

Management Discussion and Analysis for the Year 2010

1. Result of Operation (The Company and Subsidiaries)

The company showed **net profit** of Baht 3.1 million for a year ended December 31, 2010 comparing to net loss Baht 73.2 million for the same period of the year 2009. The net profit increased Baht 76.3 million as the result of:

(1) Service Income (Disposal, Landfill and Transportation Charge)

The company has service income decreased from Baht 254.2 million in the year 2009 to Baht 205.7 million in the year 2010. The service income decreased Baht 48.5 million or 19.1% which result of price competition in the industrial waste treatment business.

The company has costs of services increased from 75.1% of services income in the year 2009 (Baht 191.0 million) to 85.2% of services income in the year 2010 (Baht 175.3 million) It is a result of the increase in fuel prices compared to the same period last year.

(2) Sales and Costs of Sales - Real Estate Development Business

The company has revenue from sales of real estate development increased from Baht 59.7 million in the year 2009 to Baht 109.7 million in the year 2010. The revenue from sales real estate development increased Baht 50.0 million or 83.7%. Costs of sales of real estate development increased from 76.2% of Sale (Baht 45.5 million) in the year 2009 to 77.0% (Baht 84.4 million) in the year 2010.

(3) Administrative Expense

The company has administrative expenses decreased from Baht 130.7 million (40.4% of total revenue) in the year 2009 to Baht 48.4 million (14.9% of total revenue) in the year 2010. The administrative expenses decreased Baht 82.3 million or 63.0%.

(4) Other Income

The company has other income Baht 5.1 million in year 2010 comparing to Baht 8.6 million in year 2009. The other income decreased Baht 3.5 million or 40.7%.

2. Financial Status (The Company and Subsidiaries)

(1) Total Assets

The company has total assets as at December 31, 2010 in the amount of Baht 1,162.8 million comparing to Baht 1,266.8 million as of December 31, 2009. The total asset decreased Baht 103.9 million or 8.2%.

As at December 31, 2010 Total assets consisted of

- (1.1) Current assets in amount of Baht 574.6 million (49.4% of total assets)
 - (1.1.1) Real estate development cost in amount of Baht 449.0 million (78.1% of total current assets)
 - (1.1.2) Cash and cash equivalents in amount of Baht 65.6 million (11.4% of total current assets)
 - (1.1.3) Trade account receivables - net in amount of Baht 46.7 million (8.1% of total current assets)

- (1.2) Non-current assets in amount of Baht 588.2 million (50.6% of total assets)
 - (1.2.1) Land and structures held for future development in amount of Baht 233.2 million (39.7% of total non-current assets)
 - (1.2.2) Property, plant and equipment - net in amount of Baht 193.0 million (32.8% of total non-current assets)

(2) Total Liabilities

The company has total liabilities as at December 31, 2010 in the amount of Baht 143.3 million comparing to Baht 249.4 million as at December 31, 2009. The total liabilities decreased Baht 106.1 million or 42.5%.

As at December 31, 2010 Total liabilities consisted of

- (2.1) Current liabilities in amount of Baht 77.8 million (54.2% of total liabilities)
 - (2.1.1) Trade account payables in amount of Baht 15.6 million (20.0% of total current liabilities)
- (2.2) Non-current liabilities in amount of Baht 65.5 million (45.7% of total liabilities)

(3) Shareholder's Equity

The company has shareholders' equity as at December 31, 2010 in the amount of Baht 1,019.5 million comparing to Baht 1,017.4 million as at December 31, 2009. The shareholders' equity increased Baht 2.1 million or 0.2%

3. Liquidity (The Company and Subsidiaries)

3.1 Current Ratio

The company has current ratio as at December 31, 2010 equals 8.1 times comparing to 6.0 times as at December 31, 2009.

3.2 Debt to Equity Ratio

The company has debt to equity ratio as at December 31, 2010 equals 0.14 times comparing to 0.25 times as at December 31, 2009. The debt to equity ratio decreased 0.11 times which resulted of decreasing in total liabilities 42.5% (Baht 106.1 million) while as shareholders' equity decreased 0.2% (Baht 2.1 million).