2021	1,397	2	1,521	4,395	(3,327)	30,328	34,316

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	Consolidated financial statements					Total Thousand Baht
	Right-of-use assets Thousand Baht	Change in fair value of financial assets Thousand Baht	Employee benefit obligations Thousand Baht	Property, plant and equipment Thousand Baht	Intangible assets Thousand Baht	
Deferred tax liabilities:						
At 1 January 2020	-	(93)	(6)	(352,412)	-	(352,511)
Entire business transfer	(15,304)	-	-	(26,308)	(26,300)	(67,912)
Charged/(credited) to profit or loss	(4,046)	90	6	14,080	1,341	11,471
At 31 December 2020	(19,350)	(3)	-	(364,640)	(24,959)	(408,952)
At 1 January 2021	(19,350)	(3)	-	(364,640)	(24,959)	(408,952)
Charged/(credited) to profit or loss	4,044	(92)	54	10,750	1,615	16,371
At 31 December 2021	(15,306)	(95)	54	(353,890)	(23,344)	(392,581)

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	Separate financial statements		
	Employee benefit obligations Thousand Baht	Lease liabilities Thousand Baht	Total Thousand Baht
Deferred tax assets:			
At 1 January 2020	3,708	133	3,841
Credited to profit or loss	(198)	(2,000)	(2,198)
Charged to other comprehensive income	707	-	707
At 31 December 2020	4,217	(1,867)	2,350
At 1 January 2021	4,217	(1,867)	2,350
Charged/(credited) to profit or loss	580	(5,433)	(4,853)
At 31 December 2021	4,797	(7,300)	(2,503)

	Separate financial statements				
	Right-of-use assets Thousand Baht	Change in fair value of financial assets Thousand Baht	Employee benefit obligations Thousand Baht	Property, plant and equipment Thousand Baht	Total Thousand Baht
Deferred tax liabilities:					
At 1 January 2020	-	(90)	(6)	(168,534)	(168,630)
Charged to profit or loss	804	90	6	7,016	7,916
At 31 December 2020	804	-	-	(161,518)	(160,714)
At 1 January 2021	804	-	-	(161,518)	(160,714)
Charged/(credited) to profit or loss	3,577	(92)	-	3,055	6,540
At 31 December 2021	4,381	(92)	-	(158,463)	(154,174)

Deferred income tax assets are recognised for tax loss and carried forwards only to the extent that realisation of the related tax benefit through the future taxable profits is probable. The Group did not recognise deferred income tax assets of Baht 573.3 million (2020: Baht 610.6 million) in respect of losses amounting to Baht 2,866.3 million (2020: Baht 3,053.1million) that can be carried forward against future taxable income. Losses amounting to Baht 359.5 million (2020: Baht 483.8 million which will be expired in 2025) will be expired in 2026.

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23 Borrowings

	Consolidated financial statements		Separate financial statement	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Current				
Current portion of long-term borrowings				
- Bank borrowings	327,221	272,562	273,818	181,120
- Accrued interest	884	761	338	347
- Finance lease liabilities	84,471	68,709	34,594	29,295
Borrowings from related parties (Note 35 d)				
- Borrowings from related parties	265,000	265,000	516,160	478,951
- Accrued interest	22,271	33,258	3,972	3,431
Current portion of long-term promissory notes (Note 34 e)				
- Long-term promissory notes from a related party	-	120,442	-	120,442
- Accrued interest	-	531	-	531
Total current borrowings	699,847	761,263	828,882	814,117
Non-current				
Long-term borrowings				
- Bank borrowings	3,490,899	3,406,617	2,012,778	2,171,080
- Finance lease liabilities	164,275	224,059	49,585	82,104
- Long term borrowing from a related party (Note 34 d)	-	-	-	300,000
Total non-current borrowings	3,655,174	3,630,676	2,062,363	2,553,184
Total borrowings	4,355,021	4,391,939	2,891,245	3,367,301

The borrowings include secured liabilities in a total amount of Baht 3,822.8 million (2020: Baht 3,680.6 million). Borrowings from financial institutions are secured by land and buildings (Note 17 and 18).

The movement of borrowings during 2021 are presented in Note 33.

The borrowings interest rates at the statement of financial position date were as follows:

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
Bank overdrafts	MOR	MOR	-	-
Bank borrowings	MLR - 2.00% to - 3.10%	MLR - 2.00% to - 3.10%	MLR - 2.45% to - 3.10%	MLR - 2.45% to - 3.10%

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The carrying amounts and fair values of certain long-term borrowings are as follows:

	Consolidated financial statements			
	Carrying amounts		Fair values	
	2021	2020	2021	2020
	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht
Long-term borrowings from financial institutions	3,490,899	3,406,617	3,345,263	3,408,846

	Separate financial statements			
	Carrying amounts		Fair values	
	2021	2020	2021	2020
	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht
Long-term borrowings from financial institutions	2,012,778	2,171,080	1,861,575	2,172,561
Long-term borrowings from a related party	-	300,000	-	299,963

The fair value of current borrowings equals their carrying amount, as the impact of discounting is not significant.

The fair values of long-term borrowings are based on discounted cash flows using a discount rate based upon the borrowing market rate of MLR - 2.00% to MLR - 3.10% (2020: MLR - 2.00% to MLR - 3.10%) and are within the level 2 of the fair value hierarchy.

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht
Maturity of long-term borrowings (excluding finance lease liabilities)				
Not later than 1 year	328,105	394,296	274,156	302,440
Later than 1 year but not later than 2 years	511,347	434,100	374,047	255,097
Between 2 years and 5 years	2,259,856	1,955,811	1,507,713	1,621,835
Over 5 years	719,696	1,016,706	131,018	594,148
Total long-term borrowings	3,819,004	3,800,913	2,286,934	2,773,520

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Maturity of lease liabilities are as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Minimum lease payments of lease liabilities:				
Not later than 1 year	92,060	78,447	36,474	32,312
Later than 1 year but not later than 5 years	142,520	206,839	50,937	85,450
Over 5 years	104,049	105,849	-	-
<u>Less</u> Future finance charges on leases liabilities	(89,882)	(98,367)	(3,232)	(6,363)
Present value of lease liabilities	248,747	292,768	84,179	111,399
Representing lease liabilities:				
- short-term	84,471	68,709	34,594	29,295
- long-term	164,276	224,059	49,585	82,104
	248,747	292,768	84,179	111,399
Present value of lease liabilities				
Not later than 1 year	84,471	68,709	34,594	29,295
Later than 1 year but not later than 5 years	132,299	191,704	49,585	82,104
Over 5 years	31,977	32,355	-	-
	248,747	292,768	84,179	111,399

24 Trade and other payables

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Trade accounts payable - third parties	215,874	149,872	36,316	11,268
Trade accounts payable - related parties (Note 34 b)	898	1,564	18,298	2,335
Other payables - third parties	206,350	373,122	48,631	66,087
Current portion of hospital acquisition payables	98,154	247,416	-	-
Accrued expenses	184,773	130,079	30,184	20,370
Accrued contract expense	23,720	19,367	67,076	210
	729,769	921,420	200,505	100,270

25 Advances received from customers

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Advances received for vaccine	614,434	-	205,389	-
Advances received for office and service apartment rental	13,481	8,601	-	-
Advances received for from customers - other	29,587	26,281	4,720	1,846
	657,502	34,882	210,109	1,846

26 Employee benefit obligations

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Statement of financial position: Retirement benefits	151,643	144,586	23,980	21,079
Profit or loss charge included in operating profit for: Retirement benefits	25,425	28,003	2,901	4,930
Remeasurement for: Retirement benefits	(13,204)	(293)	-	3,535

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The movements in the defined benefit obligation during the year are as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
At 1 January	144,586	117,848	21,079	18,535
Entire business transfer	-	13,368	-	-
Partial business transfer of subsidiary in the Group	-	-	-	(2,708)
Current service cost	22,488	25,562	2,733	4,277
Past service cost	574	591	-	473
Interest expense	2,364	1,850	168	180
	170,012	159,219	23,980	20,757
Remeasurement:				
Gain from change in demographic assumptions	(2,480)	(341)	-	-
(Gain) loss from change in financial assumptions	(8,818)	4,159	-	3,535
Experience gain	(1,906)	(4,111)	-	-
	(13,204)	(293)	-	3,535
Benefits paid	(5,165)	(14,340)	-	(3,213)
As at 31 December	151,643	144,586	23,980	21,079

The significant actuarial assumptions used were as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Percent	2020 Percent	2021 Percent	2020 Percent
Discount rate	0.72 - 2.95	0.72 - 2.54	0.72 - 1.49	0.72 - 1.49
Salary growth rate	0.00 - 5.00	0.00 - 5.00	3.50 - 4.00	3.50 - 4.00
Staff turnover rate (depending on age)	0.00 - 33.00	0.00 - 29.00	0.00 - 28.00	0.00 - 28.00

The sensitivity analysis for significant principal actuarial assumptions can be analysed as follow:

	Consolidated financial statements					
	Impact on defined employee benefit obligations					
	Change in assumption		Increase in assumption		Decrease in assumption	
	2021	2020	2021	2020	2021	2020
Discount rate	1%	1%	Decreased by 9.06%	Decreased by 9.45%	Increased by 10.56%	Increased by 11.07%
Salary growth rate	1%	1%	Increased by 10.08%	Increased by 11.12%	Decreased by 8.71%	Decreased by 9.54%
Staff turnover rate (depending on age)	1%	1%	Decreased by 9.63%	Decreased by 10.02%	Increased by 4.83%	Increased by 5.06%

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	Separate financial statements					
	Change in assumption		Impact on defined employee benefit obligations			
	2021	2020	Increase in assumption		Decrease in assumption	
			2021	2020	2021	2020
Discount rate	1%	1%	Decreased by 3.72%	Decreased by 3.67%	Increased by 3.34%	Increased by 3.26%
Salary growth rate	1%	1%	Increased by 4.24%	Increased by 3.14%	Decreased by 3.80%	Decreased by 2.78%
Staff turnover rate (depending on age)	1%	1%	Decreased by 3.96%	Decreased by 3.89%	Increased by 1.22%	Increased by 1.10%

The above sensitivity analysis is based on a change in an assumption while holding all other assumptions constant. In practice, this is unlikely to occur, and changes in some of the assumptions may be correlated. When calculating the sensitivity of the defined benefit obligation to significant actuarial assumptions, the same method (present value of the defined benefit obligation calculated with the projected unit credit method at the end of the reporting period) has been applied as when calculating the pension liability recognised within the statement of financial position.

The methods and types of assumptions used in preparing the sensitivity analysis did not change compared to the previous period.

The duration of the defined benefit obligation of each entity in the Group is 7.61 to 29.00 years (2020: 8.30 to 30.00 years).

27 Share capital and premium on share capital

	Number of shares	Ordinary shares Thousand Baht	Share premium Thousand Baht	Total Thousand Baht
As at 1 January 2020	3,462,336,820	3,462,337	5,163,517	8,625,854
Issuance of shares	-	-	-	-
As at 31 December 2020	3,462,336,820	3,462,337	5,163,517	8,625,854
Issuance of shares	346,233,682	346,234	1,069,862	1,416,096
As at 31 December 2021	3,808,570,502	3,808,571	6,233,379	10,041,950

The total number of authorised and paid-up ordinary shares is 3,808,570,502 shares (31 December 2020: 3,462,336,820 shares) with a par value of Baht 1 per share (31 December 2020: Baht 1 per share).

At the Shareholders meeting held on 26 April 2021, the shareholders have passed a resolution to approve decrease and increase its authorised share capital of 346,233,682 shares at once with a par value of Baht 1 per share. The Company registered the increased share capital with the Ministry of Commerce on 25 May 2021.

As at 25 May 2021, the Company received share payment from a shareholder amount of Baht 1,416.1 million for 346,233,682 ordinary shares with par Baht 1 each at Baht 4.09 per share. The total receiving amount separated to par value and premium on paid-up share capital as Baht 346.2 million and Baht 1,069.9 million respectively.

28 Liabilities relating to contracts with customers

28.1 Contract liabilities

The Group has recognised the following liabilities related to contracts with customers:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Contract liabilities - current	657,502	33,588	210,109	1,846

Revenue recognised in relation to contract liabilities

Revenue recognised in 2021 reporting period relates to carried-forward contract liabilities.

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Revenue recognised that was included in the contract liability balance at the beginning of the period				
- Medical services	13,704	9,588	1,235	1,822
- Building and office services	5,117	20,981	-	8,453
	18,821	30,569	1,235	10,275

28.2 Unsatisfied long-term contracts

As at 31 December 2021 and 2020 the unsatisfied performance obligations resulting from contracts are as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Building and office service contracts	65,162	81,362	-	-

Management expects that 69.03% of the transaction price allocated to the unsatisfied contracts as of 31 December 2021 will be recognised as revenue during the next reporting period amounting to Baht 44.98 million. The remaining 30.97% amounting to Baht 20.18 million will be recognised in the 2023 to 2025.

29 Finance costs

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Borrowings from financial institutions	116,427	96,914	64,842	59,418
Borrowings from related parties	19,910	23,819	16,522	51,518
Interest and finance cost of lease liabilities	10,301	11,858	3,074	4,130
	146,638	132,591	84,438	115,066

30 Expense by nature

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Employee benefit expenses	1,246,254	906,198	236,247	168,932
Depreciation (Notes 17, 18 and 19)	546,308	523,784	98,872	130,535
Amortisation (Note 21)	53,225	47,984	657	1,649
Utilities expenses	117,729	106,435	20,027	25,868
Management fees	9,915	13,302	-	5,783
Operating lease payments	28,225	18,899	5,471	2,475

31 Income tax expense

Income tax expense for the year comprises the following:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Current tax:				
Current tax on profits for the year	116,693	48,729	67,402	23,737
Total current tax	116,693	48,729	67,402	23,737
Deferred tax:				
Decrease in deferred tax assets (Note 22)	652	6,916	4,853	2,198
Decrease in deferred tax liabilities (Note 22)	(16,372)	(11,471)	(6,541)	(7,916)
Total deferred tax	(15,720)	(4,555)	(1,688)	(5,718)
Income tax expense	100,973	44,174	65,714	18,019

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The tax on the Group's profit before tax differs from the theoretical amount that would arise using the basic tax rate of the home country of the Company as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Profit (loss) before tax	193,852	(493,318)	291,023	434,751
Tax calculated at a tax rate of 20% (2020: 20%)	38,770	(98,664)	58,205	86,950
Tax effect of:				
Associate's results reported net of tax	(15)	22	-	-
Expenses not deductible for tax purpose	27,693	29,637	17,385	6,051
Additional expenses deductible for tax purpose	(77,400)	(49,566)	(9,876)	(7,700)
Utilisation of previously unrecognised tax losses	(6,246)	-	-	-
Tax losses for which no deferred income tax assets were recognised	118,171	162,745	-	(67,282)
Income tax expense	100,973	44,174	65,714	18,019

32 Earnings (loss) per share

Basic earnings (loss) per share are calculated by dividing the profit (loss) attributable to shareholders of the Company by the weighted average number of ordinary shares in issue during the year, excluding treasury shares.

	Consolidated financial statements		Separate financial statements	
	2021	2020	2021	2020
From continuing operations attributable to the ordinary equity holders of the Company (Thousand Baht)	79,376	(511,686)	225,309	416,732
Weighted average number of ordinary shares outstanding (shares)	3,671,974,200	3,462,336,820	3,671,974,200	3,462,336,820
Gain (loss) per share (Baht per share)	0.022	(0.148)	0.061	0.120

There are no diluted earnings per share during the year 2021 and 2020.

33 Change in liabilities arising from financing activities

	Consolidated financial statements		
	Leases Thousand Baht	Borrow due within 1 year Thousand Baht	Total Thousand Baht
Liabilities as at 1 January 2020	269,730	3,465,561	3,735,291
Cash flows - proceeds from borrowings	-	3,727,275	3,727,275
Cash flows - repayments	(61,353)	(2,675,129)	(2,736,482)
Payment of short-term borrowing from a related party (non-cash)	-	(390,068)	(390,068)
Adjustment from adoption of TFRS 16 on 1 January 2020	24,541	-	24,541
Acquisitions - lease liabilities	58,183	-	58,183
Lease modifications and reassessments	1,723	-	1,723
Lease termination	(56)	-	(56)
Interest expense	-	118,197	118,197
Interest repayments	-	(143,186)	(143,186)
Financing fee	-	(4,082)	(4,082)
Other non-cash movements - amortisation of financing fee	-	603	603
Liabilities as at 31 December 2020	292,768	4,099,171	4,391,939
Cash flows - received from borrowings	-	1,200,675	1,200,675
Cash flows - repayments	(84,956)	(1,182,872)	(1,267,828)
Acquisitions - lease liabilities	30,634	-	30,634
Interest expense	10,301	128,943	139,244
Interest repayments	-	(140,424)	(140,424)
Financing fee	-	(143)	(143)
Other non-cash movements - amortisation of financing fee	-	925	925
Liabilities as at 31 December 2021	248,747	4,106,275	4,355,022

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	Separate financial statements		
	Leases Thousand Baht	Borrow due within 1 year Thousand Baht	Total Thousand Baht
Liabilities as at 1 January 2020	117,941	3,978,823	4,096,764
Cash flows - proceeds from borrowings	-	3,227,209	3,227,209
Addition - short-term borrowing from a related party (non-cash)	-	417,219	417,219
Cash flows - repayments	(26,427)	(4,308,802)	(4,335,229)
Adjustment from adoption of TFRS 16 on 1 January 2020	8,045	-	8,045
Acquisitions - lease liabilities	16,644	-	16,644
Remeasurement of lease liabilities	1,831	-	1,831
Partial business transfer	(1,080)	-	(1,080)
Lease termination	(5,556)	-	(5,556)
Interest expense	-	111,845	111,845
Interest repayment	-	(170,023)	(170,023)
Other non-cash movements - amortisation of financing fee	-	(370)	(370)
Liabilities as at 31 December 2020	111,398	3,255,901	3,367,229
Cash flows - proceeds from borrowings	-	811,985	811,985
Cash flows - repayments	(34,014)	(1,261,425)	(1,295,439)
Acquisitions - lease liabilities	3,721	-	3,721
Interest expense	3,074	80,759	83,833
Interest repayment	-	(80,758)	(80,758)
Other non-cash movements - amortisation of financing fee	-	605	605
Liabilities as at 31 December 2021	84,179	2,807,067	2,891,246

34 Related party transactions

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with, the Company, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the enterprise, key management personnel, including directors and officers of the Company and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering each possible related-party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

The Company are control by the Viddayakorn Family in the proportions of 73.10%. The remaining 26.90% of the shares are widely held.

The investments in subsidiaries are disclosed in Note 16.

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Related transaction pricing policy as follow;

Related transaction	Pricing policy
Revenue from service, rental and its related service fees	Arm's Length Price
Interest income/expense	The Company's finance cost plus margin

The following transactions were significant transactions with related parties:

a) Revenue from services, revenue from rental, interest income, rental fees and service fees

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
For the year ended 31 December				
Revenue from services				
Subsidiaries	-	-	56,145	51,811
Related parties	2,626	3,064	2,626	3,064
	2,626	3,064	58,771	54,875
Revenue from rental				
Related parties	1,457	1,377	-	-
Interest income				
Subsidiaries	-	-	88,303	75,937
Rental and its related service fees				
Subsidiaries	-	-	544	523
Related parties	6,622	-	-	-
	6,622	-	544	523
Service fees				
Subsidiaries	-	-	99,082	9,739
Related parties	14,998	16,018	6,278	7,749
	14,998	16,018	105,360	17,488
Interest expense				
Subsidiaries	-	-	15,673	44,280
Related parties	12,111	20,461	849	7,238
	12,111	20,461	16,522	51,518
Revenue from disposals of investment in a subsidiary				
A related person	-	297,857	-	-
Revenue from land disposals				
A related person	-	119,362	-	-

b) Outstanding balances arising from sales/purchases of goods/services

The outstanding balances at the end of the period ended in relation to transactions with related parties are as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Accounts receivable				
Subsidiaries	-	-	16,965	5,396
Related parties	2,146	3,063	230	230
	2,146	3,063	17,195	5,626
Deposits				
A subsidiary	-	-	993	993
Lease receivables				
Subsidiaries	-	-	5,074	6,744
Accounts payable				
Subsidiaries	-	-	18,200	1,660
Related parties	898	1,564	98	675
	898	1,564	18,298	2,335
Accrued expenses				
Subsidiaries	-	-	64,619	32
Related parties	6,178	-	-	-
	6,178	-	64,619	32

c) Loans to subsidiaries

The movements of short-term loans to subsidiaries can be analysed are as follows:

	Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht
At 1 January	10	1,355,989
Loans advanced during the period		
- principle	20,000	1,038,082
- interest	47	35,654
Loans repayment received		
- principle	(20,000)	(398,283)
- interest	(57)	(10,111)
Reclassified as long term loan to related parties	-	(2,021,321)
At 31 December	-	10
Short-term loans to subsidiaries	-	-
Accrued interest income	-	10

Short-term loan to subsidiaries met the terms and conditions of borrowing. An interest rate from source of borrowings plus 1.00% are due within 6 months from the borrowing date. The Group did not record allowance for expected credit losses account for the year of 2021 and 2020.

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The movements of long-term loans to a subsidiary can be analysed are as follows:

	Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht
At 1 January	2,629,296	-
Reclassified from short-term loan to subsidiaries	-	2,021,321
Loans advanced during the period		
- principle	2,170,000	717,000
- interest	88,055	40,006
Loans repayment		
- principle	(2,017,000)	(73,000)
- interest	(48,778)	(76,031)
At 31 December	2,821,573	2,629,296
Long-term loan	2,767,500	2,614,500
Accrued interest income	54,073	14,796

Long-term loan to a subsidiary met the terms and conditions of borrowing. Long-term loans to a subsidiary have bear an interest rate MLR - 2.10% per annum and interest rate 12-month fixed deposit plus 1.00% per annum and an interest rate from source of borrowings plus 1.00% are due within 3 years from the borrowing date. The Group did not record allowance for expected credit losses for the year of 2021 and 2020.

d) Borrowings from related parties

The movements of short-term borrowings from related parties can be analysed are as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
At 1 January	298,258	348,416	481,554	1,886,111
Borrowings received during the period				
- principle	-	-	682,000	810,899
- interest	11,263	13,223	15,673	43,449
Borrowings repaid during the period				
- principle	-	(52,000)	(644,791)	(1,884,700)
- interest	(22,250)	(11,381)	(14,304)	(74,205)
Reclassified as long-term loan from subsidiaries	-	-	-	(300,000)
At 31 December	287,271	298,258	520,132	481,554

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	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Short-term borrowing				
Subsidiaries	-	-	516,160	478,951
Related parties	265,000	265,000	-	-
Accrued interest expense				
Subsidiaries	-	-	3,972	2,603
Related parties	22,271	33,258	-	-

The Company has short-term borrowings from subsidiaries for its normal operation with interest rate of 3.25% and of 12-month fixed deposit plus 1.00% per annum is due within 6 months from the borrowing date.

The Group has short-term borrowings from related parties which were bear an interest rate of 4.25% per annum and are due within 6 months from the borrowing date.

The movements of long-term borrowings from a related can be analysed are as follows:

	Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht
At 1 January	300,828	-
Reclassified from short-term loan to a subsidiary	-	300,000
Borrowings received during the period		
- interest	7,266	828
Repayments		
- principle	(300,000)	-
- interest	(8,094)	-
At 31 December	-	300,828
Long-term borrowings	-	300,000
Accrued interest expense due within 1 year	-	828

Long-term borrowings from a related party meets the terms and conditions of borrowing and have bear an interest rate 3.25% and are due within 3 years from the borrowing date.

e) Long-term promissory notes from a related party

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Current portion of long-term promissory notes				
Related party	-	120,442	-	120,442
Accrued interest expense				
Related party	-	531	-	531

The movements in long-term promissory notes from a related party for the year are analysed as follows:

	Consolidated and separate financial statements Thousand Baht
Opening balance	120,973
Additions - Interest	849
Promissory note repayment	
- principle	(120,442)
- interest	(1,380)
Closing balance	-

Long-term promissory notes from a related party bear an interest rate of 1.75% per annum and are due within 3 years from the borrowing date.

f) Key management compensation

Key management compensation of the Group and the Company is as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Short-term employee benefits	67,022	58,389	28,348	23,655
Retirement benefits	4,512	5,207	1,384	2,259
	71,534	63,596	29,732	25,914

35 Letter of guarantees

As at 31 December 2021, the Company had letters of guarantee issued by financial institutions of Baht 8.5 million (2020: Baht 18.5 million) in respect of certain performance bonds in relation for medical services and obligation of electricity usages with Metropolitan Electricity Authority. These letters of guarantee are required in the normal course of business.

As at 31 December 2021, the Group had letters of guarantee issued by financial institutions of Baht 25.0 million (2020: Baht 35.5 million) in respect of certain performance bonds in relation for medical services, obligation of guaranteeing electricity usages with Metropolitan Electricity Authority and Provincial Electricity Authority and guaranteeing gasoline filling as required in the normal course of business.

36 Commitments

36.1 Capital expenditure commitments

Capital expenditure contracted as at the statement of financial position date but not recognised in the financial statements is as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Plant and equipment	18,142	132,361	3,118	9,733

36.2 Operating lease commitments

The Group has entered into low-value assets leases agreements and short-term leases agreements with leases term less than 1 year which are non-cancellable lease agreements in respect to leases of equipment and its related service agreements. The lease terms are between 1 to 5 years. The future aggregate minimum lease payments which were not recognised as lease liabilities are as follows:

	Consolidated financial statements		Separate financial statements	
	2021 Thousand Baht	2020 Thousand Baht	2021 Thousand Baht	2020 Thousand Baht
Not later than 1 year	34,599	21,622	86	134
Later than 1 year but not later than 5 years	23,462	9,404	23	69
More than 5 years	6,073	-	-	-
	64,134	31,026	109	203

36.3 Long-term service commitments

On 24 January 2007, the Group entered into management agreements with a group company of a well known international standard hotel chain, appointing the hotel group to manage the Group's serviced apartments. Under the conditions of the agreements, the Group has to pay service fees to the hotel group at the rates stipulated in the agreements. The terms of the serviced apartment management agreements are 30 years, starting from the commencement of operations, and could be extended for a further period of at least 10 years, depending upon certain conditions specified in the agreements. Consulting fees and expenses under the contract for the year ended 31 December 2021 were Baht 2.5 million (2020: Baht 5.8 million).

On 14 January 2016, the Group entered into management agreements with a group company of a well known international standard hotel chain, appointing the hotel group to manage the Company's serviced apartments. Under the conditions of the agreements, the Company has to pay service fees to the hotel group at the rates stipulated in the agreements. The terms of the serviced apartment management agreements are 10 years, starting from the commencement of operations, and could be extended for a further period of at least 10 years, depending upon certain conditions specified in the agreements. Consulting fees and expenses under the contract for the year ended 31 December 2021 were Baht 7.4 million (2020: Baht 7.5 million).

37 Events occurring after the reporting period

The Company has requested to transfer the land and buildings of the Group's subsidiary to a commercial bank under the asset warehousing scheme. The transaction, which is valued at Baht 1,500.0 million, was approved by the Bank of Thailand on 17 February 2022. The registration of assets transfers to settle the loans is expected to be completed within the first quarter of 2022.