



EY Office Limited
33rd Floor, Lake Rajada Office Complex
193/136-137 Rajadapisek Road
Klongtoey, Klongtoey, Bangkok 10110
Tel: +66 2264 9090
Fax: +66 2264 0789
ey.com

บริษัท สำนักงาน อีวาย จำกัด
ชั้น 33 อาคารเลคไรซ์ดา
193/136-137 ถนนรัชดาภิเษก
แขวงคลองเตย เขตคลองเตย กรุงเทพฯ 10110
โทรศัพท์: +66 2264 9090
โทรสาร: +66 2264 0789
ey.com

Independent Auditor's Report

To the Shareholders of Union Textile Industries Public Company Limited

Opinion

I have audited the accompanying financial statements, in which the equity method is applied, of Union Textile Industries Public Company Limited (the Company), which comprise the statement of financial position as at 31 December 2023, and the related statements of income, comprehensive income, changes in shareholders' equity and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and have also audited the separate financial statements of Union Textile Industries Public Company Limited for the same period.

In my opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Union Textile Industries Public Company Limited as at 31 December 2023, and its 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 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* issued by the Federation of Accounting Professions (Code of Ethics for Professional Accountants) that are relevant to my audit of the 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.

Emphasis of Matter

I draw attention to Note 1.2 to the financial statements related to discontinued operation that on 22 December 2020, the Company submitted the notification on the Resolutions of the Board of Directors' Meeting No. 12/2020 to The Stock Exchange of Thailand related to the cessation of textile operations (spinning and weaving) and the seeking of a new business. These resolutions have been acknowledged by the Annual General Meeting of the Company's shareholders on 30 March 2021. The Company ceased the textile operations (spinning and weaving) in September 2021, and it is currently considering and studying the feasibility of investing in new businesses in the future. Therefore, my opinion is not modified in respect of this matter.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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 financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless 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 Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the 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 judgement and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the 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's internal control.



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- 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's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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 am responsible for the audit resulting in this independent auditor's report.

Termphong Opanaphan

Certified Public Accountant (Thailand) No. 4501

EY Office Limited

Bangkok: 27 February 2024

Union Textile Industries Public Company Limited

Statements of financial position

As at 31 December 2023

(Unit: Baht)

	Note	Financial statements in which the equity method is applied		Separate financial statements	
		2023	2022	2023	2022
Assets					
Current assets					
Cash and cash equivalents	7	52,225,061	75,207,728	52,225,061	75,207,728
Other receivables	8	1,391,712	1,196,455	1,391,712	1,196,455
Restricted bond	24	7,000,000	7,000,000	7,000,000	7,000,000
Other current financial assets	9	380,000,000	400,000,000	380,000,000	400,000,000
Other current assets		231,145	24,607	231,145	24,607
Total current assets		440,847,918	483,428,790	440,847,918	483,428,790
Non-current assets					
Other non-current financial assets	10	631,173,451	636,803,906	631,173,451	636,803,906
Investments in associates	11	14,568,126	-	14,803,500	-
Investment properties	12	47,351,741	47,351,741	47,351,741	47,351,741
Property, plant and equipment	13	32,683,662	34,106,237	32,683,662	34,106,237
Other non-current assets	14	3,650,156	2,432,006	3,650,156	2,432,006
Total non-current assets		729,427,136	720,693,890	729,662,510	720,693,890
Total assets		1,170,275,054	1,204,122,680	1,170,510,428	1,204,122,680

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

Union Textile Industries Public Company Limited

Statements of financial position (continued)

As at 31 December 2023

(Unit: Baht)

	Note	Financial statements in which the equity method is applied		Separate financial statements	
		2023	2022	2023	2022
Liabilities and shareholders' equity					
Current liabilities					
Trade and other payables	15	2,138,189	2,879,400	2,138,189	2,879,400
Provision for long-term employee benefits - due within one year portion	16	3,338,857	1,061,576	3,338,857	1,061,576
Other current liabilities		64,281	207,126	64,281	207,126
Total current liabilities		5,541,327	4,148,102	5,541,327	4,148,102
Non-current liabilities					
Provision for long-term employee benefits - net from due within one year portion	16	319,846	6,080,107	319,846	6,080,107
Deferred tax liabilities	21	98,422,970	98,852,465	98,422,970	98,852,465
Total non-current liabilities		98,742,816	104,932,572	98,742,816	104,932,572
Total liabilities		104,284,143	109,080,674	104,284,143	109,080,674
Shareholders' equity					
Share capital					
Registered					
15,000,000 preference shares of Baht 10 each	17	150,000,000	150,000,000	150,000,000	150,000,000
45,000,000 ordinary shares of Baht 10 each		450,000,000	450,000,000	450,000,000	450,000,000
		600,000,000	600,000,000	600,000,000	600,000,000
Issued and fully paid					
15,000,000 preference shares of Baht 10 each	17	150,000,000	150,000,000	150,000,000	150,000,000
45,000,000 ordinary shares of Baht 10 each		450,000,000	450,000,000	450,000,000	450,000,000
Retained earnings					
Appropriated - statutory reserve	18	150,000,000	150,000,000	150,000,000	150,000,000
Unappropriated		230,855,441	255,402,172	231,090,815	255,402,172
Other components of shareholders' equity		85,135,470	89,639,834	85,135,470	89,639,834
Total shareholders' equity		1,065,990,911	1,095,042,006	1,066,226,285	1,095,042,006
Total liabilities and shareholders' equity		1,170,275,054	1,204,122,680	1,170,510,428	1,204,122,680

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

Union Textile Industries Public Company Limited

Income statements

For the year ended 31 December 2023

(Unit: Baht)

	Note	Financial statements in which			
		the equity method is applied		Separate financial statements	
		2023	2022	2023	2022
Continuing operations					
Revenues					
Rental income		18,134,409	17,945,946	18,134,409	17,945,946
Dividend income	10	3,450,000	4,100,000	3,450,000	4,100,000
Other income		1,969,293	-	1,969,293	-
Total revenues		23,553,702	22,045,946	23,553,702	22,045,946
Expenses					
Administrative expenses		21,829,743	13,254,907	21,829,743	13,254,907
Total expenses		21,829,743	13,254,907	21,829,743	13,254,907
Profit from continuing operating activities		1,723,959	8,791,039	1,723,959	8,791,039
Share of loss from investment in associate	11	(235,374)	-	-	-
Finance income		4,661,280	2,302,740	4,661,280	2,302,740
Profit from continuing operating activities before income tax expenses		6,149,865	11,093,779	6,385,239	11,093,779
Income tax expenses	21	(696,596)	(1,808,756)	(696,596)	(1,808,756)
Profit for the year from continuing operations		5,453,269	9,285,023	5,688,643	9,285,023

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

Union Textile Industries Public Company Limited
Income statements (continued)
For the year ended 31 December 2023

(Unit: Baht)

	Note	Financial statements in which the equity method is applied		Separate financial statements	
		2023	2022	2023	2022
Discontinued operations					
Revenues					
Other income					
Gain on sales of machinery and equipment		-	49,251,507	-	49,251,507
Others		-	3,903,476	-	3,903,476
Total revenues		-	53,154,983	-	53,154,983
Expenses					
Administrative expenses		-	24,295,662	-	24,295,662
Total expenses		-	24,295,662	-	24,295,662
Profit from discontinued operating activities					
before income tax benefits		-	28,859,321	-	28,859,321
Income tax benefits	21	-	1,394,245	-	1,394,245
Profit for the year from discontinued operations		-	30,253,566	-	30,253,566
Profit for the year		5,453,269	39,538,589	5,688,643	39,538,589
Basic earnings per share (Baht)	23				
Loss from continuing operations		(0.35)	(0.26)	(0.34)	(0.26)
Profit from discontinued operations		-	0.67	-	0.67
Profit (loss) for the year		(0.35)	0.41	(0.34)	0.41

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

Union Textile Industries Public Company Limited
Statement of comprehensive income
For the year ended 31 December 2023

(Unit: Baht)

	Financial statements in which the equity method is applied		Separate financial statements	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
	Profit from continuing operations	5,453,269	9,285,023	5,688,643
Profit from discontinued operations	-	30,253,566	-	30,253,566
Profit for the year	<u>5,453,269</u>	<u>39,538,589</u>	<u>5,688,643</u>	<u>39,538,589</u>
Other comprehensive income:				
Other comprehensive income from continuing operations				
<i>Other comprehensive income not to be reclassified to profit or loss in subsequent periods</i>				
Gain (losses) on changes in value of equity investments designated at fair value through other comprehensive income - net of income tax	(4,504,364)	16,305,994	(4,504,364)	16,305,994
Other comprehensive income not to be reclassified to profit or loss in subsequent periods - net of income tax	(4,504,364)	16,305,994	(4,504,364)	16,305,994
Total other comprehensive income from continuing operations	<u>(4,504,364)</u>	<u>16,305,994</u>	<u>(4,504,364)</u>	<u>16,305,994</u>
Other comprehensive income from discontinued operations				
Total other comprehensive income from discontinued operations	-	-	-	-
Other comprehensive income for the year	<u>(4,504,364)</u>	<u>16,305,994</u>	<u>(4,504,364)</u>	<u>16,305,994</u>
Total comprehensive income for the year	<u>948,905</u>	<u>55,844,583</u>	<u>1,184,279</u>	<u>55,844,583</u>
Total comprehensive income for the year				
From continuing operations	948,905	25,591,017	1,184,279	25,591,017
From discontinued operations	-	30,253,566	-	30,253,566
	<u>948,905</u>	<u>55,844,583</u>	<u>1,184,279</u>	<u>55,844,583</u>

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