

PRINCIPAL CAPITAL PUBLIC COMPANY LIMITED

**INTERIM CONSOLIDATED AND SEPARATE
FINANCIAL INFORMATION
(UNAUDITED)**

30 JUNE 2023

AUDITOR'S REPORT ON THE REVIEW OF THE INTERIM FINANCIAL INFORMATION

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

I have reviewed the interim consolidated financial information of Principal Capital Public Company Limited and its subsidiaries, and the interim separate financial information of Principal Capital Public Company Limited. These comprise the consolidated and separate statements of financial position as at 30 June 2023, the consolidated and separate statements of comprehensive income for the three-month and six-month periods then ended, the related consolidated and separate statements of changes in equity and cash flows for the six-month period then ended, and the condensed notes to the interim financial information. Management is responsible for the preparation and presentation of this interim consolidated and separate financial information in accordance with Thai Accounting Standard 34, "Interim Financial Reporting". My responsibility is to express a conclusion on this interim consolidated and separate financial information based on my review.

Scope of review

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

Conclusion

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

PricewaterhouseCoopers ABAS Ltd.

Sanicha Akarakittilap
Certified Public Accountant (Thailand) No. 8470
Bangkok
9 August 2023

Principal Capital Public Company Limited

Statement of Financial Position

As at 30 June 2023

	Notes	Consolidated		Separate	
		financial information		financial information	
		Unaudited	Audited	Unaudited	Audited
		30 June	31 December	30 June	31 December
		2023	2022	2023	2022
		Baht	Baht	Baht	Baht
Assets					
Current assets					
Cash and cash equivalents		459,463,285	514,206,776	23,807,636	48,976,454
Financial assets measured at fair value					
through profit or loss	7	30,010,139	581,994,284	30,002,096	581,986,286
Short-term fixed deposits		3,442,988	3,428,903	-	-
Trade receivables, other receivables					
and prepayments, net	8	516,904,452	1,038,418,708	116,297,366	532,964,805
Current portion of lease receivables, net		-	-	1,828,383	1,795,446
Short-term loans to subsidiaries	20	-	-	164,476,657	129,306,646
Current portion of long-term loans					
to a subsidiary	20	-	-	26,803,647	23,841,849
Inventories, net		133,879,789	133,123,310	11,594,040	10,510,328
Other current assets		3,861,874	5,957,870	323,781	632,834
Total current assets		1,147,562,527	2,277,129,851	375,133,606	1,330,014,648
Non-current assets					
Restricted deposits at financial institutions		4,705,561	5,065,561	-	-
Lease receivables, net		-	-	624,404	1,546,910
Investment in an associate		135,609	244,747	-	-
Investments in subsidiaries	9	-	-	10,283,803,197	10,283,803,197
Financial assets measured at fair value					
through profit or loss	7	611,250	330,000	330,000	330,000
Long-term loans to a subsidiary	20	-	-	1,542,445,613	1,090,372,876
Investment property, net	10	1,092,179,320	1,127,532,373	-	-
Property, plant and equipment, net	11	11,584,458,366	11,412,617,322	1,873,670,000	1,840,258,260
Intangible assets, net	12	243,627,367	265,942,481	2,938,004	3,222,223
Right-of-use assets, net	13	519,292,428	474,327,748	199,548,808	123,336,390
Goodwill		2,008,997,018	2,008,997,018	-	-
Deferred tax assets		15,535,501	12,447,488	-	-
Other non-current assets	14	716,063,597	192,746,898	79,609,001	71,237,248
Total non-current assets		16,185,606,017	15,500,251,636	13,982,969,027	13,414,107,104
Total assets		17,333,168,544	17,777,381,487	14,358,102,633	14,744,121,752

Director _____ Director _____

The accompanying notes are an integral part of this interim financial information.

Principal Capital Public Company Limited

Statement of Financial Position (Cont'd)

As at 30 June 2023

	Notes	Consolidated		Separate	
		financial information		financial information	
		Unaudited	Audited	Unaudited	Audited
		30 June	31 December	30 June	31 December
		2023	2022	2023	2022
		Baht	Baht	Baht	Baht
Liabilities and equity					
Current liabilities					
Bank overdrafts from a financial institution		-	4,844,763	-	-
Short-term borrowing from financial institutions	16	1,324,728,272	1,024,635,815	1,324,728,272	1,024,635,815
Trade and other payables	15	750,071,963	794,468,476	81,025,094	83,520,192
Advances received from customers		61,218,612	75,765,352	9,333,034	12,004,074
Short-term borrowings from related parties	16, 20	-	-	460,797,908	515,553,647
Current portion of lease liabilities	16	120,765,736	131,494,322	48,019,859	40,165,847
Current portion of long-term borrowings					
from financial institutions	16	275,133,008	327,936,055	19,146,696	113,561,103
Current portion of long-term borrowings					
from a subsidiary	16, 20	-	-	4,726,027	4,844,178
Income tax payable		22,603,206	32,641,685	-	-
Deposits received from customers - current		20,704,004	20,061,709	232,800	-
Other current liabilities		69,516,565	86,801,060	5,024,751	8,717,895
Total current liabilities		2,644,741,366	2,498,649,237	1,953,034,441	1,803,002,751
Non-current liabilities					
Lease liabilities	16	241,016,416	213,701,965	95,740,340	53,296,120
Long-term borrowings from financial institutions	16	4,043,316,260	4,112,668,360	140,597,651	579,082,143
Long-term borrowings from a subsidiary	16, 20	-	-	1,500,000,000	1,500,000,000
Deposits received from customers		23,305,500	22,972,980	-	-
Deferred tax liabilities		370,674,068	386,401,962	156,694,021	154,690,383
Employee benefit obligations		178,945,458	159,045,061	21,031,858	19,964,983
Subsidiary's shares acquisition payables		48,184,963	47,791,166	-	-
Other non-current liabilities		5,397,048	15,215,311	1,990,978	112,481
Total non-current liabilities		4,910,839,713	4,957,796,805	1,916,054,848	2,307,146,110
Total liabilities		7,555,581,079	7,456,446,042	3,869,089,289	4,110,148,861

The accompanying notes are an integral part of this interim financial information.

Principal Capital Public Company Limited

Statement of Financial Position (Cont'd)

As at 30 June 2023

	Note	Consolidated financial information		Separate financial information	
		Unaudited 30 June 2023	Audited 31 December 2022	Unaudited 30 June 2023	Audited 31 December 2022
		Baht	Baht	Baht	Baht
Liabilities and equity (Cont'd)					
Equity					
Share capital	18				
Authorised share capital					
4,189,427,552 ordinary shares					
at a par value of Baht 1 each		4,189,427,552	4,189,427,552	4,189,427,552	4,189,427,552
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	3,808,570,502	3,808,570,502
Premium on paid-up share capital		6,233,379,469	6,233,379,469	6,233,379,469	6,233,379,469
Retained earnings (deficits)					
Appropriated - legal reserve		73,001,321	73,001,321	73,001,321	73,001,321
Unappropriated		(1,342,321,460)	(829,872,931)	374,062,052	519,021,599
Other components of equity		220,041,103	220,041,103	-	-
Equity attributable to owners of the parent		8,992,670,935	9,505,119,464	10,489,013,344	10,633,972,891
Non-controlling interests		784,916,530	815,815,981	-	-
Total equity		9,777,587,465	10,320,935,445	10,489,013,344	10,633,972,891
Total liabilities and equity		17,333,168,544	17,777,381,487	14,358,102,633	14,744,121,752

The accompanying notes are an integral part of this interim financial information.

Principal Capital Public Company Limited
Statement of Comprehensive Income
For the three-month period ended 30 June 2023

	Note	Consolidated		Separate	
		financial information		financial information	
		Unaudited 2023 Baht	Unaudited 2022 Baht	Unaudited 2023 Baht	Unaudited 2022 Baht
Revenues from healthcare services	5	1,146,710,940	1,646,436,875	71,535,904	475,935,678
Revenues from sales and services	5	138,321,604	104,898,980	19,425,000	18,495,000
Costs of healthcare services		(1,009,132,291)	(1,133,532,321)	(130,486,159)	(326,056,902)
Costs of sales and services		(84,305,591)	(64,935,952)	(12,061,963)	(11,816,219)
Gross profit (loss)		191,594,662	552,867,582	(51,587,218)	156,557,557
Other income		22,456,814	12,627,556	14,925,402	6,718,556
Selling expenses		(26,047,935)	(18,297,888)	(3,314,570)	(1,802,051)
Administrative expenses		(510,031,587)	(306,701,727)	(214,590,230)	(95,012,720)
Other expenses		(5,542,573)	(3,370,162)	(138,170)	-
Finance costs		(56,010,726)	(39,856,028)	(28,120,561)	(27,261,552)
Share of loss of an associate		(54,136)	(15,344)	-	-
Profit (loss) before income tax expense		(383,635,481)	197,253,989	(282,825,347)	39,199,790
Income tax (expense) income		(2,025,982)	(31,709,750)	866,195	(6,290,211)
Profit (loss) for the period		(385,661,463)	165,544,239	(281,959,152)	32,909,579
Other comprehensive income (expense) :					
Items that will not be reclassified to profit or loss					
Remeasurements of employee benefit obligations		-	-	-	-
Deferred income tax on remeasurements of employee benefit obligations		-	-	-	-
Total items that will not be reclassified to profit or loss		-	-	-	-
Other comprehensive income for the period, net of tax		-	-	-	-
Total comprehensive income (expense) for the period		(385,661,463)	165,544,239	(281,959,152)	32,909,579

The accompanying notes are an integral part of this interim financial information.

Principal Capital Public Company Limited
Statement of Comprehensive Income (Cont'd)
For the three-month period ended 30 June 2023

	Note	Consolidated financial information		Separate financial information	
		Unaudited 2023	Unaudited 2022	Unaudited 2023	Unaudited 2022
		Baht	Baht	Baht	Baht
Profit (loss) attributable to:					
Owner of the parent		(374,400,925)	134,803,766	(281,959,152)	32,909,579
Non-controlling interests		(11,260,538)	30,740,473	-	-
		<u>(385,661,463)</u>	<u>165,544,239</u>	<u>(281,959,152)</u>	<u>32,909,579</u>
Total comprehensive income					
(expense) attributable to:					
Owner of the parent		(374,400,925)	134,803,766	(281,959,152)	32,909,579
Non-controlling interests		(11,260,538)	30,740,473	-	-
		<u>(385,661,463)</u>	<u>165,544,239</u>	<u>(281,959,152)</u>	<u>32,909,579</u>
Profit (loss) per share	19				
Basic profit (loss) per share		<u>(0.098)</u>	<u>0.035</u>	<u>(0.074)</u>	<u>0.009</u>

The accompanying notes are an integral part of this interim financial information.

Principal Capital Public Company Limited
Statement of Comprehensive Income
For the six-month period ended 30 June 2023

	Note	Consolidated financial information		Separate financial information	
		Unaudited 2023	Unaudited 2022	Unaudited 2023	Unaudited 2022
		Baht	Baht	Baht	Baht
Revenues from healthcare services	5	2,215,878,273	3,633,324,035	180,902,732	1,228,984,759
Revenues from sales and services	5	279,438,407	203,160,155	38,850,000	37,260,000
Costs of healthcare services		(1,925,275,795)	(2,366,625,511)	(247,762,360)	(732,150,824)
Costs of sales and services		(166,623,735)	(127,445,003)	(25,968,953)	(23,083,689)
Gross profit (loss)		403,417,150	1,342,413,676	(53,978,581)	511,010,246
Other income		40,062,201	82,494,341	26,726,747	19,253,257
Dividend income		-	-	204,027,908	-
Selling expenses		(58,485,332)	(33,524,608)	(6,491,651)	(2,837,941)
Administrative expenses		(806,734,543)	(567,601,757)	(258,204,777)	(249,331,861)
Other expenses		(10,984,301)	(7,311,897)	(537,822)	-
Finance costs		(103,934,029)	(77,359,732)	(54,511,358)	(50,128,506)
Share of loss of an associate		(109,138)	(85,559)	-	-
Profit (loss) before income tax expense		(536,767,992)	739,024,464	(142,969,534)	227,965,195
Income tax expense		(5,777,423)	(116,916,579)	(2,000,913)	(45,174,979)
Profit (loss) for the period		(542,545,415)	622,107,885	(144,970,447)	182,790,216
Other comprehensive income (expense) :					
Items that will not be reclassified to profit or loss					
Remeasurements of employee benefit obligations		3,197,734	-	13,625	-
Deferred income tax on remeasurements of employee benefit obligations		(639,547)	-	(2,725)	-
Total items that will not be reclassified to profit or loss		2,558,187	-	10,900	-
Other comprehensive income for the period, net of tax		2,558,187	-	10,900	-
Total comprehensive income (expense) for the period		(539,987,228)	622,107,885	(144,959,547)	182,790,216

The accompanying notes are an integral part of this interim financial information.

Principal Capital Public Company Limited
Statement of Comprehensive Income (Cont'd)
For the six-month period ended 30 June 2023

	Note	Consolidated financial information		Separate financial information	
		Unaudited 2023	Unaudited 2022	Unaudited 2023	Unaudited 2022
		Baht	Baht	Baht	Baht
Profit (loss) attributable to:					
Owner of the parent		(514,901,687)	555,673,239	(144,970,447)	182,790,216
Non-controlling interests		(27,643,728)	66,434,646	-	-
		<u>(542,545,415)</u>	<u>622,107,885</u>	<u>(144,970,447)</u>	<u>182,790,216</u>
Total comprehensive income (expense) attributable to:					
Owner of the parent		(512,448,529)	555,673,239	(144,959,547)	182,790,216
Non-controlling interests		(27,538,699)	66,434,646	-	-
		<u>(539,987,228)</u>	<u>622,107,885</u>	<u>(144,959,547)</u>	<u>182,790,216</u>
Profit (loss) per share	19				
Basic profit (loss) per share		<u>(0.135)</u>	<u>0.146</u>	<u>(0.038)</u>	<u>0.048</u>

The accompanying notes are an integral part of this interim financial information.

Principal Capital Public Company Limited
Statement of Changes in Equity
For the six-month period ended 30 June 2023

	Consolidated financial information (Unaudited)									
	Attributable to owners of the parent									
	Retained earnings (deficits)				Other components of equity			Total owners of the parent	Non-controlling interests	Total equity
	Issued and paid-up share capital	Premium on 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 2022	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
Business combination	-	-	-	-	-	-	-	-	50,336,723	50,336,723
Dividend paid	-	-	-	-	-	-	-	-	(4,941,670)	(4,941,670)
Change in ownership interest in subsidiaries	-	-	-	-	-	(113,180)	(113,180)	(113,180)	83,800,680	83,687,500
Total comprehensive income for the period	-	-	-	555,673,239	-	-	-	555,673,239	66,434,646	622,107,885
Closing balance as at 30 June 2022	3,808,570,502	6,233,379,469	73,001,321	(520,990,158)	764,129,669	5,647,087	769,776,756	10,363,737,890	1,247,907,561	11,611,645,451
Opening balance as at 1 January 2023	3,808,570,502	6,233,379,469	73,001,321	(829,872,931)	764,129,669	(544,088,566)	220,041,103	9,505,119,464	815,815,981	10,320,935,445
Dividend paid	-	-	-	-	-	-	-	-	(3,360,752)	(3,360,752)
Total comprehensive expense for the period	-	-	-	(512,448,529)	-	-	-	(512,448,529)	(27,538,699)	(539,987,228)
Closing balance as at 30 June 2023	3,808,570,502	6,233,379,469	73,001,321	(1,342,321,460)	764,129,669	(544,088,566)	220,041,103	8,992,670,935	784,916,530	9,777,587,465

The accompanying notes are an integral part of this interim financial information.

Principal Capital Public Company Limited
Statement of Changes in Equity (Cont'd)
For the six-month period ended 30 June 2023

	Separate financial information (Unaudited)				Total equity Baht
	Issued and paid-up share capital Baht	Premium on share capital Baht	Retained earnings (deficits)		
			Appropriated - legal reserve Baht	Unappropriated Baht	
Opening balance as at 1 January 2022	3,808,570,502	6,233,379,469	73,001,321	544,401,400	10,659,352,692
Total comprehensive income for the period	-	-	-	182,790,216	182,790,216
Closing balance as at 30 June 2022	<u>3,808,570,502</u>	<u>6,233,379,469</u>	<u>73,001,321</u>	<u>727,191,616</u>	<u>10,842,142,908</u>
Opening balance as at 1 January 2023	3,808,570,502	6,233,379,469	73,001,321	519,021,599	10,633,972,891
Total comprehensive expense for the period	-	-	-	(144,959,547)	(144,959,547)
Closing balance as at 30 June 2023	<u>3,808,570,502</u>	<u>6,233,379,469</u>	<u>73,001,321</u>	<u>374,062,052</u>	<u>10,489,013,344</u>

The accompanying notes are an integral part of this interim financial information.

Principal Capital Public Company Limited
Statement of Cash Flows
For the six-month period ended 30 June 2023

	Note	Consolidated		Separate	
		financial information		financial information	
		Unaudited 2023 Baht	Unaudited 2022 Baht	Unaudited 2023 Baht	Unaudited 2022 Baht
Cash flows from operating activities					
Profit (loss) before income tax		(536,767,992)	739,024,464	(142,969,534)	227,965,195
Adjustments for:					
Depreciation and amortisation		381,184,456	308,353,300	56,926,949	53,465,094
Allowance for expected credit losses		203,707,129	12,516,470	164,497,688	9,726,694
Reversal of inventories obsolescence		(44,841)	-	(56,489)	-
Realised gains on disposals of financial assets measured at fair value through profit or loss		(2,491,948)	(219,367)	(2,491,948)	(219,367)
Unrealised (gains) losses on changes in fair values of financial assets measured at fair value through profit or loss	7	(2,141)	27,779	(2,096)	27,784
Gain on loan modification		-	(56,060,947)	-	-
Gain on reversal of deposit		-	(15,000,000)	-	-
Loss on write-offs of inventories		156,255	-	-	-
(Gain) loss on disposals of equipment		(116,149)	162,521	(209,840)	(42,609)
Net gain on lease termination		(6,659)	-	-	-
Loss on liquidation of a subsidiary		-	-	-	48,764,558
Employee benefit expenses		16,830,874	15,659,646	1,875,488	1,523,711
Dividend income		-	-	(204,027,908)	-
Interest income		(884,436)	(1,219,313)	(19,362,121)	(12,484,131)
Finance costs		103,934,029	77,359,732	54,511,358	50,128,506
Share of loss from an associate		109,138	85,559	-	-
Profit (loss) from operating activities before changes in operating assets and liabilities		165,607,715	1,080,689,844	(91,308,453)	378,855,435
Trade receivables, other receivables and prepayments		325,031,651	(355,254,965)	252,169,751	(370,101,288)
Inventories		2,073,746	(39,742,648)	(1,027,223)	(112,787)
Other current assets		1,793,110	6,420,172	309,053	429,652
Other non-current assets		6,877,093	(11,644,485)	2,652,068	(850,316)
Trade and other payables		39,723,308	(80,570,472)	(12,362,017)	(33,600,218)
Advances received from customers		(14,546,740)	(346,054,181)	(2,671,040)	(107,010,565)
Deposits received from customers		974,815	(2,999,677)	232,800	-
Other current liabilities		(17,642,856)	(27,502,732)	(3,693,144)	(17,805,417)
Employee benefits paid		(1,133,457)	(15,281,862)	(794,988)	(6,713,543)
Other non-current liabilities		(9,818,263)	(18,146,741)	1,878,497	(366,668)
Cash generated from (used in) operating activities		498,940,122	189,912,253	145,385,304	(157,275,715)
Interest paid		(81,648,113)	(62,509,249)	(63,873,259)	(36,728,920)
Income tax paid		(59,823,466)	(141,062,505)	(6,023,821)	(60,433,034)
Income tax received		4,433,102	-	-	-
Net cash generated from (used in) operating activities		361,901,645	(13,659,501)	75,488,224	(254,437,669)

The accompanying notes are an integral part of this interim financial information.

Principal Capital Public Company Limited
Statement of Cash Flows (Cont'd)
For the six-month period ended 30 June 2023

	Notes	Consolidated financial information		Separate financial information	
		Unaudited 2023	Unaudited 2022	Unaudited 2023	Unaudited 2022
		Baht	Baht	Baht	Baht
Cash flows from investing activities					
Proceeds from disposals of short-term investments		764,478,234	1,405,594,276	764,478,234	1,405,594,276
Purchases of short-term fixed deposits		(14,085)	-	-	-
Purchases of short-term investments		(210,000,000)	(1,127,017,586)	(210,000,000)	(1,125,000,000)
Decrease in restricted deposits at financial institutions		360,000	-	-	-
Cash received from short-term loans to subsidiaries	20	-	-	259,331,577	-
Cash received from long-term loans to a subsidiary	20	-	-	351,500,000	3,052,500,000
Payments for short-term loans to subsidiaries	20	-	-	(294,526,225)	-
Payments for long-term loans to a subsidiary	20	-	-	(800,000,000)	(1,106,000,000)
Purchases for financial assets measured at fair value through profit or loss		(281,250)	-	-	-
Payments for increased in share capital of a subsidiary	9	-	-	-	(2,400,000,000)
Payments for subsidiary's shares		-	(200,842,751)	-	-
Payments for hospital acquisition		(528,296,201)	-	-	-
Cash received from lease receivables		-	-	889,569	857,893
Cash received from dividend income		-	-	204,027,908	-
Cash received from interest income		884,436	1,219,313	12,852,223	7,834,470
Proceeds from liquidation of a subsidiary		-	-	-	11,235,435
Proceeds from disposals of equipment		1,833,786	313,328	996,055	72,874
Purchases of investment property		(823,026)	-	-	-
Purchases of plant and equipment		(486,694,698)	(134,406,159)	(66,337,503)	(20,700,783)
Advance payment for land purchase deposit	14, 20	(15,000,000)	-	(15,000,000)	-
Purchases of intangible assets		(12,996,427)	(2,482,968)	(213,981)	(9,983)
Purchases of right-of-use assets		(10,000,000)	-	(10,000,000)	-
Net cash generated from (used in) investing activities		(496,549,231)	(57,622,547)	197,997,857	(173,615,818)
Cash flows from financing activities					
Payments for financing fee	16	(375,000)	-	(375,000)	-
Proceeds from borrowings from financial institutions	16	806,000,000	563,410,000	300,000,000	500,000,000
Repayments of borrowings from financial institutions	16	(647,492,356)	(95,374,058)	(533,163,550)	(1,552,611,478)
Proceeds from borrowings from related parties	20	-	-	125,000,000	1,762,754,458
Payments for borrowings from related parties	20	-	(15,000,000)	(169,000,000)	-
Payments for lease liabilities		(70,023,034)	(51,662,151)	(21,116,349)	(20,727,884)
Dividends paid to non-controlling interests		(3,360,752)	(4,941,670)	-	-
Proceeds from partial disposal of investment in a subsidiary		-	84,000,000	-	-
Net cash generated from (used in) financing activities		84,748,858	480,432,121	(298,654,899)	689,415,096

The accompanying notes are an integral part of this interim financial information.

Principal Capital Public Company Limited
Statement of Cash Flows (Cont'd)
For the six-month period ended 30 June 2023

	Consolidated		Separate	
	financial information		financial information	
	Unaudited	Unaudited	Unaudited	Unaudited
	2023	2022	2023	2022
	Baht	Baht	Baht	Baht
Increase (decrease) in cash and cash equivalents	(49,898,728)	409,150,073	(25,168,818)	261,361,609
Cash and cash equivalents at the beginning of the period, net	509,362,013	488,647,627	48,976,454	164,043,605
Cash and cash equivalents at the end of the period	459,463,285	897,797,700	23,807,636	425,405,214
Non-cash transactions				
Significant non-cash transactions for the six-month period ended 30 June are as follows:				
Purchases of plant and equipment not yet paid for	49,698,599	90,135,969	11,887,343	5,796,512
Purchases of equipment under lease contracts	86,049,932	100,237,905	70,634,700	16,708,373
Subsidiary's shares and hospital acquisition payables	134,359,429	125,444,431	-	-
The capital repayment receivable	-	-	-	53,352,094
Reversal of deposit for right-of-use assets	10,000,000	-	10,000,000	-

The accompanying notes are an integral part of this interim financial information.

1 Basis of preparation

The interim consolidated and separated financial information has been prepared in accordance with Thai Accounting Standard (TAS) no. 34, Interim Financial Reporting, accounting guidance issued by the Federation of Accounting Professions (TFAC) and other financial reporting requirements issued under the Securities and Exchange Act.

The interim financial information should be read in conjunction with the annual financial statements for the year ended 31 December 2022.

Comparative figures have been adjusted to conform with changes in presentation in the current period.

An English version of these interim consolidated and separate financial information has been prepared from the interim financial information that is in the Thai language. In the event of a conflict or a difference in interpretation between the two languages, the Thai language interim financial information shall prevail.

2 Accounting policies

The accounting policies used in the preparation of the interim financial information are consistent with those used in the annual financial statements for the year ended 31 December 2022 except for the additional accounting policy as follow:

Joint operations

A joint operation is a joint arrangement whereby the Group has rights to the assets, and obligations for the liabilities relating to the arrangement. The Group recognises its direct right to the assets, liabilities, revenues and expenses of joint operations and its share of any jointly held or incurred assets, liabilities, revenues and expenses. These have been incorporated in the Group's financial statement line items.

New and amended Thai Financial Reporting Standards effective for the accounting periods beginning on or after 1 January 2023 do not have material impact on the Group.

3 Adoption of new financial reporting standards and changes in accounting policies

New and amended financial reporting standards that are effective for accounting period beginning or after 1 January 2023 and have no significant impacts to the Group

- a) **Amendment to TAS 16 - Property, plant and equipment** clarified to prohibit entities from deducting from the cost of an item of PP&E any proceeds received from selling any items produced while the entity is preparing that asset for its intended use.
- b) **Amendment to TFRS 3 - Business combinations** clarified some minor amendments to update its references to the Conceptual Framework for Financial Reporting and added a consideration for the recognition of liabilities and contingent liabilities acquired from business combinations. The amendments also confirmed that contingent assets shouldn't be recognised at the acquisition date.
- c) **c)Amendment to TFRS 9 - Financial Instruments** clarified which fees should be included in the 10% test for the derecognition of financial liabilities. It should only include fees between the borrower and lender.

4 Estimates

The preparation of interim financial information requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

The Group's management assess that the loans to subsidiaries have low default risks. Management decides not to reserve allowance for expected credit losses of these loans during this quarter. However, they will consider the new event and information which may affect to this estimate frequently. If the event might significantly affect to this accounting estimate, management will reconsider for reassessment this estimate.

Principal Capital Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 30 June 2023

5 Segment reporting

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

	Consolidated financial information								
	For the three-month period ended 30 June								
	Healthcare services business		Property development and rental business		Eliminations		Total		
	2023	2022	2023	2022	2023	2022	2023	2022	
Million Baht		Million Baht		Million Baht		Million Baht		Million Baht	
Revenues from sales and services									
External customers	1,146.7	1,646.4	138.3	104.9	-	-	1,285.0	1,751.3	
Inter-segment	59.6	130.2	21.4	21.7	(81.0)	(151.9)	-	-	
Total	1,206.3	1,776.6	159.7	126.6	(81.0)	(151.9)	1,285.0	1,751.3	
Gross profit (loss)	216.1	619.9	66.5	54.2	(91.0)	(121.2)	191.6	552.9	
Selling and administrative expenses	(547.3)	(385.4)	(73.5)	(55.0)	84.7	115.4	(536.1)	(325.0)	
Profit (loss) before income tax expense	(350.3)	263.7	(5.0)	(5.1)	(28.3)	(61.4)	(383.6)	197.3	
Income tax (expense) income	(14.6)	(33.3)	-	0.1	12.6	1.5	(2.0)	(31.7)	
Profit (loss) for the period	(364.9)	230.4	(5.0)	(5.0)	(15.8)	(59.9)	(385.7)	165.5	
Timing of revenue recognition									
At a point in time	990.8	1,324.4	3.9	3.5	22.6	(11.2)	1,017.3	1,316.7	
Over time	215.5	452.2	155.8	123.1	(103.6)	(140.7)	267.7	434.6	
Total revenue	1,206.3	1,776.6	159.7	126.6	(81.0)	(151.9)	1,285.0	1,751.3	
As at 30 June									
Investment property, net	-	15.1	1,092.2	1,130.2	-	-	1,092.2	1,145.3	
Property, plant and equipment, net	8,268.7	7,693.4	3,315.8	3,397.2	-	-	11,584.5	11,090.6	
Goodwill	2,009.0	1,824.0	-	-	-	-	2,009.0	1,824.0	
Total assets	13,878.8	14,047.1	8,932.7	8,455.8	(5,478.3)	(4,188.2)	17,333.2	18,314.7	

Principal Capital Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 30 June 2023

	Consolidated financial information							
	For the six-month period ended 30 June							
	Healthcare services business		Property development and rental business		Eliminations		Total	
	2023	2022	2023	2022	2023	2022	2023	2022
	Million Baht	Million Baht	Million Baht	Million Baht	Million Baht	Million Baht	Million Baht	Million Baht
Revenues from sales and services								
External customers	2,215.9	3,633.3	279.4	203.2	-	-	2,495.3	3,836.5
Inter-segment	119.6	259.5	42.8	43.9	(162.4)	(303.4)	-	-
Total	2,335.5	3,892.8	322.2	247.1	(162.4)	(303.4)	2,495.3	3,836.5
Gross profit (loss)	440.6	1,501.1	138.1	105.5	(175.3)	(264.2)	403.4	1,342.4
Selling and administrative expenses	(897.6)	(759.5)	(129.1)	(157.9)	161.5	316.3	(865.2)	(601.1)
Profit (loss) before income tax expense	(505.3)	749.7	216.3	(55.3)	(247.8)	44.6	(536.8)	739.0
Income tax (expense) income	(25.8)	(107.6)	(0.3)	0.2	20.3	(9.5)	(5.8)	(116.9)
Profit (loss) for the period	(531.1)	642.1	216.0	(55.1)	(227.4)	35.1	(542.5)	622.1
Timing of revenue recognition								
At a point in time	1,924.6	2,517.7	8.0	6.7	(43.3)	(18.8)	1,889.3	2,505.6
Over time	410.9	1,375.1	314.2	240.4	(119.1)	(284.6)	606.0	1,330.9
Total revenue	2,335.5	3,892.8	322.2	247.1	(162.4)	(303.4)	2,495.3	3,836.5
As at 30 June								
Investment property, net	-	15.1	1,092.2	1,130.2	-	-	1,092.2	1,145.3
Property, plant and equipment, net	8,268.7	7,693.4	3,315.8	3,397.2	-	-	11,584.5	11,090.6
Goodwill	2,009.0	1,824.0	-	-	-	-	2,009.0	1,824.0
Total assets	13,878.8	14,047.1	8,932.7	8,455.8	(5,478.3)	(4,188.2)	17,333.2	18,314.7

Principal Capital Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 30 June 2023

6 Fair value

The following table presents financial assets that are measured at fair value, excluding where its fair value is approximating the carrying amount.

	Consolidated financial information							
	Level 1		Level 2		Level 3		Total	
	30 June 2023	31 December 2022	30 June 2023	31 December 2022	30 June 2023	31 December 2022	30 June 2023	31 December 2022
	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht
Assets								
Financial assets measured at fair value through profit or loss								
Debt investments (Note 7)	-	-	30,010	581,994	-	-	30,010	581,994
Equity Instruments (Note 7)	-	-	-	-	611	330	611	330
	Separate financial information							
	Level 1		Level 2		Level 3		Total	
	30 June 2023	31 December 2022	30 June 2023	31 December 2022	30 June 2023	31 December 2022	30 June 2023	31 December 2022
	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht
Assets								
Financial assets measured at fair value through profit or loss								
Debt investments (Note 7)	-	-	30,002	581,986	-	-	30,002	581,986
Equity Instruments (Note 7)	-	-	-	-	330	330	330	330

7 Financial assets measured at fair value through profit or loss

Movements of investments in trading securities and investments in equity instruments for the six-month period ended 30 June 2023 is as follows:

	Consolidated financial information		Separate financial information	
	Trading securities Thousand Baht	Investments in equity instruments Thousand Baht	Trading securities Thousand Baht	Investments in equity instruments Thousand Baht
Opening balance	581,994	330	581,986	330
Additions	210,000	281	210,000	-
Disposals	(761,986)	-	(761,986)	-
Change in fair value	2	-	2	-
Closing balance	30,010	611	30,002	330

Principal Capital Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 30 June 2023

8 Trade receivables, other receivables and prepayments, net

	Consolidated financial information		Separate financial information	
	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht
Trade receivables - third parties	660,884	982,805	272,063	518,092
Trade receivables - related parties (Note 20)	233	230	7,887	7,438
Accrued income	28,200	30,945	3,364	5,242
<u>Less</u> allowance for expected credit losses	(236,356)	(32,649)	(186,041)	(21,544)
Trade receivables, net	452,961	981,331	97,273	509,228
Prepaid expenses	37,069	22,866	5,799	4,091
Advance expenses	6,849	8,742	1,777	4,978
Other receivables - related parties (Note 20)	698	1,006	-	-
Other receivables - third parties	19,327	24,474	11,448	14,668
	516,904	1,038,419	116,297	532,965

Outstanding trade accounts receivable - third parties can be analysed as follows:

	Consolidated financial information		Separate financial information	
	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht
Not overdue (due within 1 month)	182,107	149,884	21,235	21,650
Overdue				
Up to 3 months	161,553	171,163	41,270	39,389
3 - 6 months	31,797	125,105	8,343	80,693
6 - 12 months	69,808	382,373	51,976	264,083
Over 12 months	215,619	154,280	149,239	112,277
	660,884	982,805	272,063	518,092
<u>Less</u> allowance for expected credit losses	(236,356)	(32,649)	(186,041)	(21,544)
	424,528	950,156	86,022	496,548

Principal Capital Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 30 June 2023

Outstanding trade accounts receivable - related parties can be analysed as follows:

	Consolidated financial information		Separate financial information	
	30 June 2023	31 December 2022	30 June 2023	31 December 2022
	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht
Not overdue (due within 1 month)	233	230	6,936	7,403
Overdue				
Up to 3 months	-	-	586	-
3 - 6 months	-	-	331	-
6 - 12 months	-	-	34	35
	233	230	7,887	7,438

The Group and the Company recognised loss from allowance for expected credit loss for trade receivables from the National Health Security Office amounting to Baht 197.8 million and 159.7 million as administrative expenses respectively. These expenses recognised in profit and loss for the current period. This is because management considers that such receivables significantly increase credit risk.

9 Investments in subsidiaries

9.1 Investment details

As at 30 June 2023, there is no change of investments in subsidiaries from the year ended 31 December 2022.

9.2 Movements of investments

Movements of investment in subsidiaries for the six-month period ended 30 June 2023 and 2022 are as follows:

	Separate financial information	
	30 June 2023	30 June 2022
	Thousand Baht	Thousand Baht
Opening net book value	10,283,803	8,012,155
Increase in investment	-	2,400,000
Liquidation of a subsidiary	-	(75,000)
Capital repayment	-	(53,352)
Closing net book value	10,283,803	10,283,803

9.3 Joint operation

Dental clinic

The Company has a 40.00% interest in a dental clinic joint operation. The joint operation is between the Company and a non-related company with the common objective of the dental clinic management and operation.

The joint operation agreement involved in the dental clinic requires unanimous consent from all parties for all relevant activities. The Company and its counterparty have direct rights in the dental clinic's assets, and each party is liable for any liabilities the dental clinic incurs in proportion to its interest. The dental clinic is therefore classified as a joint operation and the Group recognises its direct right to the jointly held assets, liabilities, revenues and expenses according to the contract.

10 Investment property, net

The movements of investment property during the six-month period ended 30 June 2023 are as follows:

	Consolidated financial information Thousand Baht	Separate financial information Thousand Baht
Opening net book amount	1,127,532	-
Reclassified as property, plant and equipment (Note 11)	(14,571)	-
Additions	823	-
Depreciation charges	(21,605)	-
Closing net book amount	1,092,179	-

As at 1 January 2023, the Group has reclassified investment property as property, plant and equipment due to the change in purpose of use of residential buildings to medical service areas (Note 11).

As of 30 June 2023, the Group has released the mortgage of land and buildings from the collateral used for credit facilities received from financial institutions (Note 16) (31 December 2022 : Baht 1,006.1 million).

11 Property, plant and equipment, net

The movements of property, plant and equipment during the six-month period ended 30 June 2023 are as follows:

	Consolidated financial information Thousand Baht	Separate financial information Thousand Baht
Opening net book amount	11,412,617	1,840,258
Business combination (Note 17)	72,537	-
Additions	350,082	76,204
Reclassified from investment property (Note 10)	14,571	-
Reclassified from right-of-use assets (Note 13)	348	-
Disposals, net	(1,718)	(786)
Depreciation charges	(263,979)	(42,006)
Closing net book amount	11,584,458	1,873,670

As at 30 June 2023, the Group and the Company's land and buildings of net book value of Baht 8,399.9 million and Baht 1,758.6 million, respectively, (31 December 2022 : Baht 8,300.6 million and Baht 1,744.2 million) have been pledged as securities for borrowing facilities from financial institutions (Note 16).

For the six-month period ended 30 June 2023, borrowing costs totalling Baht 0.2 million (31 December 2022 : Baht 0.1 million), arising from financing specifically entered into for the construction of building, were capitalised during the period.

12 Intangible assets, net

The movements of intangible assets during the six-month period ended 30 June 2023 are as follows:

	Consolidated financial information Thousand Baht	Separate financial information Thousand Baht
Opening net book amount	265,942	3,222
Business combination (Note 17)	326	-
Additions	12,996	214
Amortisation charges	(35,637)	(498)
Closing net book amount	243,627	2,938

13 Right-of-use assets, net

The movements of right-of-use assets during the six-month period ended 30 June 2023 are as follows:

	Consolidated financial information Thousand Baht	Separate financial information Thousand Baht
Opening net book amount	474,328	123,336
Additions	106,050	90,635
Reclassified as property, plant and equipment (Note 11)	(348)	-
Lease termination	(774)	-
Depreciation charges	(59,964)	(14,422)
Closing net book amount	519,292	199,549

As at 30 June 2023, the Group's right-of-use assets of net book value of Baht 12.3 million (31 December 2022 : Baht 12.3 million) has been pledged as securities for borrowing facilities from a financial institution (Note 16).

14 Other non-current assets

	Consolidated financial information		Separate financial information	
	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht
Assets received from acquisition of a subsidiary on purchase price allocation process (Note 17)	504,713	-	-	-
Creditable withholding tax	136,359	119,762	60,175	54,151
Deposit for construction	7,910	11,902	1,958	3,974
Guarantee rental	15,487	15,314	-	-
Advance expenses for land purchase deposit (Note 20)	15,000	-	15,000	-
Others	36,595	45,769	2,476	13,112
	716,064	192,747	79,609	71,237

Principal Capital Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 30 June 2023

15 Trade and other payables

	Consolidated financial information		Separate financial information	
	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht
Trade accounts payable - third parties	219,630	216,637	18,853	18,905
Trade accounts payable - related parties (Note 20)	733	705	7,272	9,014
Other payables - third parties	136,256	300,050	25,544	27,967
Other payables - related parties (Note 20)	-	-	392	-
Hospital acquisition payables	86,174	53,735	-	-
Accrued expenses	250,649	191,673	27,326	21,999
Accrued medical service contract expenses	56,630	31,668	1,638	5,635
	750,072	794,468	81,025	83,520

16 Borrowings

	Consolidated financial information		Separate financial information	
	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht
Current				
Short-term borrowings				
- Bank borrowings	1,324,617	1,024,538	1,324,617	1,024,538
- Accrued interest	111	98	111	98
Short-term borrowings from related parties (Note 20)				
- Borrowings from related parties	-	-	456,000	500,000
- Accrued interest	-	-	4,798	15,554
Current portion of long-term borrowings				
- Bank borrowings	274,023	326,968	19,127	113,363
- Accrued interest	1,110	968	20	198
- Lease liabilities	120,766	131,494	48,020	40,166
Current portion of long-term borrowings from a subsidiary (Note 20)				
- Accrued interest	-	-	4,726	4,844
Total current borrowings	1,720,627	1,484,066	1,857,419	1,698,761
Non-current				
Long-term borrowings				
- Bank borrowings	4,043,316	4,112,668	140,598	579,082
- Lease liabilities	241,016	213,702	95,740	53,296
Long-term borrowings from a subsidiary (Note 20)				
- Borrowings from a subsidiary	-	-	1,500,000	1,500,000
Total non-current borrowings	4,284,332	4,326,370	1,736,338	2,132,378
Total borrowings	6,004,959	5,810,436	3,593,757	3,831,139

Principal Capital Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 30 June 2023

The borrowings include secured liabilities in a total amount of Baht 4,318.4 million (31 December 2022 : Baht 4,442.0 million). Borrowings from financial institutions are secured by land and buildings of the Group (Notes 10, 11 and 13).

The movements of borrowings during the six-month period ended 30 June 2023 (excluding lease liabilities) are analysed as follows:

	Consolidated financial information Thousand Baht	Separate financial information Thousand Baht
Opening balance	5,465,240	3,737,677
Borrowings received during the period		
- principle	805,625	424,625
- interest	88,590	44,964
Borrowings repaid during the period		
- principle	(647,492)	(702,164)
- interest	(70,048)	(56,003)
Amortisation of financing fee	1,262	898
Closing balance	5,643,177	3,449,997

17 Business Combination

On 1 April 2023, a subsidiary acquired and accepted of entire business transfer of Ruamphat Phitsanulok Hospital, a private hospital operating in Phitsanulok. The purpose of the acquisition was to create a hub-and-spoke model for the Group's hospitals and enhance the profitability of the Group in the future.

The estimate amounts of asset below are provisional amounts of assets acquired and liabilities assumed at the date of business combination.

	Thousand Baht
Deposit for hospital acquisition	84,219
Present value of business acquisition payables	484,555
Net purchase consideration	568,774

Principal Capital Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 30 June 2023

	Provisional amount Thousand Baht
Cash and cash equivalents	8,978
Trade and other receivables	7,225
Inventories	2,942
Other current assets	55
Property, plant and equipment	72,537
Intangible assets	326
Other non-current assets	2
Trade and other payables	(20,245)
Other current liabilities	(358)
Employee benefit obligations	(7,401)
Net identifiable assets acquired (100.00%)	64,061
<u>Add</u> assets received from acquisition of a subsidiary on purchase price allocation process	504,713
	568,774

Net identifiable assets acquired from business combination are provisional amounts at the dated of business combination. As at 30 June 2023, the initial accounting for the business combination was still incomplete. The adjustments to the provisional fair values of assets, liabilities acquired in a business combination will be made once the measurement has been done.

18 Share capital and premium on share capital

	Authorised share capital		Issued and paid-up share capital			
	Number of shares	Ordinary shares Thousand Baht	Number of shares	Ordinary shares Thousand Baht	Share premium Thousand Baht	Total Thousand Baht
As at 1 January 2022	3,808,570,502	3,808,571	3,808,570,502	3,808,571	6,233,379	10,041,950
Increase in authorised share capital	380,857,050	380,857	-	-	-	-
As at 31 December 2022	4,189,427,552	4,189,428	3,808,570,502	3,808,571	6,233,379	10,041,950
Issuance of shares	-	-	-	-	-	-
As at 30 June 2023	4,189,427,552	4,189,428	3,808,570,502	3,808,571	6,233,379	10,041,950

The total number of issued and paid-up ordinary shares is 3,808,570,502 shares (31 December 2022 : 3,808,570,502 shares) with a par value of Baht 1 per share (31 December 2022 : Baht 1 per share).

19 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 period, excluding treasury shares.

	For the three-month period ended 30 June			
	Consolidated financial information		Separate financial information	
	2023	2022	2023	2022
Net profit (loss) attributable to ordinary shareholders of the Company (Baht)	(374,400,925)	134,803,766	(281,959,152)	32,909,579
Weighted average number of ordinary shares outstanding (shares)	3,808,570,502	3,808,570,502	3,808,570,502	3,808,570,502
Earnings (loss) per share (Baht per share)	(0.098)	0.035	(0.074)	0.009
	For the six-month period ended 30 June			
	Consolidated financial information		Separate financial information	
	2023	2022	2023	2022
Net profit (loss) attributable to ordinary shareholders of the Company (Baht)	(514,901,687)	555,673,239	(144,970,447)	182,790,216
Weighted average number of ordinary shares outstanding (shares)	3,808,570,502	3,808,570,502	3,808,570,502	3,808,570,502
Earnings (loss) per share (Baht per share)	(0.135)	0.146	(0.038)	0.048

There is no diluted earnings per share during the period ended 30 June 2023 and 2022.

20 Related party transactions

The Company's shares are held by the Viddayakorn Family in the proportions of 68.61%. The remaining 31.39% of the shares are widely held.

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

Principal Capital Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 30 June 2023

The following material transactions were carried out with related parties:

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

	For the three-month period ended 30 June			
	Consolidated financial information		Separate financial information	
	2023 Thousand Baht	2022 Thousand Baht	2023 Thousand Baht	2022 Thousand Baht
Revenue from services				
Subsidiaries	-	-	18,815	17,636
Related parties	645	1,430	645	645
	645	1,430	19,460	18,281
Revenue from rental				
Related parties	295	235	-	-
Interest income				
Subsidiaries	-	-	11,250	4,174
Rental and its related service fees				
Subsidiaries	-	-	2,297	2,265
Service fees				
Subsidiaries	-	-	5,936	27,278
Related parties	1,865	1,754	-	-
	1,865	1,754	5,936	27,278
Interest expenses				
Subsidiaries	-	-	13,068	15,593
Related parties	-	2,784	-	-
	-	2,784	13,068	15,593

Principal Capital Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 30 June 2023

	For the six-month period ended 30 June			
	Consolidated financial information		Separate financial information	
	2023 Thousand Baht	2022 Thousand Baht	2023 Thousand Baht	2022 Thousand Baht
Revenue from services				
Subsidiaries	-	-	38,434	35,259
Related parties	1,290	4,358	1,290	1,290
	1,290	4,358	39,724	36,549
Revenue from rental				
Related parties	693	483	-	-
Interest income				
Subsidiaries	-	-	19,217	12,993
Rental and its related service fees				
Subsidiaries	-	-	4,532	4,392
Related parties	-	1,901	-	-
	-	1,901	4,532	4,392
Service fees				
Subsidiaries	-	-	10,232	80,547
Related parties	3,768	3,448	-	-
	3,768	3,448	10,232	80,547
Interest expenses				
Subsidiaries	-	-	26,630	22,595
Related parties	-	5,530	-	-
	-	5,530	26,630	22,595

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

	Consolidated financial information		Separate financial information	
	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht
Accounts receivable				
Subsidiaries	-	-	7,654	7,208
Related parties	233	230	233	230
	233	230	7,887	7,438
Other accounts receivable				
Related parties	698	1,006	-	-
Advance expenses for land purchase deposit				
A related person	15,000	-	15,000	-
Deposits				
A subsidiary	-	-	1,947	1,947
Lease receivables				
A subsidiary	-	-	2,453	3,342
Accounts payable				
Subsidiaries	-	-	7,272	9,014
Related parties	733	705	-	-
	733	705	7,272	9,014
Other payable				
Related parties	-	-	392	-
Accrued expenses				
Subsidiaries	-	-	2,922	6,825

Principal Capital Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 30 June 2023

c) Loans to subsidiaries

The movements of short-term loans to subsidiaries during the six-month period ended 30 June 2023 and 2022 are analysed as follows:

	Separate financial information	
	30 June 2023 Thousand Baht	30 June 2022 Thousand Baht
Opening balance	129,307	-
Loans advanced during the period		
- principle	294,526	-
- interest	687	-
Loans repayment received during the period		
- principle	(259,332)	-
- interest	(711)	-
Closing balance	164,477	-
Short-term loans	164,208	-
Accrued interest	269	-

Short-term loans to subsidiaries met the terms and conditions of borrowing. An interest rate from source of borrowings plus 1.00% and 1.50% per annum are due within 6 months from the borrowing date.

The movements of long-term loans to a subsidiary during the six-month period ended 30 June 2023 and 2022 are analysed as follows:

	Separate financial information	
	30 June 2023 Thousand Baht	30 June 2022 Thousand Baht
Opening balance	1,114,215	2,821,573
Loans advanced during the period		
- principle	800,000	1,106,000
- interest	18,476	12,907
Loans repayment received during the period		
- principle	(351,500)	(3,052,500)
- interest	(11,942)	(8,258)
Closing balance	1,569,249	879,722
Long-term loans	1,503,492	821,000
Accrued interest	65,757	58,722

Long-term loans 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% per annum (30 June 2022 : an interest rate from source of borrowings plus 0.50% per annum) are due within 3 years from the borrowing date.

Principal Capital Public Company Limited
Condensed Notes to Interim Financial Information (Unaudited)
For the interim period ended 30 June 2023

d) Borrowings from related parties

The movements of short-term borrowings from related parties during the six-month period ended 30 June 2023 and 2022 are analysed as follows:

	Consolidated financial information		Separate financial information	
	30 June 2023 Thousand Baht	30 June 2022 Thousand Baht	30 June 2023 Thousand Baht	30 June 2022 Thousand Baht
Opening balance	-	287,271	515,554	520,132
Borrowings received during the period				
- principle	-	-	125,000	262,755
- interest	-	5,530	5,244	8,062
Borrowings repaid during the period				
- principle	-	(15,000)	(169,000)	-
- interest	-	-	(16,000)	(1,601)
Closing balance	-	277,801	460,798	789,348
Short-term borrowings				
- subsidiaries	-	-	456,000	778,914
- related parties	-	250,000	-	-
Accrued interest				
- subsidiaries	-	-	4,798	10,434
- related parties	-	27,801	-	-

The Company has short-term borrowings from subsidiaries to serve normal operation which carry an interest rate of 3.25% per annum and of 12-month fixed deposit plus 1.00% per annum (30 June 2022 : interest rate of 3.25% per annum and of 12-month fixed deposit plus 1.00% per annum) are due within 6 months from the borrowing date.

The movements of long-term borrowings from a subsidiary during the six-month period ended 30 June 2023 are analysed as follows:

	Separate financial information Thousand Baht
Opening balance	1,504,844
Borrowings received during the period	
- interest	21,385
Borrowings repaid during the period	
- interest	(21,503)
Closing balance	1,504,726
Long-term borrowings	1,500,000
Accrued interest	4,726

Long-term borrowings from a subsidiary met the terms and conditions of borrowing and have bear an interest rate 3.25% per annum and are due within 3 years from the borrowing date.

e) **Key management compensation of the Group**

Key management compensation is as follows:

	For the three-month period ended 30 June			
	Consolidated financial information		Separate financial information	
	2023	2022	2023	2022
	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht
Short-term benefits	27,030	19,392	14,007	6,330
Retirement benefits	1,179	811	297	404
	28,209	20,203	14,304	6,734
	For the six-month period ended 30 June			
	Consolidated financial information		Separate financial information	
	2023	2022	2023	2022
	Thousand Baht	Thousand Baht	Thousand Baht	Thousand Baht
Short-term benefits	50,468	40,169	22,703	13,235
Retirement benefits	2,102	2,872	297	808
	52,570	43,041	23,000	14,043

21 Letter of guarantees

As at 30 June 2023, the Company had letters of guarantee issued by financial institutions of Baht 8.5 million (31 December 2022 : Baht 8.5 million) in respect of certain performance bonds in relation for medical services and guaranteeing electricity usages with Metropolitan Electricity Authority as required in the normal course of business.

As at 30 June 2023, the Group had letters of guarantee issued by financial institutions of Baht 27.8 million (31 December 2022 : Baht 31.5 million) in respect of certain performance bonds in relation for medical services and guaranteeing electricity usages with Metropolitan Electricity Authority and Provincial Electricity Authority and guaranteeing gasoline filling as required in the normal course of business.

22 Commitments

22.1 Capital commitments

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

	Consolidated financial information		Separate financial information	
	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht
Plant and equipment	50,796	207,423	47,781	12,219

22.2 Lease and service agreement commitments

The Group has entered into low-value assets leases agreement and short-term leases agreement with lease term less than 1 year which are non-cancellable lease agreements in respect to leases of equipment and its related service agreements. The terms are between 1 to 5 years. The future aggregate minimum lease payments under non-cancellable leases are as follows:

	Consolidated financial information		Separate financial information	
	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht	30 June 2023 Thousand Baht	31 December 2022 Thousand Baht
Not later than 1 year	51,765	30,422	3,595	2,374
Later than 1 year but not later than 5 years	26,909	29,216	638	623
More than 5 years	-	4,787	-	-
	78,674	64,425	4,233	2,997

22.3 Long-term service commitments

As at 30 June 2023, the Group have a contractual commitment with a few well-known international standard hotel chains to manage the Group's serviced apartments.

There are no significant changes in the contractual commitment from the disclosed information on 31 December 2022 financial statements.

23 Authorisation of financial information

The interim consolidated and separate financial information was authorised for issue by the board of directors on 9 August 2023.

24 Events occurring after the reporting date

The Company establishment

At the Board of Directors' meeting of Principal Capital Public Company Limited held on 9 August 2023, the Board of Directors passed a resolution to approve an establishment of Principal Healthcare - Mukdahan Co., Ltd. in order to support its business expansion and hospital operation in Mukdahan province with authorised share capital of Baht 300 million (30 million shares of a par value of Baht 10). Principal Healthcare Co., Ltd. will hold 99.99% interest in Principal Healthcare - Mukdahan Co., Ltd.

At the Board of Directors' meeting of Principal Capital Public Company Limited held on 9 August 2023, the Board of Directors passed a resolution to approve an establishment of Principal Next Co., Ltd. in order to invest in new businesses or alternative businesses related to healthcare business with authorised share capital of Baht 200 million (20 million shares of a par value of Baht 10). The Company will hold 99.99% interest in Principal Next Co., Ltd.