

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED
FINANCIAL STATEMENT
DECEMBER 31, 2024
AND AUDITOR'S REPORT

Independent auditor's report

To the Shareholders of Newcity (Bangkok) Public Company Limited

Opinion

I have audited the equity method is applied and the separate financial statements of Newcity (Bangkok) Public Company Limited which comprise the statements of financial position in which the equity method is applied and the separate statement of financial position as at December 31, 2024, the statement of comprehensive income in which the equity method is applied and the separate statements of comprehensive income, the related statement of changes in shareholders' equity in which the equity method is applied and separate statement of changes in shareholder's equity and cash flows in which the equity method is applied and separate statement of cash flows for the year then ended, and notes to the financial statement, including a summary of significant accounting policies.

In my opinion, accompanying financial statement in which the equity method is applied and separate financial statements referred to above present fairly, in all material respects the financial position of Newcity (Bangkok) Public Company Limited as at December 31, 2024, their financial performance and cash flows for the year then ended in accordance with Thai Financial Reporting Standards.

Basis for Opinion

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

Key audit matters

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

Valuation of inventories

As describe in note 3.6 and note 7 to the financial statement, As December 31, 2024 the Company has significant amount of inventory Baht 309 million (37% total asset), which stated at the lower of cost and net realizable value. the Company is distribution of pantyhose, cosmetics, innerwear and exercise outfits, And the management used information from inventories aging analysis report and individual obsolete stock analysis report to consider the allowance for inventories declining value, and the net realizable value consideration from selling price after the end period.

Methods of Inspection

- Inquired the management, and considered reasonableness of the policy regarding setup allowance for inventories declining value.
- Tested compliant of the allowance for inventories declining value to the policy.
- Test the calculation of the allowance for inventories declining value by comparing cost of inventories and net realizable value.
- Checked the aging report of inventories.
- Tested the internal control related to the calculation of inventories cost.
- Observed the inventory count.
- Considered the adequacy of information disclosure related to the measurement of inventories.

Revenue recognition

The Company is distribution of pantyhose, cosmetics, innerwear and exercise outfits, has many sales channels; such as credit-term sales, wholesale, point of sales, sell direct to customer and online. Revenue is recognized at the point in time when control of asset is transferred to customer, Revenue from sales should not be recognized if the management still has control or management of the products already sold. Revenue recognize is significant in the audit due to there is sizes and number of many transactions.

Methods of Inspection

- Inquired the management, and understand sales types.
- Understanding and assessing the design and testing the operating effectiveness of internal controls related to recognition of the consignment sales
- Substantive test content of sales transactions occurring in the year.
- Cut off sale.
- Sale confirmation.
- Considered the adequacy of information disclosure related to the measurement of inventories.

Other information

Management is responsible for the other information. The other information comprise the information included in annual report but does not include the 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 financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the 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 those charged with governance for correction of the misstatement.

Responsibilities of Management and those charged with governance for the equity method is applied and separate financial statements

Management is responsible for the preparation and fair presentation of the equity method is applied and separate financial statements in accordance with Thai Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the equity method is applied and separate financial statements, management is responsible for assessing 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditor's responsibilities for the equity method is applied and separate financial statements audit of financial statements

My objectives are to obtain reasonable assurance about whether the equity method is applied 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 Thai Standards on Auditing 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 financial statements.

As part of an audit in accordance with Thai Standards on Auditing, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the equity method is applied 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 Company internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's 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 Company 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 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 Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the equity method is applied and separate financial statements, including the disclosures, and whether the 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 those charged with governance 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 those charged with governance 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 those charged with governance, I determine those matters that were of most significance in the audit of the 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.

The engagement partner on the audit resulting in this independent auditor's report is Mrs. Kojchamon Sunhuan

(Ms.Kojchamon Sunhuan)

Certified Public Accountant

Registration No. 11536

Karin Audit Company Limited

Bangkok

February 21, 2025

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

STATEMENTS OF FINANCIAL POSITION

AS AT DECEMBER 31, 2024

ASSETS

		In Baht				
		Financial statements in which the equity method is applied		Separate financial statements		
Note		December 31,2024	December 31,2023	December 31,2024	December 31,2023	
CURRENT ASSETS						
	Cash and cash equivalents	5	56,593,567	23,554,261	56,593,567	23,554,261
	Trade and other current accounts receivable - net	4,6	100,851,495	103,333,623	100,851,495	103,333,623
	Inventories - net	7	308,959,712	322,241,638	308,959,712	322,241,638
	Total current assets		466,404,774	449,129,522	466,404,774	449,129,522
NON CURRENT ASSETS						
	Other non current financial assets	8	229,864,647	236,469,716	229,864,647	236,469,716
	Investment in associate - net	9	43,011,413	45,630,562	62,860,135	64,176,500
	Investment property - net	10	3,868,638	3,868,638	3,868,638	3,868,638
	Property, plant and equipment - net	11	21,128,737	22,231,195	21,128,737	22,231,195
	Right of use assets - net	12	1,133,268	1,670,045	1,133,268	1,670,045
	Other intangible assets - net	13	1,860,640	2,142,577	1,860,640	2,142,577
	Deferred tax assets	14	31,820,874	30,994,605	33,235,331	32,145,788
	Other non current assets		4,494,267	4,440,936	4,494,267	4,440,936
	Total non current assets		337,182,484	347,448,274	358,445,663	367,145,395
	TOTAL ASSETS		803,587,258	796,577,796	824,850,437	816,274,917

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED
STATEMENTS OF FINANCIAL POSITION (CONT.)
AS AT DECEMBER 31, 2024

LIABILITIES AND SHAREHOLDERS' EQUITY

		In Baht			
		Financial statements in which the equity method is applied		Separate financial statements	
Note		December 31,2024	December 31,2023	December 31,2024	December 31,2023
CURRENT LIABILITIES					
Bank overdrafts and short term loans from financial institutions	15	171,278,557	169,998,894	171,278,557	169,998,894
Trade and other current payables	16	85,251,729	81,875,757	85,251,729	81,875,757
Current position of lease liabilities	17	97,439	84,640	97,439	84,640
Current employee benefit obligations	18	1,901,798	2,503,641	1,901,798	2,503,641
Total current liabilities		258,529,523	254,462,932	258,529,523	254,462,932
NON CURRENT LIABILITIES					
Deferred tax liabilities	14	37,225,006	38,546,020	37,225,006	38,546,020
Lease liabilities	17	111,891	164,566	111,891	164,566
Non current employee benefit obligations	18	25,921,311	27,415,137	25,921,311	27,415,137
Other non current liabilities		3,168,019	3,147,819	3,168,019	3,147,819
Total non current liabilities		66,426,227	69,273,542	66,426,227	69,273,542
Total liabilities		324,955,750	323,736,474	324,955,750	323,736,474
SHAREHOLDERS' EQUITY					
Authorized share capital					
149,510,000 shares, Baht 1 par value	19	149,510,000	149,510,000	149,510,000	149,510,000
Issued and paid share capital					
149,510,000 shares, Baht 1 par value	19	149,510,000	149,510,000	149,510,000	149,510,000
Retained earnings					
- Legal reserve	20	14,951,000	14,951,000	14,951,000	14,951,000
- Unappropriated		183,448,795	172,147,307	205,164,119	192,523,820
Other components of shareholders' equity		130,721,713	136,233,015	130,269,568	135,553,623
Total shareholders' equity		478,631,508	472,841,322	499,894,687	492,538,443
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY		803,587,258	796,577,796	824,850,437	816,274,917

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED DECEMBER 31, 2024

		In Baht				
		Financial statements in which the equity method is applied		Separate financial statements		
Note		2024	2023	2024	2023	
REVENUES						
	Net sales	25	502,931,211	525,243,522	502,931,211	525,243,522
	Dividend income		6,292,103	4,194,245	6,292,103	4,194,245
	Other income		3,337,419	2,402,058	3,337,419	2,402,058
	Total revenues		512,560,733	531,839,825	512,560,733	531,839,825
EXPENSES						
	Cost of sales		334,453,898	334,873,745	334,453,898	334,873,745
	Distribution cost		118,551,030	126,362,964	118,551,030	126,362,964
	Administrative expenses		39,817,402	41,682,935	39,817,402	41,682,935
	Impairment of investments in associates		-	-	1,316,365	1,257,203
	Finance costs		5,827,474	5,650,113	5,827,474	5,650,113
	Total expenses		498,649,804	508,569,757	499,966,169	509,826,960
	Share of loss from investment in associates		(2,391,902)	(752,147)	-	-
	Profit before income tax	14	11,519,027	22,517,921	12,594,564	22,012,865
	Tax expenses (revenues)	14	(826,269)	1,764,007	(1,089,543)	1,512,567
	Profit for the year	23	12,345,296	20,753,914	13,684,107	20,500,298

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED
STATEMENTS OF COMPREHENSIVE INCOME (CONT.)
FOR THE YEAR ENDED DECEMBER 31, 2024

		In Baht			
		Financial statements in which the equity method is applied		Separate financial statements	
Note		2024	2023	2024	2023
	Other comprehensive income				
	24				
	Items that will be reclassified				
	subsequently to profit or loss (net of tax) :				
	- Share of other comprehensive profit of associate	(227,247)	2,615	-	-
	Items that will not be reclassified				
	subsequently to profit or loss (net of tax) :				
	- (Loss) from valuation of securities listed on the stock exchange	(5,764,123)	(7,174,254)	(5,764,123)	(7,174,254)
	- Profit from valuation non marketable securities	480,068	1,841,480	480,068	1,841,480
	- Actuarial gain for employee benefit	1,946,392	4,322,998	1,946,392	4,322,998
	Other comprehensive (loss) for the year - net	(3,564,910)	(1,007,161)	(3,337,663)	(1,009,776)
	Total comprehensive income for the year	8,780,386	19,746,753	10,346,444	19,490,522
	Basic earnings profit per share (Baht per share)	0.08	0.14	0.09	0.14
	Weighted average number of common shares (shares)	149,510,000	149,510,000	149,510,000	149,510,000

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED
STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE YEAR ENDED DECEMBER 31, 2024

Financial statements in which the equity method is applied (In Baht)

Note	Other components of shareholders' equity								
	Issued and paid - up share capital	Retained earning		Profit (loss)	Profit (loss)	Share of (loss)	Total other		Total shareholders' equity
		Legal reserve	Unappropriated	from valuation of securities listed on the stock exchange	from valuation non marketable securities	from investment in associates	Actuarial gain for employee benefit	components of shareholders' equity	
Balance as at January 1, 2023	149,510,000	14,951,000	149,163,520	117,436,969	23,449,428	676,777	-	141,563,174	455,187,694
Transferred to retained earnings	-	-	4,322,998	-	-	-	(4,322,998)	(4,322,998)	-
Dividend payment	21	-	(2,093,125)	-	-	-	-	-	(2,093,125)
Profit for the year	-	-	20,753,914	-	-	-	-	-	20,753,914
Other comprehensive income (loss) for the year	24	-	-	(7,174,254)	1,841,480	2,615	4,322,998	(1,007,161)	(1,007,161)
Balance as at December 31, 2023	149,510,000	14,951,000	172,147,307	110,262,715	25,290,908	679,392	-	136,233,015	472,841,322
Transferred to retained earnings	-	-	1,946,392	-	-	-	(1,946,392)	(1,946,392)	-
Dividend payment	21	-	(2,990,200)	-	-	-	-	-	(2,990,200)
Profit for the year	-	-	12,345,296	-	-	-	-	-	12,345,296
Other comprehensive income (loss) for the year	24	-	-	(5,764,123)	480,068	(227,247)	1,946,392	(3,564,910)	(3,564,910)
Balance as at December 31, 2024	149,510,000	14,951,000	183,448,795	104,498,592	25,770,976	452,145	-	130,721,713	478,631,508

The accompanying notes are an integral part of this financial statements.

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED
STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE YEAR ENDED DECEMBER 31, 2024

Separate financial statements (In Baht)								
				Other components of shareholders' equity				Total shareholders' equity
Note	Issued and paid - up share capital	Retained earning		Profit (loss) from valuation of securities listed on the stock exchange	Profit (loss) from valuation non marketable securities	Actuarial gain for employee benefit	Total other components of shareholders' equity	
		Legal reserve	Unappropriated					
Balance as at January 1, 2023	149,510,000	14,951,000	169,793,649	117,436,969	23,449,428	-	140,886,397	475,141,046
Transferred to retained earnings	-	-	4,322,998	-	-	(4,322,998)	(4,322,998)	-
Dividend payment	21	-	(2,093,125)	-	-	-	-	(2,093,125)
Profit for the year	-	-	20,500,298	-	-	-	-	20,500,298
Other comprehensive income (loss) for the year	24	-	-	(7,174,254)	1,841,480	4,322,998	(1,009,776)	(1,009,776)
Balance as at December 31, 2023	149,510,000	14,951,000	192,523,820	110,262,715	25,290,908	-	135,553,623	492,538,443
Transferred to retained earnings	-	-	1,946,392	-	-	(1,946,392)	(1,946,392)	-
Dividend payment	21	-	(2,990,200)	-	-	-	-	(2,990,200)
Profit for the year	-	-	13,684,107	-	-	-	-	13,684,107
Other comprehensive income (loss) for the year	24	-	-	(5,764,123)	480,068	1,946,392	(3,337,663)	(3,337,663)
Balance as at December 31, 2024	149,510,000	14,951,000	205,164,119	104,498,592	25,770,976	-	130,269,568	499,894,687

The accompanying notes are an integral part of this financial statements.

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

STATEMENTS OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2024

	In Baht				
	Note	Financial statements in which the equity method is applied		Separate financial statements	
		2024	2023	2024	2023
Cash flows from operating activities					
Profit for the year		12,345,296	20,753,914	13,684,107	20,500,298
Adjustment of gain (loss) on cash received (paid)					
Adjusted Interest income		(251,571)	(187,435)	(251,571)	(187,435)
Adjusted finance costs		5,827,474	5,650,113	5,827,474	5,650,113
Adjusted trade and other accounts receivable decrease		2,533,058	11,464,470	2,533,058	11,464,470
Adjusted inventories (increase) decrease		13,345,521	6,922,527	13,345,521	6,922,527
Adjusted other non - current assets (increase)		(53,331)	1,589,661	(53,331)	1,589,661
Adjusted trade and other current payables increase (decrease)		3,416,492	(24,960,863)	3,416,492	(24,960,863)
Adjusted (profit) losses from lease modifications		36,110	-	36,110	-
Adjusted other non - current liabilities increase (decrease)		20,200	(117,400)	20,200	(117,400)
Adjusted depreciation and amortization		3,764,724	4,983,682	3,764,724	4,983,682
Adjusted expected credit losses (reverse)		(50,930)	(1,813,171)	(50,930)	(1,813,171)
Adjusted loss from impairment of investment in associates (reverse)		-	-	1,316,365	1,257,203
Adjusted impairment loss on deteriorated inventories (reverse)		(63,595)	113,025	(63,595)	113,025
Adjusted share of loss of associates company		2,391,902	752,147	-	-
Adjusted impairment loss on other long-term investments (reversal)		-	3,318,488	-	3,318,488
Adjusted employee benefits expense		2,354,364	2,263,800	2,354,364	2,263,800
Dividend income		(6,292,103)	(4,194,245)	(6,292,103)	(4,194,245)
Tax expenses		(826,269)	1,764,007	(1,089,543)	1,512,567
Total adjustment to reconcile net earnings		38,497,342	28,302,720	38,497,342	28,302,720
Net cash provided by (used in) operating activities					
Cash received from interest		251,571	189,285	251,571	189,285
Cash paid for interest		(5,856,459)	(5,581,299)	(5,856,459)	(5,581,299)
Cash paid for employee benefits		(2,503,641)	(2,364,433)	(2,503,641)	(2,364,433)
Net cash provided by (used in) operating activities		30,388,813	20,546,273	30,388,813	20,546,273

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

STATEMENTS OF CASH FLOWS (CONT.)

FOR THE YEAR ENDED DECEMBER 31, 2024

		In Baht			
		Financial statements in which the equity method is applied		Separate financial statements	
Note		2024	2023	2024	2023
Cash flows from investing activities					
	Cash paid for purchase of equipment	(1,831,233)	(3,282,750)	(1,831,233)	(3,282,750)
	Cash paid for purchase of assets	-	(2,305,840)	-	(2,305,840)
	Cash received from dividend	6,292,103	4,194,245	6,292,103	4,194,245
	Current investment (increase) decrease	-	30,000,000	-	30,000,000
	Net cash provided by (used in) investing activities	4,460,870	28,605,655	4,460,870	28,605,655
Cash flows from financing activities					
	Bank overdrafts from financial institutions (decrease)	1,279,663	(3,775,291)	1,279,663	(3,775,291)
	Cash received from short - term borrowings financial institution	860,000,000	1,178,000,000	860,000,000	1,178,000,000
	Cash paid for short - term borrowing from financial institutions	(860,000,000)	(1,214,000,000)	(860,000,000)	(1,214,000,000)
	Cash paid for financial lease payables	(99,840)	(667,630)	(99,840)	(667,630)
	Cash paid for dividend	(2,990,200)	(2,093,125)	(2,990,200)	(2,093,125)
	Net cash provided by (used in) financing activities	(1,810,377)	(42,536,046)	(1,810,377)	(42,536,046)
	Net increase in cash and cash equivalents	33,039,306	6,615,882	33,039,306	6,615,882
	Cash and cash equivalents at beginning of the year	23,554,261	16,938,379	23,554,261	16,938,379
	Cash and cash equivalents at ending of the year	56,593,567	23,554,261	56,593,567	23,554,261

The accompanying notes are an integral part of this financial statements.

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2024

1. GENERAL

- 1.1 The Company is registered as a juristic person. On May 31, 1994, Registration No. 0107537001901.
- 1.2 The Company has a head office establishment. Located at 666 Rama 3 Road, Bangpongpan, Yannawa, Bangkok.
- 1.3 The Company has branches in Thailand. There are 7 branches: Bumrungrad, Khon Kaen, Central Khon Kaen, Surawong Korat, Udon Thani and Chiang Mai.
- 1.4 The Company engages in the distribution of pantyhose, cosmetics, innerwear and exercise outfits.

2. BASIS OF PREPARATION AND PRESENTATION OF FINANCIAL STATEMENTS

2.1 Basis of preparation of financial statements

The financial statements have been prepared in accordance with Thai generally accepted accounting principles under the Accounting Act B.E. 2543, being those Thai Financial Reporting Standards issued under the Accounting Profession Act B.E. 2547, and the financial reporting requirements of the Securities and Exchange Commission under the Securities and Exchange Act.

The financial statements have been prepared under the historical cost convention except as disclosed in the accounting policies below.

The preparation of financial statements in conformity with Thai generally accepted accounting principles requires management to use certain critical accounting estimates and to exercise its judgement in. Applying the Company'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 change in estimates and assumptions are disclosed in Note 2.2

An English version of the 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.

2.2 Judgements and estimates applied

The preparation of these financial statements is in accordance with financial reporting standards. Management is always required to use judgment and estimates in matters of uncertainty. These judgments and estimates affect the amounts reported in the financial statements and the information in the notes. Actual results may differ from these estimates. Important judgments and estimates.

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2024

The estimates and underlying assumptions used in the preparation of these financial statements are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Allowance for expected credit losses of trade receivables

In determining an allowance for expected credit losses of trade receivables the management needs to make judgement and estimates based upon, past collection history, aging profile of outstanding debts and the forecast economic.

The Company historical credit loss experience and forecast economic conditions may also not be representative of whether a customer will default in the future.

Fair value of financial instruments

In determining the fair value of financial instruments recognised in the statement of financial position that are not actively traded and for which quoted market prices are not readily available, the management exercise judgement, using a variety of valuation techniques and models. The input to these models is taken from observable markets, and includes consideration of credit risk, liquidity, correlation and longer-term volatility of financial instruments. Change in assumptions about these factors could affect the fair value recognised in the statement of financial position and disclosures of fair value hierarchy.

Impairment of inventory

The determination of allowance for diminution in the value of inventory, requires management to make judgements and estimates. The allowance for decline in net realizable value is estimated based on the selling price expected in the ordinary course of business; and provision for obsolete, slow-moving and deteriorated inventories, is estimated based on the approximate useful life of each type of inventory.

Allowance for impairment of investments

The Company treats investments as impaired when management determines that the fair value has decreased significantly or over an extended period of time or where other indicators of impairment are evident. Concluding whether such investments have decreased significantly or over an extended period of time requires management's judgment.

Depreciation of investment properties, property, plant and equipment and right-of-use assets and amortisation of intangible assets

In determining depreciation of investment properties, plant and equipment and right-of-use assets and amortisation of intangible assets, the management is required to make estimates of the useful lives and residual values (if any) and to review useful lives and residual values when there are any changes.

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In addition the management has to consider the impairment of investment properties, property, plant and equipment, right-of-use assets and intangibles assets are subject to impairment if there is an indication they may be impaired, and impairment losses are recorded when it is determined that their recoverable amount is lower than the carrying amount.

Indications include significant falls in the market value of assets or the future economic benefits of assets, significant changes in the overall business strategy impacting to the future utilization of assets, significant negative industry or economic trends, significant loss of market share, and significant unfavorable regulatory and court decisions that impact the business.

The impairment analysis of investment properties, property, plant and equipment, right-of-use assets and intangible assets requires management to make subjective judgments concerning estimates of cash flows to be generated by the assets or the cash generating units and to choose a suitable discount rate in order to determine the present value of those cash flows. The cash flow estimates are based on currently available information about the operations and require management to make judgments regarding future market conditions and future revenues and expenses relevant to the assets or the cash generating units subject to the review. Events and factors that may significantly affect the estimates include, among others, competitive forces, changes in revenue growth trends, cost structures, changes in discount rates and specific industry or market sector conditions.

Deferred tax assets

The company recognize deferred tax assets which is calculate on temporary differences at the end of the reporting period between the tax bases of assets and liabilities and their carrying amounts that it is probable that future taxable profit will be available. The management needs to make judgment and estimates, based on consideration of the taxable profits that are expected to occur in the future in each period.

Post - employment benefits under defined benefit plans

Liabilities under the employee's post-employment benefit plan are estimated according to actuarial principles. This requires various assumptions. In estimates, such as discount rates, future salary increases rates, mortality rate and related factors in demographics, etc.

2.3 Reporting currency in financial statements

The financial statements are presented in Thai Baht, which is the Company's functional currency. All financial information presented in Thai Baht has been rounded in the notes to the financial statements to the nearest thousand unless otherwise stated.

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2.4 New financial reporting standards

Financial reporting standards that became effective in the current year

During the year, the Company has adopted the revised financial reporting standards which are effective for fiscal years beginning on or after January 1, 2024. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

The adoption of these financial reporting standards does not have any significant impact on the Company's financial statements.

Financial reporting standard that will become effective for fiscal years beginning on or after January 1, 2025

The Federation of Accounting Professions issued a number of revised financial reporting standards, which are effective for fiscal years beginning on or after January 1, 2025. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

The management of the Company believes that adoption of these amendments will not have any significant impact on the Company's financial statements.

3. SIGNIFICANT ACCOUNTING POLICIES

3.1 Basis of the financial statements in which the equity method is applied

Associates are those companies in which the Company has significant influence, but not control, over the financial and operating policies. The financial statements in which the equity method is applied include the Company's share of the total recognized gains and losses of associates on an equity accounted basis, from the date that significant influence commences until the date that significant influence ceases. When the company's share of losses exceeds its interest in an associate, the company's carrying amount is reduced to nil and recognition of further losses is discontinued except to the extent that the company has incurred legal or constructive obligations or made payments on behalf of the associate.

3.2 Foreign currency transactions

Transactions in foreign currencies are translated to Thai Baht at the foreign exchange rates ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated to Thai Baht at the foreign exchange rates ruling at that date. Foreign exchange differences arising on translation are recognized in profit or loss.

Non-monetary assets and liabilities measured at cost in foreign currencies are translated to Thai Baht using the foreign exchange rates ruling at the dates of the transactions.

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3.3 Segment Information

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision - maker. The chief operating decision-maker, who is responsible for allocating resources and assessing performance of the operating segments, has been identified as Chief Executive Officer that makes strategic decisions.

Business segments provide products and services that are subject to risks and returns that are different from those of other business segments. Geographic segments provide products or services within a particular economic environment that is subject to risks and returns that are different from those of components operating in other economic environments.

Segment information is presented by business segments and geography segments of the operations.

Segment information is presented in respect of the Company's business segments which is based on the Company's management and internal reporting structure.

3.4 Cash and cash equivalents

In the statement of cash flows, cash and cash equivalents include cash on hand, deposits held at call with financial institutions.

Short-term highly liquid investments with maturities of three months or less from the acquisition date and bank overdrafts.

In the statement of financial position, bank overdrafts are shown in current liabilities.

3.5 Trade account receivables

Trade receivables are amounts due from customers for goods sold or service performed in the ordinary course of business.

Trade receivables are recognized initially at the amount of consideration that is unconditional unless they contain significant financing components, when they are recognized at its present value.

The company applies the TFRS 9 simplified approach to measuring expected credit losses which uses a simplified approach, which requires expected lifetime losses to be recognized from initial recognition of the receivables. To measure the expected credit losses, trade receivables have been grouped based on the days past due. The expected loss rates are based on the payment profiles and the corresponding historical credit losses which are adjusted to reflect the current and forward-looking information on macroeconomic factors affecting the ability of the customers to settle the receivables.

3.6 Inventories

Inventories are stated at the lower of cost (after deduction of allowance for obsolete and slow - moving of inventories) or net realizable value.

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Cost is calculated using the weighted average cost and comprises all costs of purchase and other costs incurred in bringing the inventories to their present location and condition.

Net realizable value is the estimated selling price in the normal of business less necessary selling expenses.

Allowance for slow - moving and obsolete inventories is based on the ages and conditions of inventories and the historical experience.

3.7 Financial instruments

The Company initially measures financial assets at its fair value plus, in the case of financial assets that are not measured at fair value through profit or loss, transaction costs. However, trade receivables, that do not contain a significant financing component are measured at the transaction price as disclosed in the accounting policy relating to revenue recognition.

Classification and measurement of financial assets

Financial assets are classified, at initial recognition, as to be subsequently measured at amortised cost, fair value through other comprehensive income (“FVOCI”), or fair value through profit or loss (“FVTPL”). The classification of financial assets at initial recognition is driven by the Group’s business model for managing the financial assets and the contractual cash flows characteristics of the financial assets.

Financial assets at amortised cost

The Company measures financial assets at amortised cost if the financial asset is held in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest rate (“EIR”) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

Financial assets designated at FVOCI (equity instruments)

Upon initial recognition, The Company can elect to irrevocably classify its equity investments which are not held for trading as equity instruments designated at FVOCI. The classification is determined on an instrument-by-instrument basis.

Gains and losses recognised in other comprehensive income on these financial assets are never recycled to profit or loss.

Dividends are recognised as other income in profit or loss, except when the dividends clearly represent a recovery of part of the cost of the financial asset, in which case, the gains are recognised in other comprehensive income.

Equity instruments designated at FVOCI are not subject to impairment assessment.

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Financial assets at FVTPL

Financial assets measured at FVTPL are carried in the statement of financial position at fair value with net changes in fair value including interest income recognised in profit or loss.

These financial assets include derivatives, security investments held for trading, equity investments which the Company has not irrevocably elected to classify at FVOCI and financial assets with cash flows that are not solely payments of principal and interest.

Dividends on listed equity investments are recognised as other income in profit or loss.

Classification and measurement of financial liabilities

Except for derivative liabilities, at initial recognition the Group's financial liabilities are recognised at fair value net of transaction costs and classified as liabilities to be subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process. In determining amortised cost, the Company takes into account any discounts or premiums on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance costs in profit or loss.

Derecognition of financial instruments

A financial asset is primarily derecognised when the rights to receive cash flows from the asset have expired or have been transferred and either the Group has transferred substantially all the risks and rewards of the asset, or the Company has transferred control of the asset.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in profit or loss.

Impairment of financial assets

The Company recognises an allowance for expected credit losses ("ECLs") for all debt instruments not held at FVTPL. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL).

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For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure (a lifetime ECL).

For trade accounts receivables and contract assets, the Group applies a simplified approach in calculating ECLs. Therefore, the Company does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date.

ECLs are calculated based on its historical credit loss experience and adjusted for forward-looking factors specific to the debtors and the economic environment.

A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

Offsetting of financial instruments

Financial assets and financial liabilities are offset, and the net amount is reported in the statement of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously..

3.8 Investments

Investments in associates in the separate financial statements of the company are accounted for using the cost method less impairment losses. Investments in associates in the financial statements in which the equity method is applied are accounted for using the equity method.

3.9 Investment property

Investment property, defined as property owned to earn rentals, capital appreciation; or both, is disclosed in the financial statements separately from other property, plant and equipment.

The company has selected the cost method for accounting for its investment properties at cost net of accumulated depreciation and allowance for impairment losses (if any).

Depreciation is charged to profit or loss on a straight - line basis over the estimated useful lives of an item of property, plant and equipment. Depreciation is calculated based on cost of the property and equipment less residual value. Useful life and residual values are reviewed at each year - end. The estimated useful lives are as follows:

	<u>Period (years)</u>
Building for Rent	20

The company no depreciation is provided on land or land rental.

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3.10 Property, plant and equipment

Property, plant and equipment are stated at cost net of accumulated depreciation and allowance for impairment losses (if any).

Depreciation is charged to profit or loss on a straight - line basis over the estimated useful lives of an item of property, plant and equipment. Depreciation is calculated based on cost of the property and equipment less residual value. The estimated useful lives are as follows:

	<u>Period (years)</u>
Buildings	20
Furniture, and office equipment	5
Vehicles	5

The company no depreciation is provided on land or assets under construction.

At the end of the reporting period The Company has reviewed and adjusted the residual values and useful lives of the assets as appropriate.

Gains or losses on disposal of land building and equipment. Calculated by comparing the net consideration received from the disposal of assets with the book value of the asset. And is recognized in other income or expense in the statement income.

3.11 Leases

Leases - where the Company is the lessee

At inception of contract, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The assesses the lease term for the non - cancellable period as stipulated in lease contract or the remaining period of active leases together with any period covered by an option to extend the lease if it is reasonably certain to be exercised or any periods covered by an option to terminate the lease if it is reasonably certain not to be exercise by considering the effect of changes in technology and/or the other circumstance relating to the extension of the lease term.

a.) Right-of-use assets

Right-of-use assets are measured at cost, less accumulated depreciation, any impairment losses, and adjusted for any remeasurement of lease liabilities (if any). The cost of right-of-use assets includes the amount of lease liabilities initially recognized, initial direct costs, and lease payments made on or before the commencement date of the lease.

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The cost of right-of-use assets also includes an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

Depreciation of right-of-use assets is calculated by reference to their costs on the straight-line basis over the lease term or their estimated useful lives in case of the ownership of the leased asset is transferred to the Company at the end of the lease term.

Buildings and improvements

Lease term 26 years 6 month and 4 years

b.) Lease liabilities

Lease liabilities are measured at the present value of the lease payments to be made over the lease term. The lease payments include fixed payments less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be payable under residual value guarantees. Moreover, the lease payments include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising an option to terminate. Variable lease payments that do not depend on an index or a rate are recognized as expenses in the period in which the event or condition that triggers the payment occurs.

The Company discounted the present value of the lease payments by the interest rate implicit in the lease or the Company's incremental borrowing rate. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

c.) Short-term leases and leases of low-value assets

A lease that has a lease term less than or equal to 12 months from commencement date or a lease of low-value assets is recognized as expenses on a straight-line basis over the lease term.

3.12 Intangible assets

The Company present intangible assets are stated at cost less accumulated amortization. Such amortization are calculated at cost of assets on a straight - line basis over the estimated useful lives of the assets for 10 years. Intangible assets consist of computer software ,trademark and member property.

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3.13 Impairment of non - financial assets

At the end of each reporting period, the Company performs impairment reviews in respect of the property, plant and equipment, right-of-use asset, investment properties and other intangible assets whenever events or changes in circumstances indicate that an asset may be impaired. An impairment loss is recognized when the recoverable amount of an asset, which is the higher of the asset's fair value less costs to sell and its value in use, is less than the carrying amount. In determining value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs to sell, an appropriate valuation model is used. These calculations are corroborated by a valuation model that, based on information available, reflects the amount that the Company could obtain from the disposal of the asset in an arm's length transaction between knowledgeable, willing parties, after deducting the costs of disposal.

An impairment loss is recognized in profit or loss.

In the assessment of asset impairment, if there is any indication that previously recognized impairment losses may no longer exist or may have decreased, the Company estimates the asset's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The increased carrying amount of the asset attributable to a reversal of an impairment loss shall not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in profit or loss unless the asset is carried at a revalued amount, in which case the reversal, which exceeds the carrying amount that would have been determined, is treated as a revaluation increase.

3.14 Trade and other accounts payable

Trade and other accounts payable are stated at cost.

3.15 Employee benefits

Provident fund

The Company have established provident fund under the defined contribution plan. The fund's assets are separated entities which are administered by the external fund manager. The fund is contributed at the rate 2 - 15% of employees' salaries. the Company at the rate of 2% of employees' salaries. The fund contribution payments to the provident fund were recorded as expenses in the statements of income in the incurred period.

Short-term employee benefits

Short-term employee benefits, which fall due within 12 months after the end of period in which the employees render the related service, are recognized as expenses when they incurred.

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Post-employment benefits

The provision in respect of post-employment benefits that provided compensation according to labor law is recognized in the financial statements based on calculations by a qualified actuary using the projected unit credit method.

All gains (losses) on remeasurements of defined benefit plans arising from provisions for employee benefit are recognized in other comprehensive income and all expenses related to provisions for employee benefit are recognized in profit or loss.

3.16 Provisions

A provision is recognized when the Company has a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect is material, provisions are determined by discounting the expected future cash flows at a pre - tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

3.17 Share Capital

Ordinary shares with discretionary dividends are classified as equity.

Incremental costs directly attributable to the issue of new shares are shown in equity as a deduction, net of tax, from the proceeds.

3.18 Revenue

Revenue excludes value added taxes and is arrived at after deduction of trade discounts.

Revenue is recognized at the point in time when control of asset is transferred to customer. and no revenue is recognized if there is continuing management involvement with the goods or there are significant uncertainties regarding recovery of the consideration due, associated cost or the probable return of goods.

Rental income is recognized over the period of contract.

Interest income is recognized in profit or loss as it accrues.

Dividend income is recognized in profit or loss on the date the Company's right to receive payments is established.

Other income is recognized on an accrual basis.

3.19 Expenses

Other expenses by accrual basis.

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3.20 Finance cost

Interest expense from financial liabilities at amortized cost is calculated using the effective interest method and recognized on an accrual basis.

3.21 Income tax

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

Current tax

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax

Deferred tax is recognized in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognized for the following temporary differences: the initial recognition of goodwill; the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss; and differences relating to investments in subsidiaries and jointly-controlled entities to the extent that it is probable that they will not reverse in the foreseeable future.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

In determining the amount of current and deferred tax, the Company takes into account the impact of uncertain tax positions and whether additional taxes and interest may be due. The Company believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax law and prior experience. This assessment relies on estimates and assumptions and may involve a series of judgments about future events. New information may become available that causes the Company to change its judgment regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realized simultaneously.

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Deferred tax asset is recognized to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilized. Deferred tax assets are reviewed at each reporting date and reduced to the extent that it is no longer probable that the related tax benefit will be realized.

3.22 Basic earnings (loss) per share

Basic earnings (loss) per share are determined by dividing the profit for the year by the weighted average number of common shares outstanding during the year.

3.23 Related parties

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, subsidiary and fellow subsidiary 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.

3.24 Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between buyer and seller (market participants) at the measurement date. The Company apply a quoted market price in an active market to measure their assets and liabilities that are required to be measured at fair value by relevant financial reporting standards. Except in case of no active market of an identical asset or liability or when a quoted market price is not available, the Company measure fair value using valuation technique that are appropriate in the circumstances and maximizes the use of relevant observable inputs related to assets and liabilities that are required to be measured at fair value.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy into three levels based on categorise of input to be used in fair value measurement as follows:

Level 1 Use of quoted market prices in an observable active market for such assets or liabilities

Level 2 Use of other observable inputs for such assets or liabilities, whether directly or indirectly

Level 3 Use of unobservable inputs such as estimates of future cash flows

At the end of each reporting period, the Company determine whether transfers have occurred between levels within the fair value hierarchy for assets and liabilities held at the end of the reporting period that are measured at fair value on a recurring basis.

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****DECEMBER 31, 2024****4. TRANSACTIONS WITH PERSON OR RELATED PARTIES**

Related party is a party controlled by the Company or has power control over the Company, directly or indirectly, or has significant influence over the financial or operating policies of the Company or controlled affairs or is jointly controlled by related persons.

<u>Related persons and parties</u>	<u>Type of business</u>	<u>Type of relation</u>
<u>Associate</u>		
New Plus Knitting Pcl.	Manufacture of stockings, socks, clothing manufacturing, underwear	Associate
<u>Other related parties</u>		
Advance Acrotech Co., Ltd.	Cultivate the stem fiber tree	Common directors
IT City Pcl.	Smartphone retail stores Computers & Peripherals	Common directors
Saha Pathanapibul Pcl.	Distribution of consumer products	Common directors
Saha Pathana Inter-Holding Pcl.*	Rental and Investment Business Services in securities	Common directors
- American food Co., Ltd. (and its subsidiaries*)	Manufacture and distribution of ice cream, Ice cream cake, Yogurt ice cream	
Boonwatanachok Co., Ltd.	Stockings Distributor	Common directors
Chensin Industry Co., Ltd.	Warehousing Service	Common directors
Tiger Distribute & Logistics Co.,Ltd.	Warehouse management, warehouse rental and other services	Shareholder
Key management personnel	-	Persons having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of the Company.

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The pricing policies for particular types of transactions are explained below:

Type of transactions	Pricing policies
Sale	Market price
Purchase	Negotiated Price
Commission income	Market price
Rental income	Market price
Other income	Negotiated price
Rental expense	Market price
Service for inventory	Market price
Other expense	Negotiated price

Significant outstanding balances of assets and liabilities with its related parties as at December 31, 2024 and 2023 were as follows:

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	As at	As at
	December 31, 2024	December 31, 2023
<u>Other receivables</u>		
<i>Associate</i>		
New Plus Knitting Pcl. and subsidiaries.	313	177
<i>Related parties</i>		
Boonwatanachok Co., Ltd.	3	3
Total	316	180

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	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	As at December 31, 2024	As at December 31, 2023
<u>Other non-current financial assets</u>		
<u>Equity instrument - Securities listed in the stock exchange</u>		
<i>Related parties</i>		
Cost		
Saha Pathanapibul Pcl.	12,807	12,807
IT City Pcl.	3,541	3,541
Saha Pathana Inter - Holding Pcl.	4,795	4,795
	21,143	21,143
<u>Add</u> : cumulative change in fair value	125,727	130,027
Total	146,870	151,170
<u>Equity instrument - Non marketable securities</u>		
<i>Related parties</i>		
Advance Agrotech Co., Ltd.	3,000	3,000
American Food Co.,Ltd.	4,200	4,200
	7,200	7,200
<u>(Less)</u> : cumulative change in fair value	(5,886)	(5,889)
Total	1,314	1,311
<u>Trade accounts payable</u>		
<i>Associate</i>		
New Plus Knitting Pcl. and subsidiaries.	47,469	43,731
Total	47,469	43,731
Provision employee benefit obligation - for management	5,159	9,030

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Revenues and expense significant transactions with persons or related parties for the years ended December 31, 2024 and 2023 were as follows:

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	2024	2023
<u>Purchase</u>		
<i>Associate</i>		
New Plus Knitting Pcl. and subsidiaries.	206,377	216,708
<i>Related parties</i>		
Boonwatanachok Co., Ltd.	-	253
Total	206,377	216,961
<u>Dividend income</u>		
<i>Related parties</i>		
Saha Pathanapibul Pcl.	3,961	2,881
Saha Pathana Inter - Holdinh Pcl.	338	338
IT City Pcl.	602	-
Total	4,901	3,219
<u>Other income (commission, rental, etc.)</u>		
<i>Associate</i>		
New Plus Knitting Pcl. and subsidiaries.	1,298	408
<i>Related parties</i>		
Boonwatanachok Co., Ltd.	38	39
Total	1,336	447

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	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	2024	2023
<u>Selling and administrative expenses (rental, warehouse service, etc.)</u>		
<i>Associates</i>		
New Plus Knitting Pcl. and subsidiaries.	180	180
<i>Related parties</i>		
Saha Pathanapibul Pcl.	2,074	1,843
Saha Pathana Inter-Holding Pcl.	800	960
IT City Pcl.	58	51
Tiger Distribute & Logistics Co.,Ltd.	163	312
Total	3,275	3,346
<u>Key management compensation</u>		
Short - term employment benefits	10,350	9,988
Post - employment benefits	162	235
Total	10,512	10,223

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

5. CASH AND CASH EQUIVALENTS

Consist of:

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	As at	As at
	December 31, 2024	December 31, 2023
Cash	182	168
Cash at bank - saving accounts	55,319	22,708
Cash at bank - current accounts	1,093	678
Total cash and cash equivalents	56,594	23,554

Saving accounts carry floating interest rates us specified by the bank.

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED
NOTES TO FINANCIAL STATEMENTS
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6. TRADE AND OTHER CURRENT ACCOUNT RECEIVABLE - NET

Consist of:

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	As at	As at
	December 31, 2024	December 31, 2023
Trade account receivable		
Other companies	89,430	92,139
<u>Less</u> : allowance for expected credit losses	(2,295)	(2,346)
Total trade account receivable - net	87,135	89,793
Other current receivables		
Prepaid expense	1,119	514
Revenue department receivables	10,227	10,251
Accrued income	1,586	2,185
Other	784	591
Total other current receivables	13,716	13,541
Total trade and other current account receivables - net	100,851	103,334

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

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Trade receivables - other parties are classified by aging as follows :

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	As at	As at
	December 31, 2024	December 31, 2023
Undue	76,659	78,925
Not over 3 months	9,916	10,608
Over 3 - 6 months	263	4
Over 6 - 12 months	297	256
Over 12 months	2,295	2,346
Total	89,430	92,139
<u>Less</u> : allowance for expected credit losses	(2,295)	(2,346)
Net	87,135	89,793

Movements of allowance for expected credit losses of account receivables for the year ended December 31, 2024 and 2023 are summarized below.

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
Balance as at January 1, 2023		4,159
<u>Less</u> : Decrease for the year		(1,813)
Balance as at December 1, 2023		2,346
<u>Less</u> : Decrease for the year		(51)
Balance as at December 31, 2024		2,295

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED
NOTES TO FINANCIAL STATEMENTS
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7. INVENTORIES - NET

Consist of:

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	As at	As at
	December 31, 2024	December 31, 2023
Inventories	310,048	323,394
<u>Less</u> : allowance for decline in value	(1,088)	(1,152)
Total inventories - net	308,960	322,242

Movements of allowance for allowance for decline in value for the year ended December 31, 2024 and 2023 are summarized below.

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
Balance as at January 1, 2023		1,039
<u>Add</u> : Increase for the year		113
Balance as at December 31, 2023		1,152
<u>Less</u> : Decrease for the year		(64)
Balance as at December 31, 2024		1,088

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED
NOTES TO FINANCIAL STATEMENTS
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8. OTHER NON - CURRENT FINANCIAL ASSETS

Consist of:

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	As at	As at
	December 31, 2024	December 31, 2023
<u>Equity instrument - securities listed on the stock exchange at fair value through other comprehensive income</u>		
<i>Related parties (Note 4)</i>		
At cost	21,143	21,143
Accumulated changes in fair value	125,727	130,027
Net	<u>146,870</u>	<u>151,170</u>
Other		
At cost	17,182	17,182
Accumulated changes in fair value	4,897	7,802
Net	<u>22,079</u>	<u>24,984</u>
Total equity instrument - securities listed on the stock exchange	<u>168,949</u>	<u>176,154</u>
<u>Equity instrument - non marketable securities measured at fair value through other comprehensive income</u>		
<i>Related parties (Note 4)</i>		
At cost	7,200	7,200
Accumulated changes in fair value	(5,886)	(5,889)
Net	<u>1,314</u>	<u>1,311</u>
Other		
At cost	14,325	14,325
Accumulated changes in fair value	45,277	44,680
Net	<u>59,602</u>	<u>59,005</u>
Total equity instrument - non marketable securities	<u>60,916</u>	<u>60,316</u>
Total other non - current financial assts	<u>229,865</u>	<u>236,470</u>

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

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Movement in other non - current financial assets during the year ended December 31, 2024 and 2023 are summarised below :

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	2024	2023
<u>Equity instrument - securities listed on the stock exchange at fair value through other comprehensive income</u>		
<i>Related parties (Note 4)</i>		
Balance as at January 1,	151,170	163,429
Increase during the year	-	-
Decrease during the year	-	-
Changes in fair value	(4,300)	(12,259)
Balance as at December 31,	<u>146,870</u>	<u>151,170</u>
 <i>Other</i>		
Balance as at January 1,	24,984	21,692
Increase during the year	-	-
Decrease during the year	-	-
Changes in fair value	(2,905)	3,292
Balance as at December 31,	<u>22,079</u>	<u>24,984</u>
Total equity instrument - securities listed on the stock	<u>168,949</u>	<u>176,154</u>
 <u>Equity instrument - non marketable securities measured at fair value through other comprehensive income</u>		
<i>Related parties (Note 4)</i>		
Balance as at January 1,	1,311	4,629
Increase during the year	-	-
Decrease during the year	-	-
Changes in fair value	3	(3,318)
Balance as at December 31,	<u>1,314</u>	<u>1,311</u>

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

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	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	2024	2023
<i>Other</i>		
Balance as at January 1,	59,005	56,704
Increase during the year	-	-
Decrease during the year	-	-
Changes in fair value	597	2,301
Balance as at December 31,	59,602	59,005
Total equity instrument - non marketable securities	60,916	60,316
Total other non - current financial assts	229,865	236,470

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2024

9. INVESTMENTS IN ASSOCIATE - NET

Consist of:

		In Thousand Baht						
		Financial statements in which the equity method is applied/ Separate financial statements						
		Investments						
		Cost method		Equity method				
Type	Ownership	Ratio		Paid-up	As at		As at	
		As at	As at		As at	As at	As at	As at
business		December 31, 2024	December 31, 2023	Share capital	December 31, 2024	December 31, 2023	December 31, 2024	December 31, 2023
<u>Associate</u>								
New Plus Knitting Pcl.	Textiles	14.79	14.79	100,000	69,932	69,932	43,011	45,631
<u>Less : allowance for impairment loss</u>					(7,072)	(5,755)	-	-
Net					62,860	64,177	43,011	45,631

Investment in associate as the separate financial statements by cost method and deduct allowance for impairment. The Company considered net realizable value by shareholders' equity and recognized impairment provision as at December 31, 2024 and 2023 amount of Baht 7.07 million and Baht 5.76 million, respectively. In the year the Company of impairment loss on investment in associate amount by Baht of 1.32 million.

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

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The Company accounted its investment in associate in the financial statements, in which the equity method is applied, using the equity method as at December 31, 2024, and share of profit (loss) of the associate and share of other comprehensive income of the associate for the year ended December 31, 2024 were based on the consolidated financial statements for the year ended December 31, 2024 New Plus Knitting Public Company Limited. and its subsidiaries by another auditor. The carrying value of the investment as at December 31, 2024 and 2023 amounted to Baht 43.01 million and Baht 45.63 million, respectively. The Company's share of the associate for the years ended December 31, 2024 and 2023 amounted to loss Baht (2.39) million and loss Baht (0.75) million, respectively.

Financial information of the associates were as follows:

	In Thousand Baht	
	New Plus Knitting Public Company Limited and its subsidiaries	
	As at December 31, 2024	As at December 31, 2023
Condensed statement of financial position		
Current assets	195,965	183,282
Non - current assets	310,453	316,501
Current liabilities	38,875	24,513
Non - current liabilities	42,521	41,393

	In Thousand Baht	
	New Plus Knitting Public Company Limited and its subsidiaries	
	For the ended December 31, 2023	
	2024	2023
Condensed statement of profit or loss and other comprehensive income		
Revenues	223,626	242,050
Profit (loss)	(7,317)	(8,505)
Other comprehensive income (loss)	(1,538)	17
Total comprehensive income (loss)	(8,855)	(8,488)

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2024

10. INVESTMENT PROPERTY - NET

Movement of investment property accounted for the year ended December 31, 2024 and 2023 were as follows:

	In Thousand Baht			
	Financial statements in which the equity method is applied/ Separate financial statements			
	Land	Land rental	Buildings rental	Total
Cost				
As at January 1, 2023	5,047	1,406	7,371	13,824
Addition	-	-	-	-
As at December 31, 2023	5,047	1,406	7,371	13,824
Addition	-	-	-	-
As at December 31, 2024	5,047	1,406	7,371	13,824
Accumulated depreciation				
As at January 1, 2023	-	-	7,371	7,371
Depreciation for the year	-	-	-	-
As at December 31, 2023	-	-	7,371	7,371
Depreciation for the year	-	-	-	-
As at December 31, 2024	-	-	7,371	7,371
Impairment				
As at January 1, 2023	2,584	-	-	2,584
Reversal of impairment	-	-	-	-
As at December 31, 2023	2,584	-	-	2,584
Reversal of impairment	-	-	-	-
As at December 31, 2024	2,584	-	-	2,584
Net Book Value				
As at December 31, 2023	2,463	1,406	-	3,869
As at December 31, 2024	2,463	1,406	-	3,869

As at December 31, 2024 and 2023 The Company's fully depreciated investment properties are still in use amounted to Baht 7.37 million and Baht 7.37 million, respectively.

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2024

11. PROPERTY, PLANT AND EQUIPMENT - NET

Movement of property, plant and equipment accounted for the year ended December 31, 2024 and 2023 were as follows:

	In Thousand Baht				
	Financial statements in which the equity method is applied/ Separate financial statements				
	Land	Building and construction	Furniture and Office equipment	Vehicles	Total
Cost					
As at January 1, 2023	14,404	35,413	89,527	4,489	143,833
Addition	-	-	3,283	-	3,283
As at December 31, 2023	14,404	35,413	92,810	4,489	147,116
Addition	-	-	1,831	-	1,831
As at December 31, 2024	14,404	35,413	94,641	4,489	148,947
Accumulated depreciation					
As at January 1, 2023	-	35,030	82,368	4,068	121,466
Depreciation for the year	-	33	3,116	270	3,419
As at December 31, 2023	-	35,063	85,484	4,338	124,885
Depreciation for the year	-	33	2,749	151	2,933
As at December 31, 2024	-	35,096	88,233	4,489	127,818
Net Book Value					
As at December 31, 2023	14,404	350	7,326	151	22,231
As at December 31, 2024	14,404	317	6,408	-	21,129

As at December 31, 2024 and 2023 cost of buildings and equipment that have been depreciated but are still in use There is an amount of Baht 113.52 million and Baht 109.70 million, respectively.

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2024

12. RIGHT OF USE ASSETS - NET

Movement of right of use assets accounted for the year ended December 31, 2024 and 2023 were as follows:

	In Thousand Baht		
	Financial statements in which the equity method is applied/ Separate financial statements		
	Vehicle	Building and building improvements	Total
Cost			
As at January 1, 2023	2,362	20,659	23,021
Addition	-	-	-
Transfer out	(2,362)	-	(2,362)
As at December 31, 2023	-	20,659	20,659
Addition	-	12	12
Transfer out	-	(7,791)	(7,791)
As at December 31, 2024	-	12,880	12,880
Accumulated depreciation			
As at January 1, 2023	1,830	18,446	20,276
Depreciation for the year	532	543	1,075
Transfer out	(2,362)	-	(2,362)
As at December 31, 2023	-	18,989	18,989
Depreciation for the year	-	549	549
	-	(7,791)	(7,791)
As at December 31, 2024	-	11,747	11,747
Net Book Value			
As at December 31, 2023	-	1,670	1,670
As at December 31, 2024	-	1,133	1,133

The Company entered into one lease agreements for building for 26 years 6 months to 27 years ending in January 2027. Under the term of the agreements, the Company paid Baht 19.02 million.

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2024

13. OTHER INTANGIBLE ASSETS - NET

Movement of other intangible assets accounted for the year ended December 31, 2024 and 2023 were as follows:

	In Thousand Baht			
	Financial statements in which the equity method is applied/ Separate financial statements			
	Trademark	Member property	Computer software	Total
Cost				
As at January 1, 2023	898	995	7,444	9,337
Addition	-	-	-	-
As at December 31, 2023	898	995	7,444	9,337
Addition	-	-	-	-
As at December 31, 2024	898	995	7,444	9,337
Accumulated depreciation				
As at January 1, 2023	809	995	4,900	6,704
Depreciation for the year	17	-	473	490
As at December 31, 2023	826	995	5,373	7,194
Depreciation for the year	16	-	266	282
As at December 31, 2024	842	995	5,639	7,476
Net Book Value				
As at December 31, 2023	72	-	2,071	2,143
As at December 31, 2024	56	-	1,805	1,861

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2024

14. INCOME TAX

Movements of deferred tax assets and deferred tax liabilities during the year were as follows:

Financial statements in which the equity method is applied (In Thousand Baht)

	Recognized in		Recognized in		As at December 31, 2024		
	As at January 1, 2023	Other comprehensive income	As at December 31, 2023	Other comprehensive income			
	Profit or loss	income	Profit or loss	income			
<u>Deferred tax assets</u>							
Allowance for expected credit loss	832	(363)	-	469	(10)	-	459
Allowance for deteriorated inventories	208	22	-	230	(12)	-	218
Allowance for impairment loss on investment property	517	-	-	517	-	-	517
Fair value change in							
Equity instrument - non marketable securities	2,558	664	-	3,222	-	-	3,222
Post - employment benefit	6,867	(883)	-	5,984	(419)	-	5,565
Consignment sales	17,033	(1,204)	-	15,829	582	-	16,411
Tax losses that have not been used	4,744	-	-	4,744	685	-	5,429
Total	32,759	(1,764)	-	30,995	826	-	31,821
<u>Deferred tax liabilities</u>							
Fair value change in							
Equity instrument - securities listed on the stock exchange	29,359	-	(1,793)	27,566	-	(1,441)	26,125
Equity instrument - non marketable securities	10,520	-	460	10,980	-	120	11,100
Total	39,879	-	(1,333)	38,546	-	(1,321)	37,225

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NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2024

Separate financial statements (In Thousand Baht)

	Recognized in		As at December 31, 2023	Recognized in		As at December 31, 2024	
	As at January 1, 2023	Profit or loss		Other comprehensive income	Profit or loss		Other comprehensive income
<u>Deferred tax assets</u>							
Allowance for expected credit loss	832	(363)	-	469	(10)	-	459
Allowance for deteriorated inventories	208	22	-	230	(12)	-	218
Allowance for impairment loss on investment in associate	900	251	-	1,151	263	-	1,414
Allowance for impairment loss on Investment property	517	-	-	517	-	-	517
Fair value change in							
Equity instrument - non marketable securities	2,558	664	-	3,222	-	-	3,222
Post - employment benefit	6,867	(883)	-	5,984	(419)	-	5,565
Consignment sales	17,033	(1,204)	-	15,829	582	-	16,411
Tax losses that have not been used	4,744	-	-	4,744	685	-	5,429
Total	33,659	(1,513)	-	32,146	1,089	-	33,235
<u>Deferred tax liabilities</u>							
Fair value change in							
Equity instrument - securities listed on the stock exchange	29,359	-	(1,793)	27,566	-	(1,441)	26,125
Equity instrument - non marketable securities	10,520	-	460	10,980	-	120	11,100
Total	39,879	-	(1,333)	38,546	-	(1,321)	37,225

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

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Tax expenses (revenues)

For the years ended December 31, 2024 and 2023 are as follow:

	In Thousand Baht	
	Financial statements in which the equity method is applied	
	2024	2023
Current income tax:		
Income tax during the years	-	-
Deferred tax:		
Deferred income from the temporary difference and reverse the permanent difference	(826)	1,764
Income tax expense reported in profit or loss	(826)	1,764

The reconciliation between accounting profit and income tax expense is shown below.

	In Thousand Baht	
	Financial statements in which the equity method is applied	
	2024	2023
Accounting profit before tax	11,519	22,518
Applicable tax rate	20%	20%
Accounting profit before tax multiplied by income tax rate	2,304	4,503
Effects of:		
Share of loss (profit) from investments in associates	478	150
Expenses not treated as expenses under the Expenses Code	16,944	17,023
Revenue granted income tax exemption / Expenses that are deductable at a greater amount	(17,686)	(18,671)
Net losses deductible by law	(2,040)	(3,005)
Total	-	-
Deferred income from the temporary difference and reverse the permanent difference	(826)	1,764
Income tax expense reported in profit or loss	(826)	1,764

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	In Thousand Baht	
	Separate financial statements	
	2024	2023
Current income tax:		
Income tax during the years	-	-
Deferred tax:		
Deferred income from the temporary difference and reverse the permanent difference	(1,089)	1,513
Income tax expense reported in profit or loss	(1,089)	1,513

The reconciliation between accounting profit and income tax expense is shown below.

	In Thousand Baht	
	Separate financial statements	
	2024	2023
Accounting profit before tax	12,595	22,013
Applicable tax rate	20%	20%
Accounting profit before tax multiplied by income tax rate	2,519	4,402
Effects of:		
Expenses not treated as expenses under the Expenses Code	17,207	17,274
Revenue granted income tax exemption / Expenses that are deductible at a greater amount	(17,686)	(18,671)
Net losses deductible by law	(2,040)	(3,005)
Total	-	-
Deferred income from the temporary difference and reverse the permanent difference	(1,089)	1,513
Income tax expense reported in profit or loss	(1,089)	1,513

As at December 31, 2024 The financial statement have deductible temporary differences totaling Baht 1.78 million. On which deferred tax assets have not been recognized as the Company's management considers that there is uncertainty whether the Company will have sufficient future taxable income to utilize such items.

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2024

15. BANK OVERDRAFTS AND SHORT-TERM LOANS FROM FINANCIAL INSTITUTIONS

Consist of:

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	As at	As at
	December 31, 2024	December 31, 2023
Bank overdrafts		
(As at December 31, 2024, interest rate at 6.87% - 7.75% p.a. and as at December 31, 2023 interest rate at 6.87% - 7.75% p.a.	2,279	999
Short - term loans from financial institutions		
(As at December 31, 2024, interest rate at 3.00% - 3.70% p.a. and as at December 31, 2023 interest rate at 2.50% - 3.70% p.a.	169,000	169,000
Total bank overdrafts and short - term loans from financial institutions	171,279	169,999

As at December 31, 2024 and 2023, the Company had remaining of credit lines for bank overdrafts and short - term loans from financial institutions amounting to Baht 395 million and Baht 427 million, respectively.

Movement of short - term loans from financial institutions for the year ended December 31, 2024 and 2023 were as follows:

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
Balance as at January 1, 2023		205,000
<u>Add</u> : Additional loans for the year		1,178,000
<u>Less</u> : Payment of loans for the year		(1,214,000)
Balance as at December 31, 2023		169,000
<u>Add</u> : Additional loans for the year		860,000
<u>Less</u> : Payment of loans for the year		(860,000)
Balance as at December 31, 2024		169,000

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

NOTES TO FINANCIAL STATEMENTS

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16. TRADE AND OTHER CURRENT PAYABLES

Consist of:

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	As at	As at
	December 31, 2024	December 31, 2023
Trade account payable	67,267	61,845
Other account payable	2,039	1,997
Accrued expenses	12,573	14,771
Unearned revenue	3,373	3,263
Total trade and other current payable	85,252	81,876

17. LEASE LIABILITIES

	In Thousand Baht		
	Financial statements in which the equity method is applied/ Separate financial statements		
	Lease	Deferred	Net
	As at December 31, 2024	As at December 31, 2024	As at December 31, 2024
Due within one year	105	(8)	97
Due after one year but within five years	115	(3)	112
Total	220	(11)	209
As at December 31, 2023			
Due within one year	96	(11)	85
Due after one year but within five years	211	(47)	164
Total	307	(58)	249

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2024

18. EMPLOYEE BENEFIT OBLIGATIONS

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	As at December 31, 2024	As at December 31, 2023
Estimated current liabilities for employee benefits	1,902	2,504
Estimated non-current liabilities for employee benefits	25,921	27,415
Total employee benefit obligations	27,823	29,919

Changes in present value of obligations are as follows:

	In Thousand Baht	
	2024	2023
Obligations as at January 1	29,919	34,342
Recognized transitional obligations for the year ended December 31		
Current service cost	1,646	1,763
Interest on obligations	708	731
Actuarial gain for employee benefit	(1,946)	(4,553)
Employee benefits paid	(2,504)	(2,364)
	(2,096)	(4,423)
Obligations as at December 31	27,823	29,919

Principal actuarial assumptions used in calculating the provision for employee benefit liabilities as follows:

	Financial statements in which the equity method is applied/ Separate financial statements	
	December 31, 2024	December 31, 2023
Discount rate (per annum)	3.04	2.80
Average salary increases rate (per annum)	4.00	4.00
Turnover Rate	Age band	Age band
Retirement age (year)	60	60

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The result of sensitivity analysis for significant assumptions that affect an increase (decrease) of the long-term employee benefit obligations as at December 31, 2024 and 2023 were as follows:

	In Thousand Baht			
	Change of the present value of the employee benefit obligations increase (decrease)			
	Financial statements in which the equity method is applied/Separate financial statements			
	2024		2023	
	Increase	Decrease	Increase	Decrease
Discount rate (1.0%)	(1,919)	2,192	(2,133)	2,450
Salary increases rate (1.0%)	2,098	(1,875)	2,324	(2,065)
Turnover rate (20%)	(820)	898	(950)	1,051

The sensitivity analysis presented above may not be representative of the actual change in employee benefit obligations as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

The maturity analyses of undiscounted cash flows of benefit payments as at December 31, 2024 and 2023 were as follows:

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	December 31, 2024	December 31, 2023
Within 1 year	5,444	5,291
Over 1 year and up to 5 years	6,082	7,047
Over 5 years	24,182	25,687

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****DECEMBER 31, 2024****19. SHARE CAPITAL**

	Amount of share (Baht)	As at December 31, 2024		As at December 31, 2023	
		Number of shares (Share)	Amount (Baht)	Number of shares (Share)	Amount (Baht)
Authorized share capital					
Common Stock	1	149,510,000	149,510,000	149,510,000	149,510,000
Issued and paid - up share capital					
Common Stock	1	149,510,000	149,510,000	149,510,000	149,510,000

20. LEGAL RESERVE

Section 116 of the Public Limited Companies Act, B.E. 2535 requires that a company shall allocate not less than 5% of its annual net profit, less any accumulated losses brought forward (if any), to a reserve account (“legal reserve”), until this account reaches an amount not less than 10% of the authorized share capital. The legal reserve is not available for dividend distribution.

21. DIVIDEND PAYMENT

At the shareholders’ meeting of the Company held on April 25, 2023, the shareholders approved the appropriation of retained earnings as at December 31, 2022, at of Baht 0.14 per share for 14,951,000 shares, amounting to Baht 2.09 million, The Dividend will be paid on May 24, 2023.

At the shareholders’ meeting of the Company held on April 23, 2024, the shareholders approved the appropriation of retained earnings as at December 31, 2023, at of Baht 0.02 per share for 149,510,000 shares, amounting to Baht 2.99 million, The Dividend will be paid on May 21, 2024.

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED**NOTES TO FINANCIAL STATEMENTS****DECEMBER 31, 2024****22. EXPENSES BY NATURE**

Significant expenses by nature for the years ended December 31, 2024 and 2023 were as follows:

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	2024	2023
Change in finished goods	(13,346)	(7,036)
Purchase	321,108	327,951
Employee expenses	100,586	103,708
Advertising and sale promotion	18,130	16,257
Service expenses	13,611	17,211
Rental expenses	4,602	4,222
Depreciation and amortization	3,760	4,984
Shipping cost	3,238	3,293
Utilities costs	2,678	3,033

23. BASIC EARNING (LOSS) PER SHARE

Basic earnings (loss) per share is calculated by net profit (loss) of ordinary shareholder of ordinary shares and preferred shares issued and paid up during in the year by calculated as follow:

	Thousand Baht / Thousand Share	
	Financial statements in which the equity method is applied For the year ended December 31,	
	2024	2023
Profit for the year	12,345	20,754
Weighted average number of shares	149,510	149,510
Basic profit per share	0.08	0.14

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED
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	Thousand Baht / Thousand Share	
	Separate financial statements	
	For the year ended December 31,	
	2024	2023
Profit for the year	13,684	20,500
Weighted average number of shares	149,510	149,510
Basic profit per share	0.09	0.14

24. OTHER COMPREHENSIVE INCOME

	In Thousand Baht		
	For the year ended December 31, 2024		
	Amount	Tax expenses	Net
<u>Financial statements presented by equity method</u>			
Items that will be reclassified subsequently to profit or loss :			
- Share of other comprehensive (loss) of associate	(284)	57	(227)
Items that will not be reclassified subsequently to profit or loss :			
- (Loss) from valuation of securities listed on the stock exchange	(7,205)	1,441	(5,764)
- Profit from valuation of non-marketable securities	600	(120)	480
- Profit from valuation of defined benefit plans	1,946	-	1,946
Other comprehensive (loss) for the year	(4,943)	1,378	(3,565)
<u>Separate financial statements</u>			
Items that will not be reclassified subsequently to profit or loss :			
- (Loss) from valuation of securities listed on the stock exchange	(7,205)	1,441	(5,764)
- Profit from valuation of non-marketable securities	600	(120)	480
- Profit from valuation of defined benefit plans	1,946	-	1,946
Other comprehensive (loss) for the year	(4,659)	1,321	(3,338)

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED
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	In Thousand Baht		
	For the year ended December 31, 2023		
	Amount	Tax expenses	Net
<u>Financial statements presented by equity method</u>			
Items that will be reclassified subsequently to profit or loss :			
- Share of other comprehensive income of associate	4	(1)	3
Items that will not be reclassified subsequently to profit or loss :			
- (Loss) from valuation of securities listed on the stock exchange	(8,967)	1,793	(7,174)
- Profit from valuation of non-marketable securities	2,301	(460)	1,841
- Profit from valuation of defined benefit plans	4,323	-	4,323
Other comprehensive (loss) for the year	(2,339)	1,332	(1,007)
<u>Separate financial statements</u>			
Items that will not be reclassified subsequently to profit or loss :			
- (Loss) from valuation of securities listed on the stock exchange	(8,967)	1,793	(7,174)
- Profit from valuation of non-marketable securities	2,301	(460)	1,841
- Profit from valuation of defined benefit plans	4,323	-	4,323
Other comprehensive (loss) for the year	(2,343)	1,333	(1,010)

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25. SEGMENT INFORMATION

The segmental financial information of the Company for the years ended December 31, 2024 and 2023 were as follows:

	Financial statements in which the equity method is applied (In Thousand Baht)			
	Textile	Cosmetic	Others	Total
<u>For the year ended December 31, 2024</u>				
Net sales	345,189	97,719	60,023	502,931
Gross profit	136,126	12,477	19,874	168,477
Unallocated other income				9,629
Unallocated selling and administrative expenses				(158,368)
Unallocated finance costs				(5,827)
Share of (loss) from investment in associates				(2,392)
Unallocated tax income				826
Profit for the year				12,345
Unallocated assets				
As at December 31, 2024				803,587
Timing of revenue recognition				
At a point in time	345,189	97,719	60,023	502,931
	Financial statements in which the equity method is applied (In Thousand Baht)			
	Textile	Cosmetic	Others	Total
<u>For the year ended December 31, 2023</u>				
Net sales	380,556	97,482	47,206	525,244
Gross profit	157,689	10,682	21,999	190,370
Unallocated other income				6,596
Unallocated selling and administrative expenses				(168,046)
Unallocated finance costs				(5,650)
Share of (loss) from investment in associates				(752)
Unallocated tax income				(1,764)
Profit for the year				20,754

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	Financial statements in which the equity method is applied (In Thousand Baht)			
	Textile	Cosmetic	Others	Total
Unallocated assets				
As at December 31, 2023				796,578
Timing of revenue recognition				
At a point in time	380,556	97,482	47,206	525,244
	Separate financial statements (In Thousand Baht)			
	Textile	Cosmetic	Others	Total
<u>For the year ended December 31, 2024</u>				
Net sales	345,189	97,719	60,023	502,931
Gross profit	136,126	12,477	19,874	168,477
Unallocated other income				9,629
Unallocated selling and administrative expenses				(159,684)
Unallocated finance costs				(5,827)
Unallocated tax expense				1,089
Profit for the year				13,684
Unallocated assets				
As at December 31, 2024				824,850
Timing of revenue recognition				
At a point in time	345,189	97,719	60,023	502,931

NEWCITY (BANGKOK) PUBLIC COMPANY LIMITED

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	Separate financial statements (In Thousand Baht)			
	Textile	Cosmetic	Others	Total
<u>For the year ended December 31, 2023</u>				
Net sales	380,556	97,482	47,206	525,244
Gross profit	157,689	10,682	21,999	190,370
Unallocated other income				6,596
Unallocated selling and administrative expenses				(169,304)
Unallocated finance costs				(5,650)
Unallocated tax expense				(1,512)
Profit for the year				20,500

Unallocated assets

As at December 31, 2023				816,275
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Timing of revenue recognition

At a point in time	380,556	97,482	47,206	525,244
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Sales to major customers during the years ended December 31, 2024 and 2023 amounted two persons to Baht 181.32 million and two person to Baht 158.10 million, respectively.

Sales by geographic for the year ended December 31, 2024 and 2023 were as follows:

	In Thousand Baht	
	Financial statements in which the equity method is applied/ Separate financial statements	
	2024	2023
Domestic sales	466,204	511,316
Export	36,727	13,928
Total	502,931	525,244

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26. FINANCIAL INSTRUMENT

26.1 Financial risk management policies

The Company board of directors has established risk management and controls risk management. The board of directors has established the risk management committee, which is responsible for developing and monitoring the Group risk management policies. The risk report identifies risk factors according to their level and potential impact and risk management guidelines. The risk are include credit risk marketing risk and liquidity risk. The risk management committee regularly reports the results of risk management to the board of directors.

Credit risk

Credit risk refers to the risk that counter-party will default on its contractual obligations resulting in a financial loss to the Company. Credit risks which arise from trade receivables are not too much.

In the case of recognized financial assets, the carrying amount of assets recorded in the statements of financial position, net of an allowance for expected credit losses or net of allowance for revalued amount of investments represents the company maximum exposure to credit risk.

Cash and cash equivalents

The Company considers that cash and cash equivalents have low credit risk because the counter-parties are financial institution with good credit ratings.

Trade receivables

The Company has a risk management policy by setting credit limits and give credit carefully. It is also a policy to transact with traders who are reliable and receive adequate collateral to reduce the chance of financial loss from not being able to fulfill the contract.

The Company considers impairment at the end of each reporting period. Calculate the provision rate for credit losses expected to occur from the aging of outstanding debt from the due date. The calculation of expected credit impairment losses takes into account reasonable and supportable information available at the reporting date regarding past events. Current conditions and forecasts of future economic conditions.

The Company write-off trade receivable when there is no reasonable expectation of recovery and indicators that there is no reasonable expectation of recovery.

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Marketing risk

Interest rate risk

The Company exposure to interest rate risk relates primarily to its cash at banks, bank overdrafts and short - term loans. Most of the Group's financial assets and liabilities bear fixed interest rates which are close to the market rate. The risk is therefore low.

As at December 31, 2024 and 2023, significant financial assets and liabilities classified by type of interest rate are summarised in the table below, with those financial assets and liabilities that carry fixed interest rates further classified based on the maturity date, or the repricing date if this occurs before the maturity date.

In Thousand Baht							
Financial statements in which the equity method is applied/ Separate financial statements							
As at December 31, 2024							
Fixed interest rates							
Within 1 year	1-5 years	Over 5 years	Floating Interest rate	Non- interest bearing	Total	Effective interest rate (% per annum)	
Financial Assets							
Cash and cash equivalents	-	-	-	55,319	1,275	56,594	0.35 - 0.40
Trade and other current account receivables	-	-	-	-	100,851	100,851	-
Other non - current financial assets	-	-	-	-	229,865	229,865	-
	-	-	-	55,319	331,991	387,310	
Financial liabilities							
Bank overdrafts	-	-	-	2,279	-	2,279	6.87 - 7.75
Short-term loans from financial Institutions	-	-	-	169,000	-	169,000	3.00 - 3.70
Trade and other current payables	-	-	-	-	85,252	85,252	-
Lease liabilities	97	112	-	-	-	209	4.48
	97	112	-	171,279	85,252	256,740	

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In Thousand Baht							
Financial statements in which the equity method is applied/ Separate financial statements							
As at December 31, 2023							
	Fixed interest rates			Floating Interest rate	Non- interest bearing	Total	Effective interest rate (% per annum)
	Within 1 year	1-5 years	Over 5 years				
Financial Assets							
Cash and cash equivalents	-	-	-	22,708	846	23,554	0.35 - 0.60
Trade and other current account receivables	-	-	-	-	103,334	103,334	-
Other non - current financial assets	-	-	-	-	236,470	236,470	-
	-	-	-	22,708	340,650	363,358	
Financial liabilities							
Bank overdrafts	-	-	-	999	-	999	6.87 - 7.75
Short-term loans from financial Institutions	-	-	-	169,000	-	169,000	2.50 - 3.70
Trade and other current payables	-	-	-	-	81,876	81,876	-
Lease liabilities	85	164	-	-	-	249	4.06 - 4.48
	85	164	-	169,999	81,876	252,124	

Foreign currency risk

Analysis of the impact of foreign currency exchange rates. The Company management believes that Exchange rate risk from possible changes There will be no material impact on the Group's operation results.

Liquidity risk

The Company monitors its liquidity risk and maintains a level of cash and cash equivalents deemed adequate by management to finance operations and to mitigate the effects of fluctuations in cash flows.

The table below summarises the maturity profile of the Group's financial liabilities as at December 31, 2024 and 2023 based on contractual undiscounted cash flows:

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In Thousand Baht				
Financial statements in which the equity method is applied/ Separate financial statements				
As at December 31, 2024				
Accounts	Within 1 year	1 - 5 years	Over 5 years	Total
Financial liabilities				
Bank overdraft	2,279	-	-	2,279
Short term loan	169,000	-	-	169,000
Trade and other current accounts payable	85,252	-	-	85,252
Lease liabilities, net	97	112	-	209

In Thousand Baht				
Financial statements in which the equity method is applied/ Separate financial statements				
As at December 31, 2023				
Accounts	Within 1 year	1 - 5 years	Over 5 years	Total
Financial liabilities				
Bank overdraft	999	-	-	999
Short term loan	169,000	-	-	169,000
Trade and other current accounts payable	81,876	-	-	81,876
Lease liabilities, net	85	164	-	249

26.2 Fair value of financial instruments

The fair values of the following financial assets and financial liabilities approximate their carrying values.

- a.) Financial assets and financial liabilities that will mature in the short term include cash and cash equivalents. Trade and other current receivables Overdrafts and short-term loans Trade payables and other current payables Shows estimated fair value based on the book value shown in the statement of financial position.
- b.) Liabilities under lease agreements that pay interest at rates close to market interest rates Shows estimated fair value based on the book value shown in the statement of financial position.

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The book value of the above financial assets and financial liabilities is measured using the amortized cost method. Except for the following financial assets.

The Company had financial assets that were measured at fair value. Separately show the book value and fair value of financial assets and liabilities. Including the fair value hierarchy as of December 31, 2024 and 2023, as follows:

In Thousand Baht				
Financial statements in which the equity method is applied/ Separate financial statements				
As at December 31, 2024				
Book value	Fair value			Total
	Level 1	Level 2	Level 3	
<u>Financial Assets</u>				
Financial assets measured at fair value through other comprehensive income				
- Investments in equity instruments no other circulation	229,865	168,949	60,916	-
Total	229,865	168,949	60,916	-

In Thousand Baht				
Financial statements in which the equity method is applied/ Separate financial statements				
As at December 31, 2023				
Book value	Fair value			Total
	Level 1	Level 2	Level 3	
<u>Financial Assets</u>				
Financial assets measured at fair value through other comprehensive income				
- Investments in equity instruments no other circulation	236,470	176,154	60,316	-
Total	236,470	176,154	60,316	-

The Company had no transfer transactions between Level 1, Level 2, and Level 3 of the fair value hierarchy during the year.

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The fair value of financial instruments has been estimated using the following methods and assumptions.

<u>Type</u>	<u>Valuation techniques</u>
Investments in equity instruments - securities listed on the stock exchange	The last bid price on the Stock Exchange of Thailand
Investments in equity instruments - non-marketable securities	Value is assessed using a business plan in conjunction with an assessment of the current market conditions using the discounted cash flow method.

27. COMMITMENTS AND CONTINGENT LIABILITIES

As at December 31, 2024 the Company had commitment from leases and service contracts were as follows:

	<u>In Thousand Baht</u>
Within one year	3,202
After 1 year but not over 5 years	2,443
Total	5,645

28. APPROVAL OF FINANCIAL STATEMENT

This financial statement was authorized for issue by the Board of Directors on February 21, 2025.