

Fig. 3-2 Long Distance Telephone Transmission System

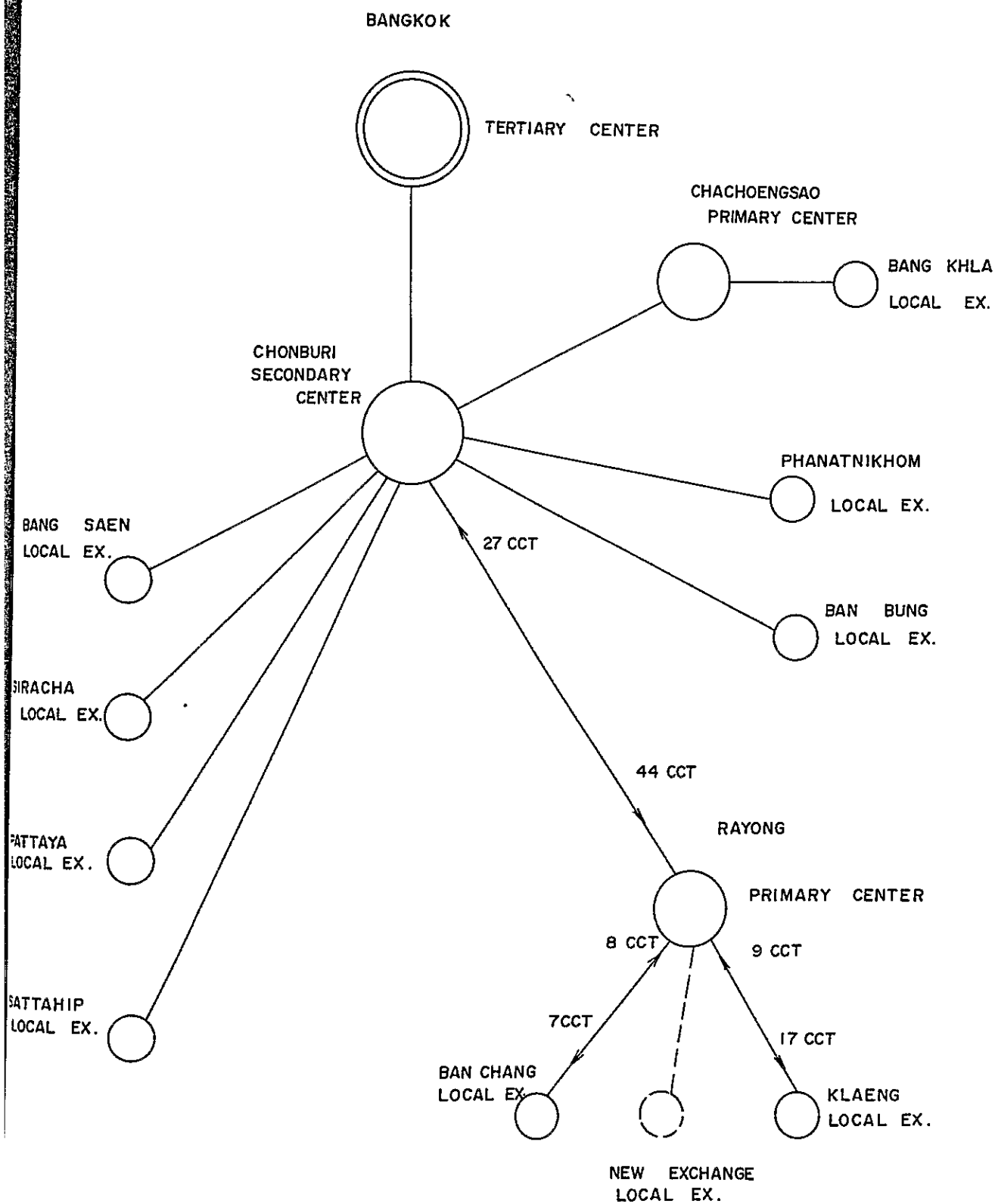


Fig. 3-3 Telex Network Configuration

AS OF 1982

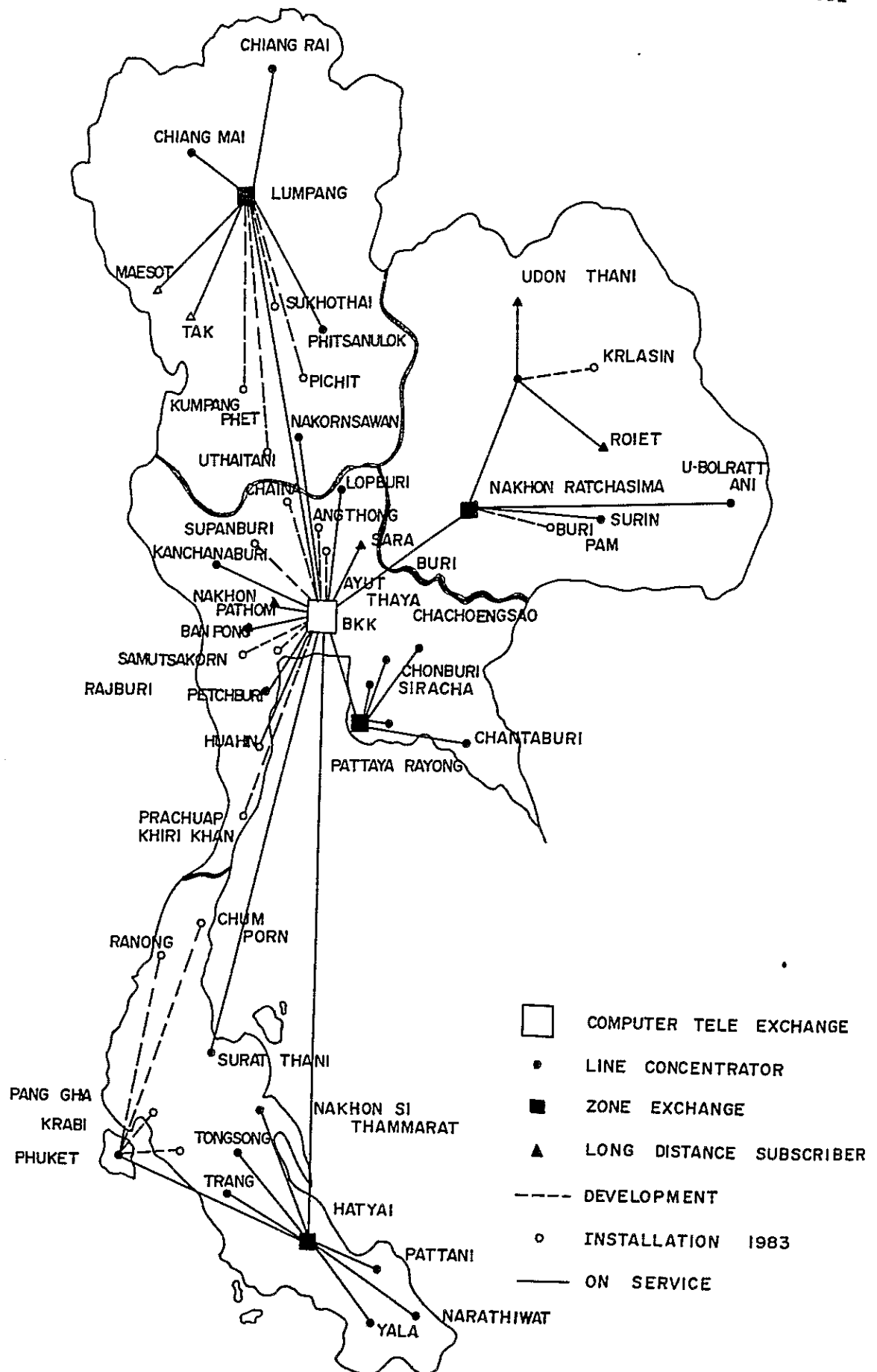


Fig. 3-4 Telex Network in Pattaya Zone Exchange

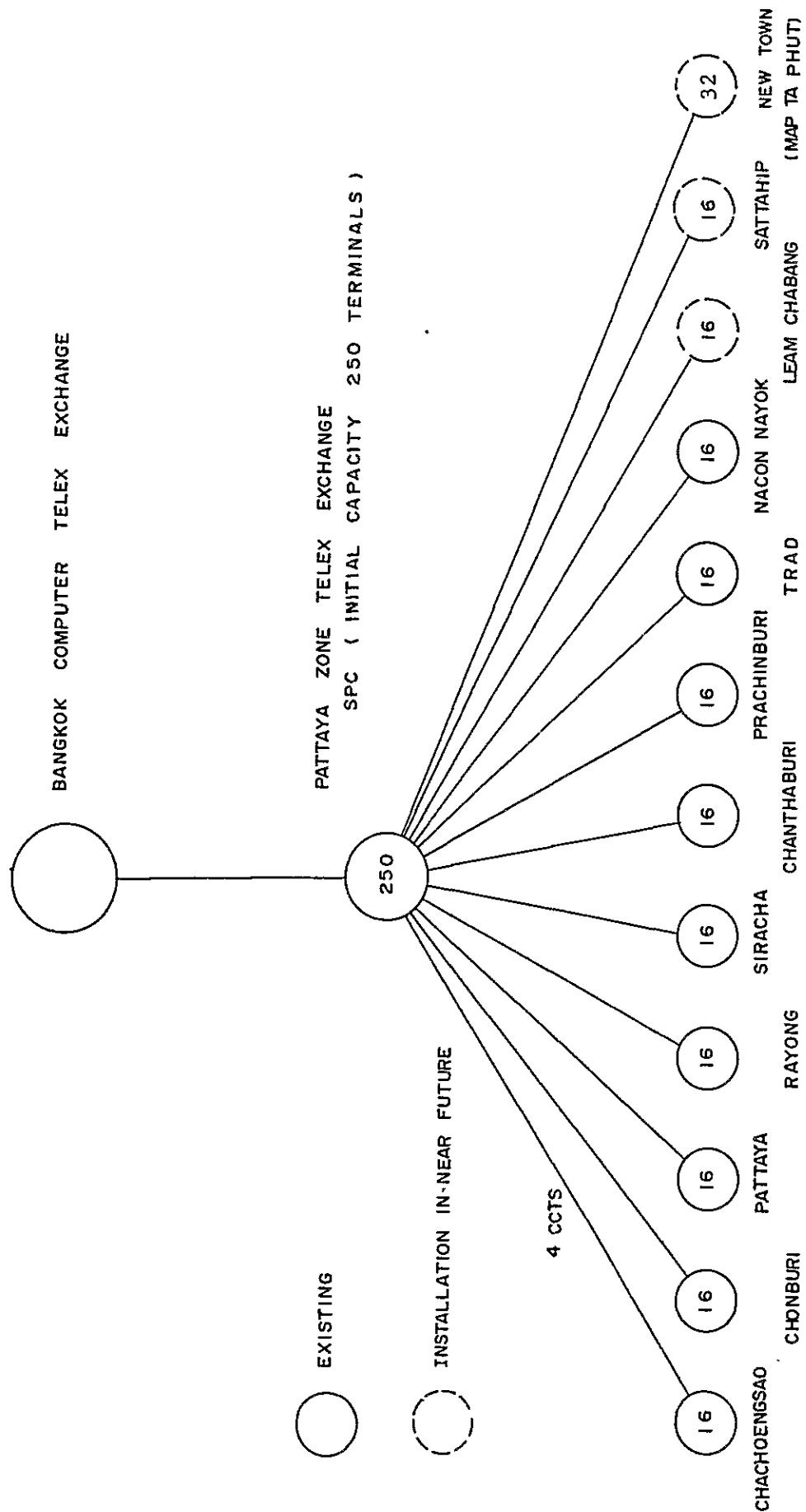
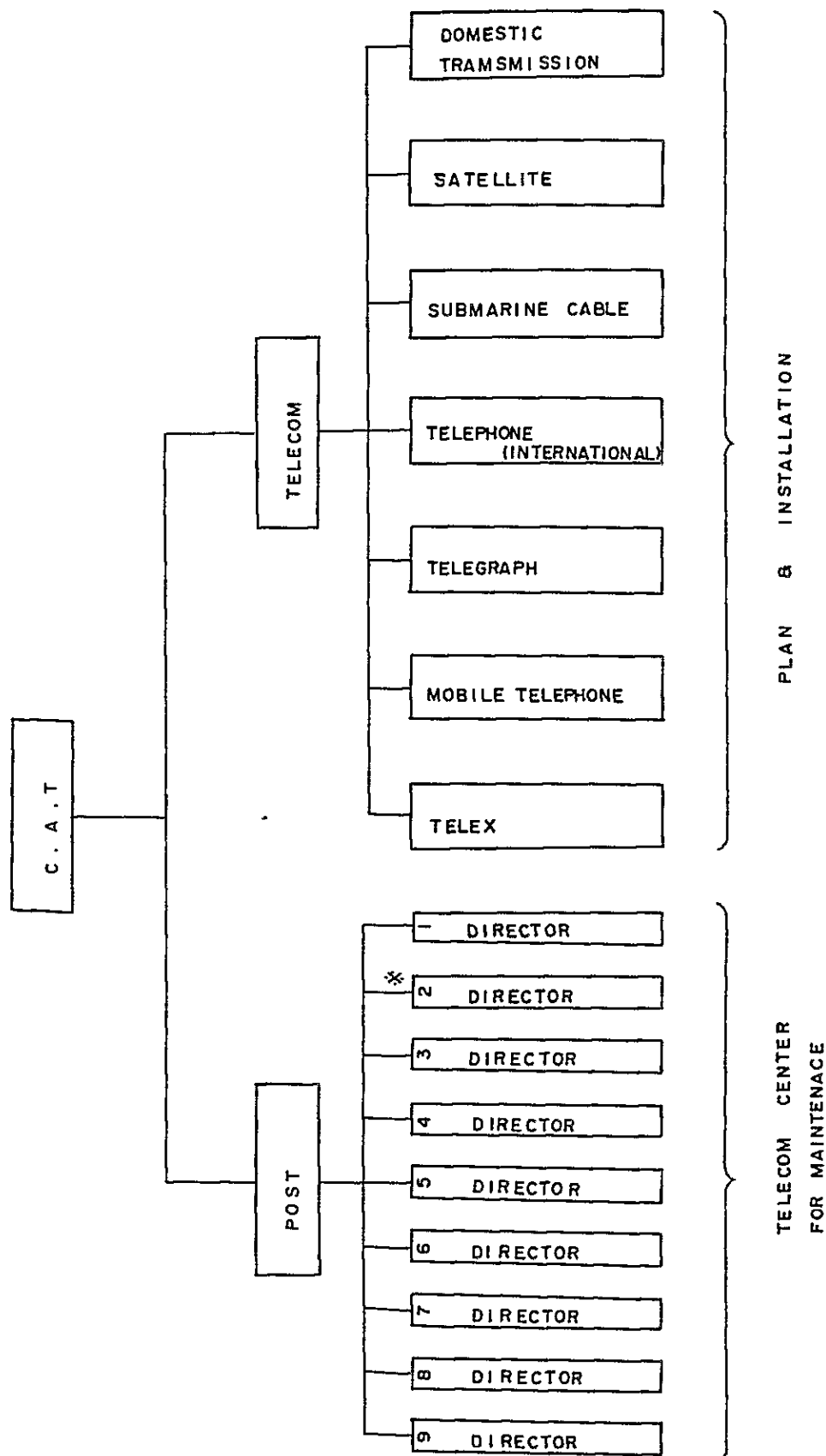
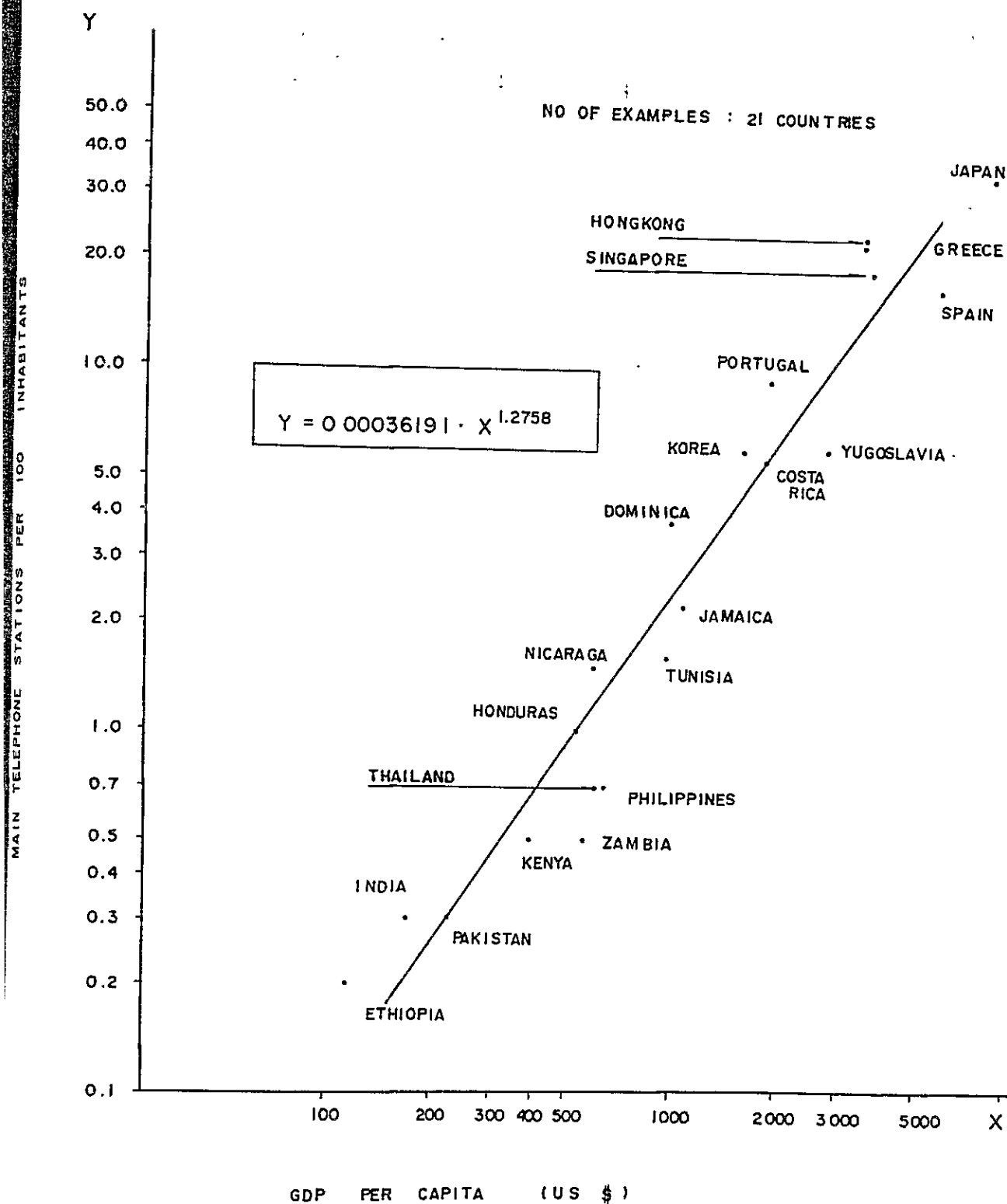


Fig. 3-5 C.A.T Organization (CONCEPT)



* NO 2 : CHOMBUR 1

Fig. 3-6 Main Telephone Stations per 100 Inhabitants and G.D.P per Capita in the World (1979)



SOURCE : "WORLD'S TELEPHONES" (ATT) AND "WORLD DEVELOPMENT REPORT 1981" (WORLD BANK)

Fig. 3-7 Main Telephone Stations per 100 Inhabitants vs G.D.P
per Capital for Thailand

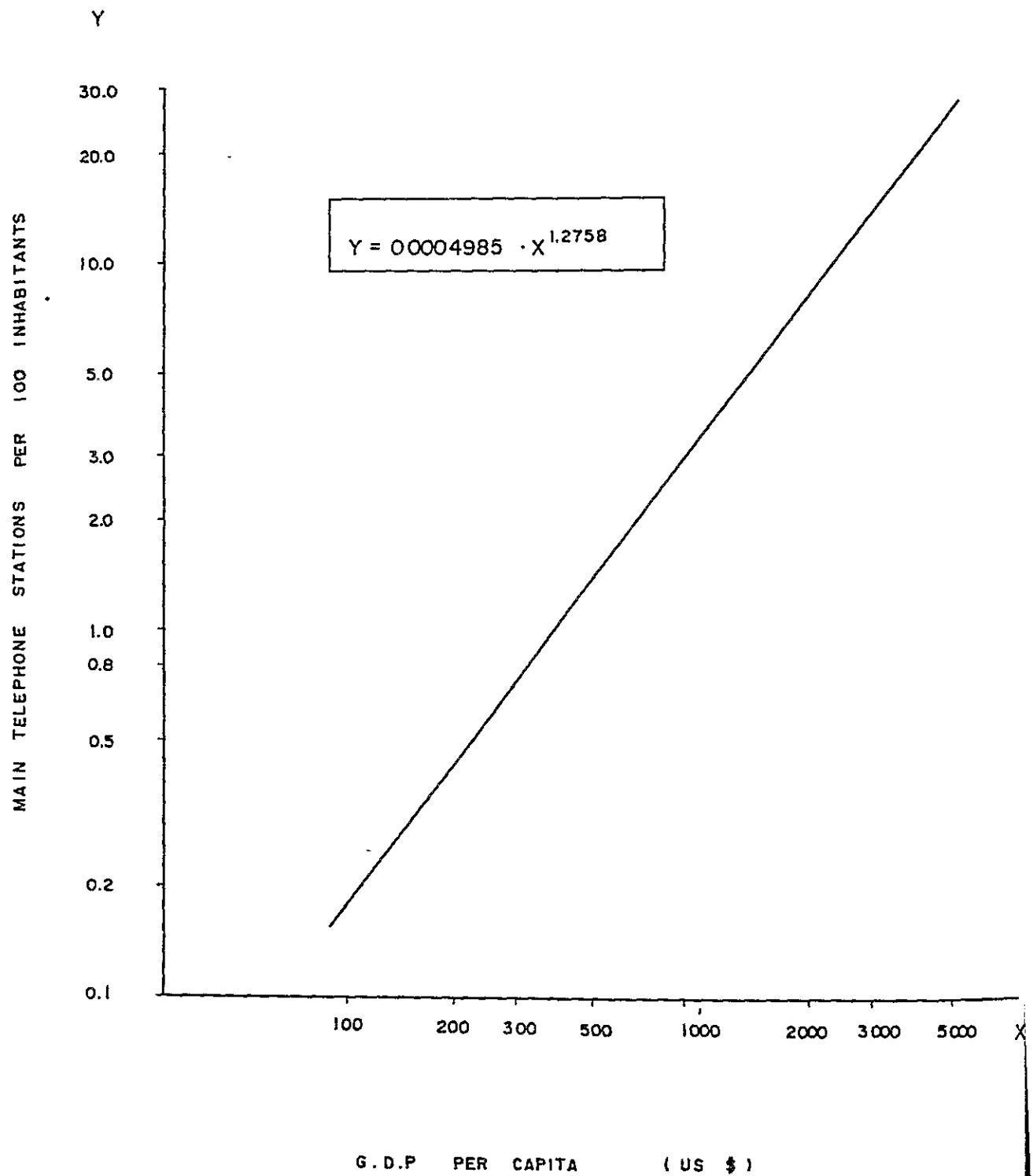
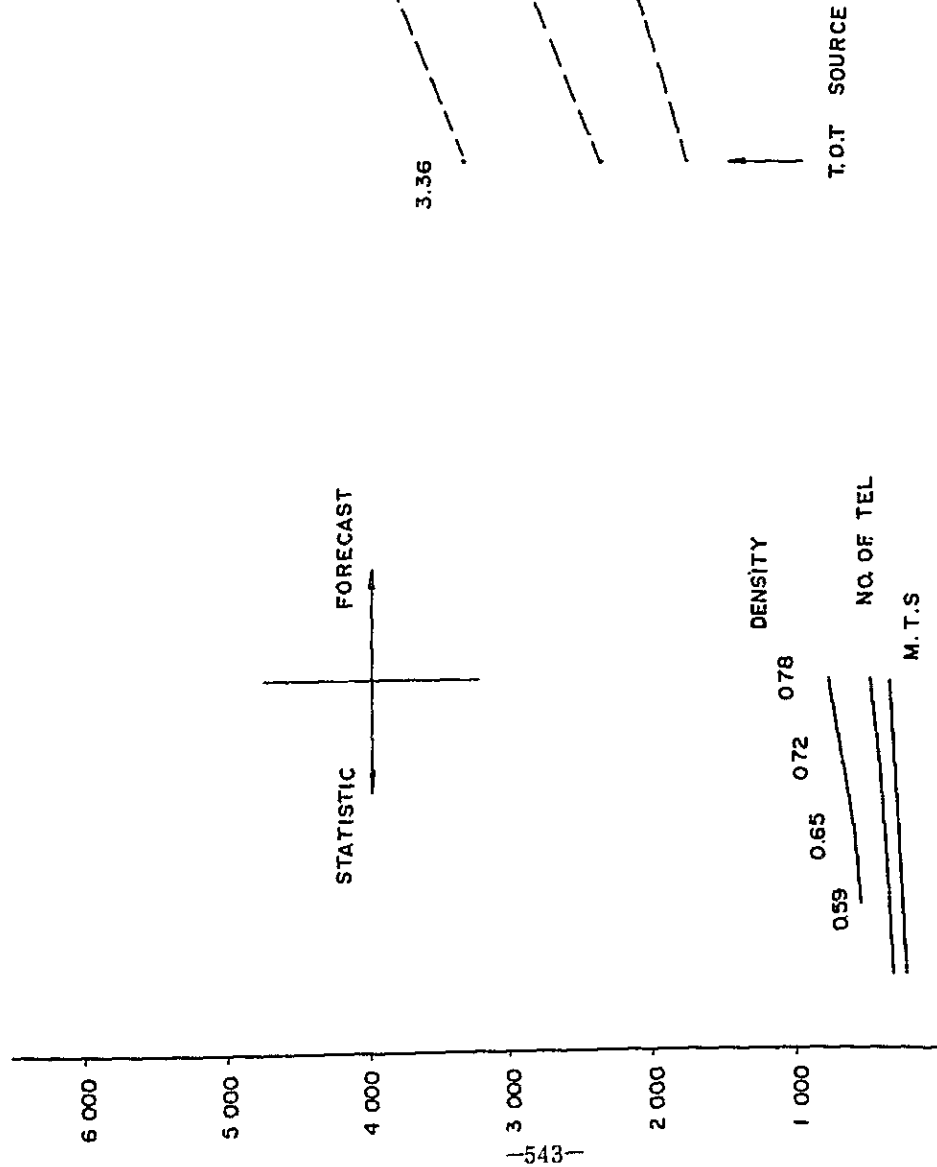


Fig. 3-8 No. of M.T.S, No. of Telephones and Telephone Density

(Unit : thousand)



M.T.S x 10 ³	237	261	296	332	366							1800					2296		2702						4050			5166
NO OF TEL x 10 ³	334	367	409	451	497							2400					3061		3509						5063			6458
DENSITY PER 100 INHABITS		0.59	0.65	0.72	0.78							3.36					4.05		4.59						6.26			7.55

Fig. 3-9 No. of Housing in New Town Area

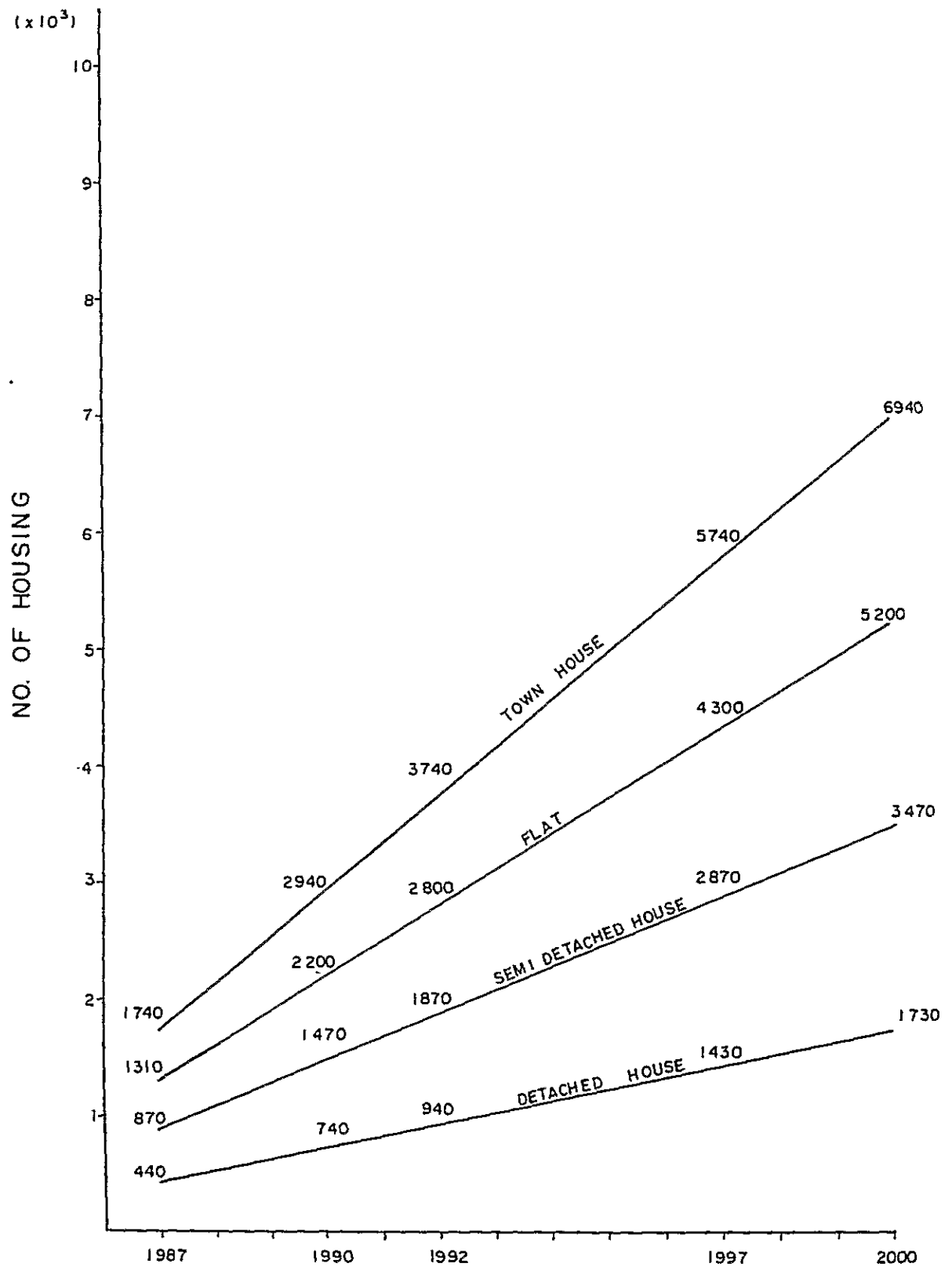


Fig. 3-10 No. of Populations in New Town, Ban Chang and Map Ta Phut

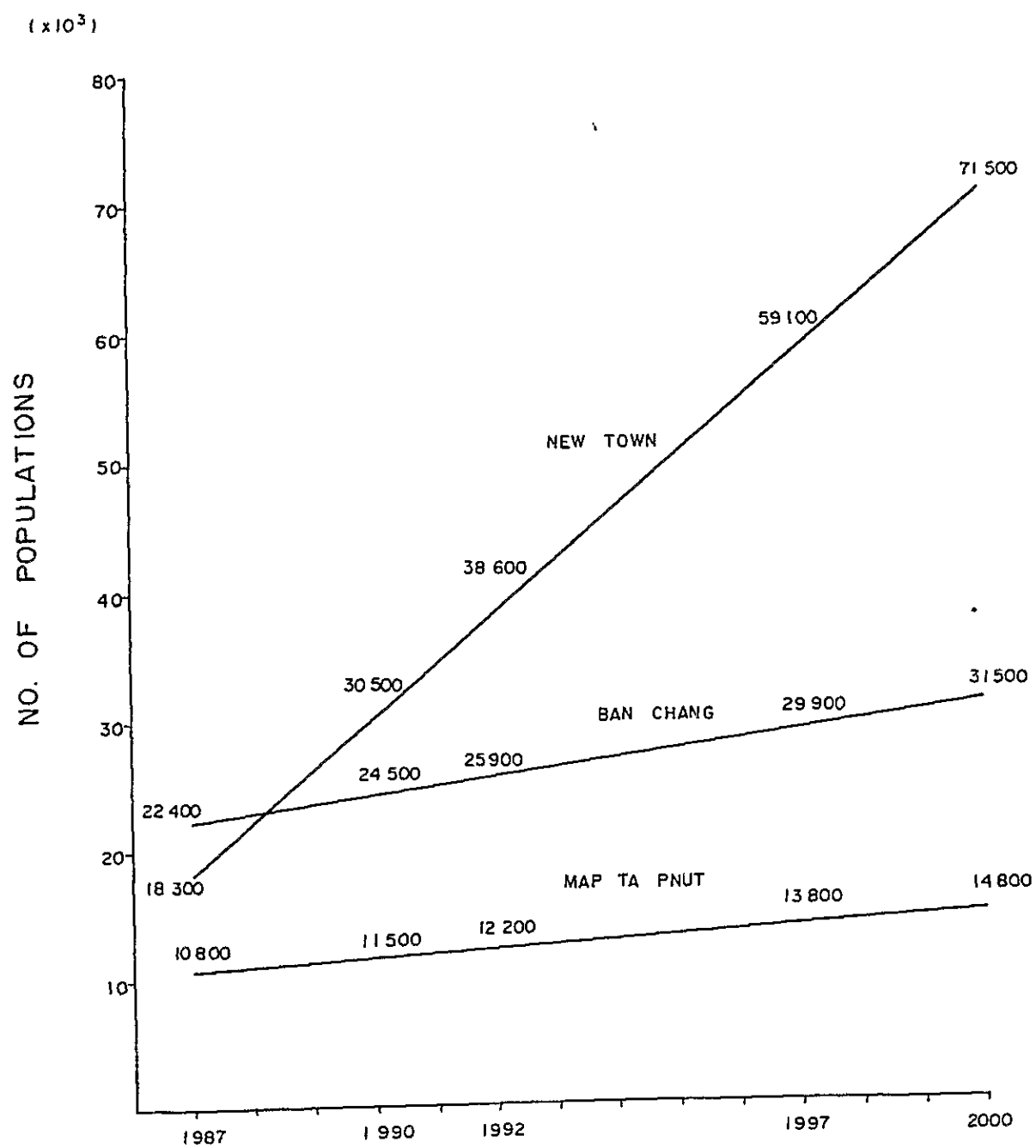


Fig. 3-11 Traffic Flow Diagram of New Telephone Exchange (UNIT IN ERLANG)

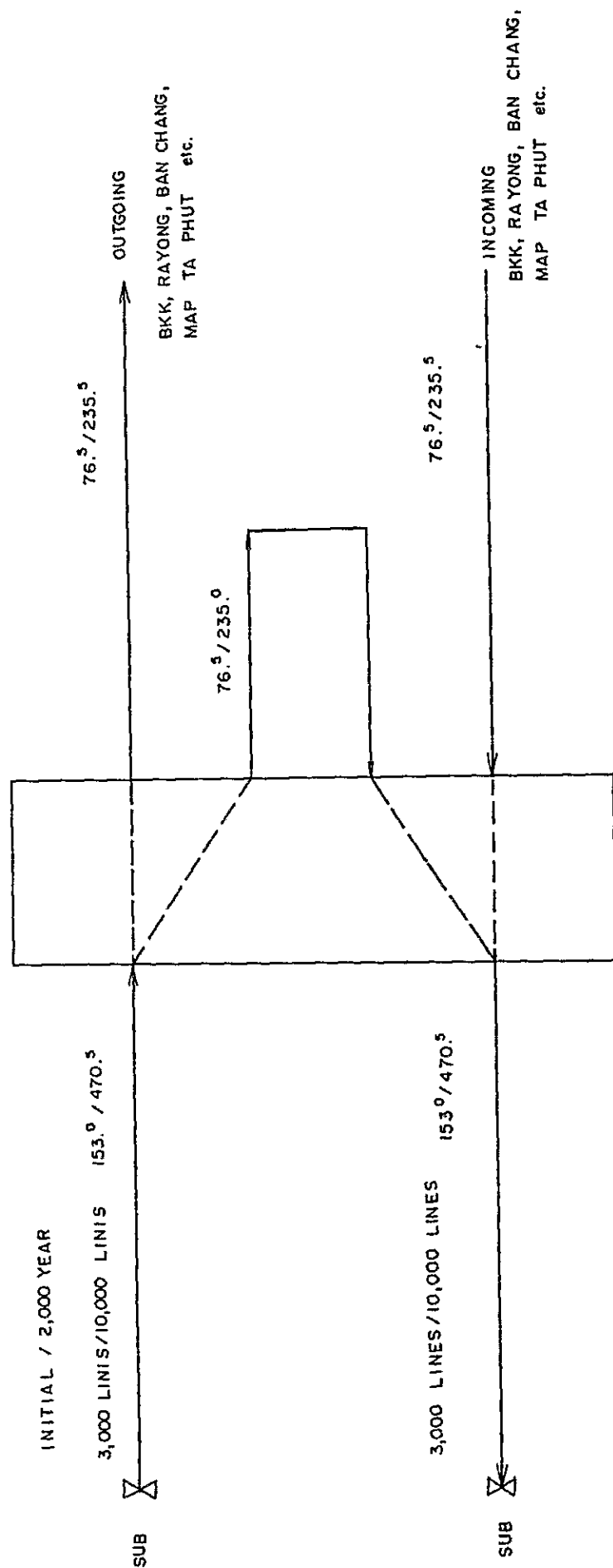


Table 3-1 No. of Telex Terminals, Total Service Minutes and
Total Revenue per Year per Terminal

ITEM	YEAR	1979	1980	1981	1982	1983 AS OF APR.	TOTAL	REMARKS
NO. OF TELEX TERMINALS		1,675	2,020	APPROX 2,500	APPROX 3,000	APPROX 3,500	1979~81 6,195	21.4% GROWTH PER ANNUM
TOTAL SERVICE MINUTES / YEAR		1,383,357	1,632,280	1,722,720	2,313,981			18.7% GROWTH PER ANNUM
REVENUE / YEAR		9,935,439	14,492,866	17,741,244			42,169,549	UNIT : BAHT
REVENUE / YEAR / TERMINAL		5,932	7,175	7,097			6,807	UNIT : BAHT
TOTAL SERVICE CALLS / YEAR		1,107,844	1,519,066	1,874,875	2,226,653			26.2% GROWTH PER ANNUM
REVENUE / YEAR		323,879,584	374,347,138	475,309,870			1979~81 1,173,536,592	UNIT : BAHT
REVENUE / YEAR / TERMINAL		193,361	185,320	190,124			189,433	UNIT : BAHT
TOTAL SERVICE MINUTES / YEAR		2,986,637	3,675,176	4,403,769	5,034,711			
NO. OF POPULATION X10 ³		46,114	46,961					
DENSITY / 1000 INHABITANTS		0.036	0.043	APPROX 0.052	APPROX 0.062	APPROX 0.070		
TOTAL REVENUE / YEAR / TERMINAL (DOMESTIC + INTERNATIONAL)								
AVERAGE (1979 ~ 1981)								
							BAHT	196,240

SOURCE : C . A . T

Table 3-2 Statistics of Domestic & International Telephony

YEAR —	1979		1980		1981		1982		REMARKS
	TELEGRAMS	WORDS	TELEGRAMS	WORDS	TELEGRAMS	WORDS	TELEGRAMS	WORDS	
DOMESTIC TOTAL	7.088.768	134.070.031	7.869.807	154.190.454	7.814.863	153.737.750	7.561.423	146.848.507	—

RE : 19.41 WORDS / MESSAGE

THE CONCENTRATION RATIO TO BKK METROPOLITAN REGION

NO. OF MESSAGES APPROX 27 %

NO. OF WORDS APPROX 29.5 %

0.5 BAHT / WORD

[illegible]

SOURCE C A.T MAY. 12. 1983

Table 3-3 Number of Main Telephone Stations per 100 Inhabitants and
G.D.P per Capita

NAME OF COUNTRY		G D P PER CAPITA (US \$)	MAIN TELEPHONE PER 100 INHABITANTS
1	DOMINICA	9 8 7	3.8
2	JAMAICA	1,0 8 6	2.2
3	ETHIOPIA	1 1 4	0.2
4	KENYA	3 4 5	0.5
5	TUNISIA	9 7 9	1.6
6	ZAMBIA	5 7 9	0.5
7	GREECE	3,5 8 8	22.7
8	PORTUGAL	1,8 9 6	9.5
9	SPAIN	4,8 8 6	16.8
10	YUGOSLAVIA	2,7 8 3	6.1
11	COSTA RICA	1,8 1 4	5.7
12	HONDURAS	5 2 8	1.0
13	NICARAGUA	6 0 0	1.5
14	PHILIPPINES	6 2 9	0.7
15	SINGAPORE	3,7 5 4	18.8
16	THAILAND	6 0 7	0.7
17	HONG KONG	3,4 7 8	23.4
18	KOREA	1,6 0 5	6.3
19	INDIA	1 7 0	0.3
20	PAKISTAN	2 2 5	0.3
21	JAPAN	8,4 1 9	34.4

SOURCE : WORLD DEVELOPMENT REPORT , 1980 (THE WORLD BANK)
THE WORLD'S TELEPHONES , 1979 (A T & T)

Table 3-4 Population Forecast - Thailand

(THOUSANDS)		
1977	44,273	SOURCE : WORLD BANK
1978	45,220	
1979	46,114	
1980	46,961	
1981	47,853	CALCULATED BASED ON 1.9 % GROWTH RATE (WORLD BANK)
1982	48,762	
1983	49,688	
1984	50,633	
1985	51,595	
1986	52,575	
1987	53,574	
1988	54,592	
1989	55,629	
1990	56,686	
1991	57,763	
1992	58,860	
1993	59,979	
1994	61,119	
1995	62,280	
1996	63,464	
1997	64,669	
1998	65,898	
1999	67,150	
2000	68,426	

Table 3-5 Population, G.D.P, G.D.P per Capita, Telephone Density,
No. of M.T.S and No. of Telephones

YEAR ITEM	STATISTICS					FORECAST				
	1976	1977	1978	1979	1980	1987	1990	1992	1997	2000
POPULATION X10 ³		44.273	45.222	46.114	46.961	*1 53.574	*1 56.686	*1 58.860	*1 64.699	*1 68.426
G.D.P MILLION U.S. DOLLAR					33.450					*
G.D.P PER CAPITA U.S. DOLLAR					712. ²	*2 1002. ³	*2 1160. ³	*2 1279. ³	*2 1632. ⁶	*2 1889. ⁹
TELEPHONE DENSITY PER 100 INHABITANTS		0.59	0.65	0.72	0.78	3.36	4.05	4.59	6.26	7.55
APPROX. NO. OF M.T.S	236.818	260.806	295.643	331.584	365.894	1,800.086	2,295.783	2,701.674	4,050.157	5,166.163
APPOX. NO. OF TELEPHONES	333.677	366.875	409.471	451.409	496.558	2,400.115	3,061.044	3,508.667	5,062.696	6,457.703
M.T.S TELEPHONE X 100 (%)	0.71	0.71	0.72	0.73	0.74	0.75	0.75	0.77	0.80	0.80

SOURCE ... 1980 ANNUAL REPORT T.O.T

* 1 ... BY 1.9 % GROWTH
* 2 ... BY 5 % GROWTH

Table 3-6 Scope of Works and Responsibilities

S.O.W	AUTHORITIES & FACTORY		I. E. A. T	T. O. T	C. A. T	FACTORY	REMARKS
1	PUBLIC TELEPHONE						
	BUILDING CONSTRUCTION			*			
	SWITCHING EQUIPMENT INSTALLATION			*			
	SUBSCRIBERS CABLE NETWORK CONSTRUCTION			*			
	TELEPHONE INSTRUMENT INSTALLATION			*			
	PUBLIC BOOTH INSTALLATION			*			
	ABOVE CONSTRUCTION INVESTMENT COST			*			
	ABOVE CORDINATION		*				
	MAINTENANCE OPERATION AND COST			*			
	TRUNK TRANSMISSION FACILITIES INSTALLATION			*			
	TRUNK TRANSMISSION FACILITIES INSTALLATION COST			*			
2	P. A. B. X						
	PLAN, CONSTRUCTION AND COST					*	
	MAINTENANCE & OPERATION AND COST					*	
	EXTENSION TELEPHONE INSTALLATION					*	
	EXTENSION TELEPHONE INSTALLATION COST					*	
3	TELEX						
	BUILDING CONSTRUCTION				*		POST OFFICE
	SWITCHING EQUIPMENT INSTALLATION				*		
	TELEX TERMINAL INSTALLATION				*		
	ABOVE CORDINATION		*				
	ABOVE CONSTRUCTION INVESTMENT COST				*		
	MAINTENANCE & OPERATION AND COST				*		
	DEPOSIT OF CONTRACT, REGISTRATION FEE, BASIC INSTALLATION CHARGE, RENTAL OF T.O.T LANDLINE, AND RENTAL TELEPRINTER					*	
4	TELEGRAPH (POST OFFICE)						
	TELEGRAPH TERMINAL INSTALLATION				*		
	ABOVE INVESTMENT COST				*		
	MAINTENANCE, OPERATION & COST				*		
5	LAND RESERVATION FOR TELE. EXCHANGE AND POST OFFICE		*				

Appendix 4. Facilities in the Public Terminal Area

- (1) The Cargo Handling Equipment,
- (2) The Vessels for harbour service
- (3) The Navigation Aids
- (4) The Transit Sheds and Storage Facilities
- (5) The Buildings
- (6) The Area for Rent
- (7) The road System within the Public Terminal Area
- (8) The Water Supply System

(1) The Cargo Handling Equipment

The assumed cargo handling facilities in the public terminal area are as follows,

	Nominal Capacity	Number
Ship Loader	1,250 t/h	1 unit
Stacker/Reclaimer	1,250 t/h	1 unit
Bucket Elevator	1,250 t/h	1 unit
Belt Conveyer		1,900 m
Fork Lift	2 t	5 units
Pay Loader	0.8 m ³	3 units
Truck	10 t	7 units
Mobil Crane	40 t	1 unit

(2) The Vessels for harbour service

	Capacity	Number
Tug Boat	3,000 HP	1 unit
Tug Boat	2,000 HP	2 units
Pilot Boat	300 HP	2 units

(3) Navigation Aids

	Number
Light Bouy	14 units
Light Beacon	2 unit

The light buoys are installed along the channel and the light beacon is installed at the tip of the breakwater.

Table 4-1 Transit and Storage Facilities

Commodities	Kind of Facility	1987			2000		
		Required Area (m ²)	Planned Area (m ²)	No. of place or building and Area (m ²)	Required Area (m ²)	Planned Area (m ²)	No. of place or building and Area (m ²)
Potash	Open yard	5,600	6,000	6,000 x 1 place = 6,000	13,200	16,000	6,000 x 1 = 6,000 5,000 x 2 = 16,000
Tapioca	Warehouse	8,800	14,400	60 x 120 x 2 building = 14,400	26,388	28,800	60 x 120 x 4 building = 28,800
Cement	Transit Shed	1,785	2,500	50 x 50 = 2,500	3,573	5,000	50 x 100 = 5,000
Sand	Open Yard	7,083	7,500	75 x 100 = 7,500	14,170	14,700	(60 x 100) + (60 x 145) = 14,700
Steel Products	Open Yard	2,917	5,000	50 x 100 = 5,000	5,834	9,000	50 x 180 = 9,000
Metal Processing Products	Transit Shed	1,916	2,500	50 x 50 = 2,500	17,944	20,000	50 x 100 x 4 = 20,000
	Transit Open Yard	1,438	2,500	50 x 50 = 2,500	13,459	18,000	90 x 100 x 2 = 18,000
Petrochemical Product	Tank Yard	4,635	7,500	150 x 50 = 7,500	4,635	7,500	150 x 50 = 7,500

(4) Transit Sheds and Storage Facilities

Table 4-1

(5) Buildings

Administration Building	70m x 80m
Work Shop	20 x 50
Office in Tapioca Area	40 x 30
Office in Potash Area	40 x 20

(6) The area for rent

Port Activity Area	285m x 100m
	260 x 100

This area is provided for the private companies which are engaged in various kinds of port related activities such as stevedoring in the ships, land transportation by trucks, storage of cargo, etc. and so on.

(7) The road system within the public terminal area

	Unit	The 1st Phase	The 2nd Phase
Total Truck Cargo	(tons/year)	1,109,000	1,965,000
Maximum Traffic	(vehicles /hour)	332.7	589.5
Design Capacity of the Road (two lane)	(vehicles /hour)	500	500
Required lanes (two-ways)		2	4

The maximum traffic is calculated using a following formula

$$T = V \times \frac{\alpha}{W} \times \frac{\beta}{12} \times \frac{\gamma}{30} \times \frac{1 + \delta}{\epsilon} \times \sigma$$

α : Share by vehicles (Transport volume by vehicles/transport volume by all traffic means)

β : Monthly variations (Cargo volume of peak month/cargo volume of average month)

γ : Daily variations (Cargo volume of peak days/cargo volume of average day)

σ : Hourly variation (Peak hourly traffic volume/daily traffic volume)

ϵ : Real load rate (Number of loaded trucks/number of all trucks)

δ : Related vehicle rate (Number of vehicles related to traffic of trucks/number of all trucks)

W : Truck real loadage (freight tons/unit)

T : Design traffic volume (Vehicles/hour)

Based on the examples of various ports, the values for each coefficient are assumed as follows,

$$\alpha = 1.0, \beta = 1.2, \gamma = 1.5, \sigma = 0.12, \epsilon = 0.5, \delta = 0.5, W = 6 \text{ t}$$

Tow lanes are necessary for the first phase and an additional two lanes are required for the second phase, for the main road within the port area.

The 25 m right of way is reserved for the main road considering the parking strip and the sidewalk and only two lanes are paved in the first phase.

The width of the secondary roads is assumed to be 15 m allowing for trailer traffic and parking.

The apron width is assumed to be 35 m.

(8) Water supply system

It is assumed that ships mooring at private berths will be supplied with water from facilities within the factories and that the ships in the public terminal will be supplied with water from the port authority. Domestic coastal vessels are supplied with half of their water tank capacity while foreign trade ships are filled to full capacity.

The total demand of water per year is about 1.1 million tons per year and the average hourly demand is 14 cubic meters. The maximum daily demand is 10,000 cubic meters in case of the water supply for 20,000 DWT vessels.

Appendix 5 Railway

Case – 2. Map Ta Phut----- (Truck) ----- Bangkok

<u>1st Phase</u>	Cargo Volume	Cost of Transportation	Cost of Handling
1. Bag	294,000 ton/y	$\times (225 \text{ B/ton} + 40 \text{ B/ton})$	= 77,910,000 B
2. Liquid	19,860 ton/y	$\times (110 \text{ B/ton} + 40 \text{ B/ton})$	= 2,979,000 B
3. Bulk	3,000 ton/y	$\times (200 \text{ B/ton} + 40 \text{ B/ton})$	= 720,000 B
Total			= 81,609,000 B

<u>2nd Phase</u>			
1. Bag	622,770 ton/y	$\times (225 + 40)$	= 165,034,050 B
2. Liquid	30,720 ton/y	$\times (110 + 40)$	= 4,608,000 B
3. Bulk	592,623 ton/y	$\times (200 + 40)$	= 142,229,520 B
Total			= 311,871,570 B

Case – 1. Map Ta Phut ----- (Truck) ----- Sattahip ----- (Railway) ----- Bangkok

<u>1st Phase</u>			
1. Bag	294,000 ton/y	$\times (225 + 40 + 109.1)$	= 109,985,400 B
2. Liquid	19,860 ton/y	$\times (110 + 40 + 109.1)$	= 5,145,726 B
3. Bulk	3,000 ton/y	$\times (200 + 40 + 109.1)$	= 1,047,300 B
Total			= 116,178,426 B

<u>2nd Phase</u>			
1. Bag	622,770 ton/y	$\times (225 + 40 + 109.1)$	= 232,978,257 B
2. Liquid	30,720 ton/y	$\times (110 + 40 + 109.1)$	= 7,959,552 B
3. Bulk	592,623 ton/y	$\times (200 + 40 + 109.1)$	= 206,884,689 B
Total			= 447,822,498 B

Case – 1 (Map Ta Phut – Bkk)

<u>1st Phase</u>			
1. Bag	294,000 ton/y	$\times 109.1$	= 32,075,400 B
2. Liquid	19,860 ton/y	$\times 109.1$	= 2,166,726 B
3. Bulk	3,000 ton/y	$\times 109.1$	= 327,300 B
Total			= 34,569,426 B

<u>2nd Phase</u>			
1. Bag	622,770	$\times 109.1$	= 67,944,207 B
2. Liquid	30,720	$\times 109.1$	= 3,351,552 B
3. Bulk	592,623	$\times 109.1$	= 64,655,169 B
Total			= 135,950,928 B

Appendix 6 Financial Analysis

Financial Statements of Industrial Port

Table 6-1	Base Case
Table 6-2	Case 1 (Raising of Tariff rates by 5%)
Table 6-3	Case 2 (Raising of Tariff rates by 10%)

Financial Statements of Industrial Estates

Table 6-4	Case 1-1
Table 6-5	Case 1-2
Table 6-6	Case 2-1 (5% price margin in case 1-1)
Table 6-7	Case 2-2 (5% price margin in case 1-2)
Table 6-8	Case 3-1 (Delay of land sales in case 1-1)
Table 6-9	Case 3-2 (Delay of land sales in case 1-2)

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

Table 6-1 Base Case Income Statement (1)

PAGE 1 /PART 1

(THOUSAND BAHTS)

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
INCOME STATEMENT													
OPERATING REVENUES					178857	178857	178857	178857	178857	178857	178857	178857	178857
PORT CHARGES					175670	175670	175670	175670	175670	175670	175670	175670	175670
RENTALS					3187	3187	3187	3187	3187	3187	3187	3187	3187
OTHERS													
OPERATING EXPENSES					87992	87992	87992	87992	87992	87992	87992	87992	87992
PERSONNEL					18200	18200	18200	18200	18200	18200	18200	18200	18200
ADMINISTRATION					6916	6916	6916	6916	6916	6916	6916	6916	6916
MAINTENANCE					47988	47988	47988	47988	47988	47988	47988	47988	47988
OPERATION					14888	14888	14888	14888	14888	14888	14888	14888	14888
WATER					459	459	459	459	459	459	459	459	459
FUEL					9329	9329	9329	9329	9329	9329	9329	9329	9329
ELECTRICITY					5100	5100	5100	5100	5100	5100	5100	5100	5100
OTHERS													
NET INCOME BEFORE DEP. DEPRECIATION					90865	90865	90865	90865	90865	90865	90865	90865	90865
NET INCOME AFTER DEP. INTEREST ON DEPOSIT INTEREST ON LT LOAN OTHERS	575	6213	23231	44469	27821	27821	27821	27821	27821	27821	27821	27821	27821
NET OPERATING INCOME	-575	-6213	-23231	-44469	-25932	-25932	-24556	-21691	-18602	-15283	-11716	-7914	-4137
ACCUMULATED NOI	-575	-6787	-30019	-74488	-100420	-126351	-150907	-172598	-191200	-206483	-218199	-226113	-230250

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

Income Statement (2)

(THOUSAND BAHTS)

PAGE 1 / PART 2

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
INCOME STATEMENT													
OPERATING REVENUES	178857	178857	178857	178857	178857	178857	178857	178857	178857	178857	178857	178857	178857
PORT CHARGES	175670	175670	175670	175670	175670	175670	175670	175670	175670	175670	175670	175670	175670
RENTALS	3187	3187	3187	3187	3187	3187	3187	3187	3187	3187	3187	3187	3187
OTHERS													
OPERATING EXPENSES	87992	87992	87992	87992	87992	87992	87992	87992	87992	87992	87992	87992	87992
PERSONNEL	18200	18200	18200	18200	18200	18200	18200	18200	18200	18200	18200	18200	18200
ADMINISTRATION	6916	6916	6916	6916	6916	6916	6916	6916	6916	6916	6916	6916	6916
MAINTENANCE	47988	47988	47988	47988	47988	47988	47988	47988	47988	47988	47988	47988	47988
OPERATION	14888	14888	14888	14888	14888	14888	14888	14888	14888	14888	14888	14888	14888
WATER	459	459	459	459	459	459	459	459	459	459	459	459	459
FUEL	9329	9329	9329	9329	9329	9329	9329	9329	9329	9329	9329	9329	9329
ELECTRICITY	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100
OTHERS													
NET INCOME BEFORE DEP. DEPRECIATION	90865	90865	90865	90865	90865	90865	90865	90865	90865	90865	90865	90865	90865
NET INCOME AFTER DEP. INTEREST ON DEPOSIT	27821	27821	27821	27821	27821	27821	27821	27821	27821	27821	27821	27821	27821
INTEREST ON LT LOAN	23419	23843	22971	22230	41966	39278	36590	33903	31215	28527	25840	23152	20464
OTHERS	52252	50029	47341	44653									
NET OPERATING INCOME	-1011	1636	3451	5398	-14144	-11457	-8769	-6081	-3394	-706	1982	4669	7357
ACCUMULATED NOI	-231262	-229626	-226174	-220776	-234921	-246377	-255146	-261228	-264621	-265327	-263346	-258677	-251320

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

PAGE 1 /PART 3

(THOUSAND BAHTS)

Income Statement (3)

	2010	2011	2012	2013	2014
INCOME STATEMENT					
OPERATING REVENUES	178857	178857	178857	178857	178857
PORT CHARGES	175670	175670	175670	175670	175670
RENTALS	3187	3187	3187	3187	3187
OTHERS					
OPERATING EXPENSES	87992	87992	87992	87992	87992
PERSONNEL	18200	18200	18200	18200	18200
ADMINISTRATION	6916	6916	6916	6916	6916
MAINTENANCE	47988	47988	47988	47988	47988
OPERATION	14888	14888	14888	14888	14888
WATER	459	459	459	459	459
FUEL	9329	9329	9329	9329	9329
ELECTRICITY	5100	5100	5100	5100	5100
OTHERS					
NET INCOME BEFORE DEP. DEPRECIATION	90865	90865	90865	90865	90865
	63043	63043	63043	63043	63043
NET INCOME AFTER DEP. INTEREST ON DEPOSIT	27821	27821	27821	27821	27821
INTEREST ON LT LOAN	17777	15089	12401	9714	7026
OTHERS					
NET OPERATING INCOME	10045	12732	15420	18108	20795
ACCUMULATED NOI	-241275	-228543	-213123	-195016	-174220

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

(THOUSAND BAHTS)

Cashflow Statement (1)

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	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
CASHFLOW STATEMENT													
SOURCE OF FUNDS :													
DEPRECIATION					63043	63043	63043	63043	63043	63043	63043	63043	63043
NET OPERATING INCOME	-575	-6213	-23231	-44469	-25932	-25932	-24556	-21691	-18602	-15283	-11716	-7914	-4137
LONG TERM LOAN	32830	289360	683120	530490									
GOVERNMENT FUNDS	6930	270560	610510	327900									
OTHERS													
TOTAL SOURCES	39185	553707	1270399	813921	37112	37112	38488	41352	44441	47760	51327	55129	58906
APPLICATION OF FUNDS													
ADDITION TO FIXED ASSET													
REPAYMENT OF LT LOAN	39760	559920	1293630	858390								1642	16110
OTHERS													
TOTAL APPLICATION	39760	559920	1293630	858390								1642	16110
NET CASH FLOW	-575	-6213	-23231	-44469	37112	37112	38488	41352	44441	47760	51327	53488	42797
NCF AT BEGINNING YEAR		-575	-6787	-30019	-74488	-37376	-265	38223	79575	124016	171776	223103	276591
NCF AT END YEAR	-575	-6787	-30019	-74488	-37376	-265	38223	79575	124016	171776	223103	276591	319387

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

Cashflow Statement (2)

(THOUSAND BAHTS)

PAGE 2 /PART 2

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
CASHFLOW STATEMENT													
SOURCE OF FUNDS													
DEPRECIATION	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043
NET OPERATING INCOME	-1011	1636	3451	5398	-14144	-11457	-8769	-6081	-3394	-706	1982	4669	7357
LONG TERM LOAN													
GOVERNMENT FUNDS													
OTHERS													
TOTAL SOURCES	62032	64679	66495	68441	48899	51587	54274	56962	59650	62337	65025	67712	70400
APPLICATION OF FUNDS													
ADDITION TO FIXED ASSET				313900									112000
REPAYMENT OF LT LOAN	50266	76790	76790	76790	76790	76790	76790	76790	76790	76790	76790	76790	76790
OTHERS													
TOTAL APPLICATION	50266	76790	76790	390690	76790	76790	76790	76790	76790	76790	76790	76790	188790
NET CASH FLOW	11766	-12111	-10295	-322249	-27891	-25203	-22516	-19828	-17140	-14453	-11765	-9078	-118390
NCF AT BEGINNING YEAR	319387	331154	319043	308747	-13501	-41393	-66596	-89112	-108940	-126080	-140533	-152299	-161376
NCF AT END YEAR	331154	319043	308747	-13501	-41393	-66596	-89112	-108940	-126080	-140533	-152299	-161376	-279766

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD
===== (THOUSAND BAHTS) =====
Cashflow Statement (3)

2010 2011 2012 2013 2014

CASHFLOW STATEMENT
=====

SOURCE OF FUNDS

DEPRECIATION	63043	63043	63043	63043	63043
NET OPERATING INCOME	10045	12732	63043	63043	63043
LONG TERM LOAN			15420	18108	20795
GOVERNMENT FUNDS					
OTHERS					

TOTAL SOURCES	73088	75775	78463	81151	83838
---------------	-------	-------	-------	-------	-------

APPLICATION OF FUNDS

ADDITION TO FIXED ASSET			56390	313900	
REPAYMENT OF LT LOAN	76790	76790	76790	76790	76790
OTHERS					

TOTAL APPLICATION	76790	76790	133180	390690	76790
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NET CASH FLOW	-3702	-1015	-54717	-309539	7048
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NCF AT BEGINNING YEAR	-279766	-283468	-284483	-339200	-648739
NCF AT END YEAR	-283468	-284483	-339200	-648739	-641691

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

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(THOUSAND BAHTS)

Balance Sheet (1)

1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996

BALANCE SHEET

ASSETS	39760	599680	1893310	2751700	2688657	2625614	2600793	2579102	2560500	2545217	2533501	2523945	2503699
CASH							7645	15915	24803	34355	44621	55318	63877
DEPOSIT							30578	63660	99213	137421	178482	221273	255510
NON DEPRECIABLE ASSETS	39760	299910	785700	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630
NET ASSETS AFTER DEP.		299770	1107610	1905070	1842027	1778984	1715940	1652897	1589854	1526811	1463768	1400724	1337681
TOTAL LIABIL.& RETAIN.	39760	599680	1893310	2751700	2688657	2625614	2600793	2579102	2560500	2545217	2533501	2523945	2503699
LIABILITIES	40335	604467	1923329	2826188	2789076	2751965	2751700	2751700	2751700	2751700	2751700	2750058	2733949
LONG TERM LOANS	32830	322190	1005310	1535800	1535800	1535800	1535800	1535800	1535800	1535800	1535800	1534159	1518049
GOVERNMENT FUNDS	6930	277490	888000	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900
OTHERS,ST LOAN ETC.)	575	6787	30019	74488	37376	265							
RETAINED EARNINGS	-575	-6787	-30019	-74488	-100420	-126351	-150907	-172598	-191200	-206483	-218199	-226113	-230250

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

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(THOUSAND BAHTS)

Balance Sheet (2)

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
BALANCE SHEET													
ASSETS													
CASH	2452422	2377268	2303929	2246039	2182995	2119952	2056909	1993866	1930823	1867779	1804736	1741693	1790650
DEPOSIT	66231	63809	61749										
NON DEPRECIABLE ASSETS	264923	255234	246998										
NF ASSETS AFTER DEP.	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630
	1274638	1211595	1148552	1399409	1336365	1273322	1210279	1147236	1084193	1021149	958106	895063	944020
TOTAL LIABIL.& RETAIN.	2452422	2377268	2303929	2246039	2182995	2119952	2056909	1993866	1930823	1867779	1804736	1741693	1790650
LIABILITIES													
LONG TERM LOANS	2483683	2606893	2530103	2466815	2417916	2366330	2312055	2255093	2195444	2133107	2068082	2000370	2041969
GOVERNMENT FUNDS	1467784	1390994	1314204	1237414	1160624	1083834	1007044	930254	853464	776674	699884	623094	546304
OTHERS<ST LOAN ETC.>	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900
RETAINED EARNINGS	-231262	-229626	-226174	-220776	-234921	-246377	-255146	-261228	-264621	-265327	-263346	-258677	-251320

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

(THOUSAND BAHTS)

PAGE 4 /PART 3

Balance Sheet (3)

	2010	2011	2012	2013	2014
BALANCE SHEET					
ASSETS					
CASH	1727607	1664563	1657910	1908767	1845724
DEPOSIT					
NON DEPRECIABLE ASSETS	846630	846630	846630	846630	846630
NF ASSETS AFTER DEP.	880977	817933	811280	1062137	999094
TOTAL LIABIL.& RETAIN.	1727607	1664563	1657910	1908767	1845724
LIABILITIES					
LONG TERM LOANS	1968882	1893106	1871033	2103783	2019944
GOVERNMENT FUNDS	469514	392724	315934	239144	162354
OTHERS(1ST LOAN ETC.)	1215900	1215900	1215900	1215900	1215900
RETAINED EARNINGS	283468	284483	339200	648739	641691
	-241275	-228543	-213123	-195016	-174220

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

Table 6-2 Case 1 Income Statement (1)

(THOUSAND BAHTS)

PAGE 1 /PART 1

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
INCOME STATEMENT													
OPERATING REVENUES					187640	187640	187640	187640	187640	187640	187640	187640	187640
PORT CHARGES					184453	184453	184453	184453	184453	184453	184453	184453	184453
RENTALS					3187	3187	3187	3187	3187	3187	3187	3187	3187
OTHERS													
OPERATING EXPENSES					87992	87992	87992	87992	87992	87992	87992	87992	87992
PERSONNEL					18200	18200	18200	18200	18200	18200	18200	18200	18200
ADMINISTRATION					6916	6916	6916	6916	6916	6916	6916	6916	6916
MAINTENANCE					47988	47988	47988	47988	47988	47988	47988	47988	47988
OPERATION					14888	14888	14888	14888	14888	14888	14888	14888	14888
WATER					459	459	459	459	459	459	459	459	459
FUEL					9329	9329	9329	9329	9329	9329	9329	9329	9329
ELECTRICITY					5100	5100	5100	5100	5100	5100	5100	5100	5100
OTHERS													
NET INCOME BEFORE DEP. DEPRECIATION					99648	99648	99648	99648	99648	99648	99648	99648	99648
NET INCOME AFTER DEP. INTEREST ON DEPOSIT					36605	36605	36605	36605	36605	36605	36605	36605	36605
INTEREST ON LT LOAN					44469	44469	44469	44469	44469	44469	44469	44469	44469
OTHERS													
NET OPERATING INCOME					-575	-6213	-23231	-44469	-17148	-14502	-14094	-10438	-6509
ACCUMULATED NOI					-575	-6787	-30019	-74488	-91636	-108138	-122332	-132670	-139178

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD
=====

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(THOUSAND BAHTS)

Case 1 Income Statement (2)

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
INCOME STATEMENT =====													
OPERATING REVENUES	187640	187640	187640	187640	187640	187640	187640	187640	187640	187640	187640	187640	187640
PORT CHARGES	184453	184453	184453	184453	184453	184453	184453	184453	184453	184453	184453	184453	184453
RENTALS	3187	3187	3187	3187	3187	3187	3187	3187	3187	3187	3187	3187	3187
OTHERS													
OPERATING EXPENSES	87992	87992	87992	87992	87992	87992	87992	87992	87992	87992	87992	87992	87992
PERSONNEL	18200	18200	18200	18200	18200	18200	18200	18200	18200	18200	18200	18200	18200
ADMINISTRATION	6916	6916	6916	6916	6916	6916	6916	6916	6916	6916	6916	6916	6916
MAINTENANCE	47988	47988	47988	47988	47988	47988	47988	47988	47988	47988	47988	47988	47988
OPERATION	14888	14888	14888	14888	14888	14888	14888	14888	14888	14888	14888	14888	14888
WATER	459	459	459	459	459	459	459	459	459	459	459	459	459
FUEL	9329	9329	9329	9329	9329	9329	9329	9329	9329	9329	9329	9329	9329
ELECTRICITY	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100
OTHERS													
NET INCOME BEFORE DEP. DEPRECIATION	99648	99648	99648	99648	99648	99648	99648	99648	99648	99648	99648	99648	99648
	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043
NET INCOME AFTER DEP. INTEREST ON DEPOSIT	36605	36605	36605	36605	36605	36605	36605	36605	36605	36605	36605	36605	36605
INTEREST ON LT LOAN	31973	33239	33793	34128	12415	11933	11610	11473	11605	11948	12517	13330	13799
OTHERS	52252	50029	47341	44653	41966	39278	36590	33903	31215	28527	25840	23152	20464
NET OPERATING INCOME	16326	19815	23057	26079	7054	9260	11625	14175	16995	20026	23283	26783	29940
ACCUMULATED NOI	-103795	-83980	-60923	-34843	-27789	-18529	-6904	7271	24265	44291	67574	94356	124296

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

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(THOUSAND BAHTS)

Case 1 Income Statement (3)

2010 2011 2012 2013 2014

INCOME STATEMENT

OPERATING REVENUES	187640	187640	187640	187640	187640
PORT CHARGES	184453	184453	184453	184453	184453
RENTALS	3187	3187	3187	3187	3187
OTHERS					
OPERATING EXPENSES	87992	87992	87992	87992	87992
PERSONNEL	18200	18200	18200	18200	18200
ADMINISTRATION	6916	6916	6916	6916	6916
MAINTENANCE	47988	47988	47988	47988	47988
OPERATION	14888	14888	14888	14888	14888
WATER	459	459	459	459	459
FUEL	9329	9329	9329	9329	9329
ELECTRICITY	5100	5100	5100	5100	5100
OTHERS					
NET INCOME BEFORE DEP. DEPRECIATION	99648	99648	99648	99648	99648
	63043	63043	63043	63043	63043
NET INCOME AFTER DEP. INTEREST ON DEPOSIT	36605	36605	36605	36605	36605
INTEREST ON LT LOAN	7349	8377	8959	6296	
OTHERS	17777	15089	12401	9714	7026

NET OPERATING INCOME

ACCUMULATED NOI

26177	29893	33162	33187	29579
150473	180366	213528	246715	276294

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

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(THOUSAND BAHTS)

Case 1 Cashflow Statement (1)

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
CASHFLOW STATEMENT													
SOURCE OF FUNDS													
DEPRECIATION					63043	63043	63043	63043	63043	63043	63043	63043	63043
NET OPERATING INCOME	-575	-6213	-23231	-44469	-17148	-16502	-14094	-10438	-6509	-2286	2252	7097	11995
LONG TERM LOAN	32830	289360	683120	530490									
GOVERNMENT FUNDS	6930	270560	610510	327900									
OTHERS													
TOTAL SOURCES	39185	553707	1270399	813921	45895	46541	48950	52605	56535	60757	65295	70140	75038
APPLICATION OF FUNDS													
ADDITION TO FIXED ASSET	39760	559920	1293630	858390								1642	16110
REPAYMENT OF LT LOAN													
OTHERS													
TOTAL APPLICATION	39760	559920	1293630	858390								1642	16110
NET CASH FLOW	-575	-6213	-23231	-44469	45895	46541	48950	52605	56535	60757	65295	68499	58929
NCF AT BEGINNING YEAR	-575	-575	-6787	-30019	-74488	-28593	17948	66898	119503	176038	236795	303090	370588
NCF AT END YEAR		-6787	-30019	-74488	-28593	17948	66898	119503	176038	236795	302090	370588	429517

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

Case I Cashflow Statement (2) (THOUSAND BAHTS) PAGE 2 /PART 2

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
CASHFLOW STATEMENT													
SOURCE OF FUNDS													
DEPRECIATION	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043
NET OPERATING INCOME	16326	19815	23057	26079	7054	9260	11625	14175	16995	20026	23283	26783	29940
LONG TERM LOAN													
GOVERNMENT FUNDS													
OTHERS													
TOTAL SOURCES	79369	82859	86100	89123	70097	72303	74668	77218	80038	83069	86326	89826	92983
APPLICATION OF FUNDS													
ADDITION TO FIXED ASSET				313900									112000
REFPAYMENT OF LT LOAN	50266	76790	76790	76790	76790	76790	76790	76790	76790	76790	76790	76790	76790
OTHERS													
TOTAL APPLICATION	50266	76790	76790	390690	76790	76790	76790	76790	76790	76790	76790	76790	188790
NET CASH FLOW	29103	6069	9310	-301567	-6693	-4487	-2122	428	3248	6279	9536	13036	-95807
NCF AT BEGINNING YEAR	429517	458620	464689	473999	172432	165739	161252	159130	159558	162806	169085	178621	191657
NCF AT END YEAR	458620	464689	473999	172432	165739	161252	159130	159558	162806	169085	178621	191657	95850

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

(THOUSAND BAHTS)

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Case 1 Cashflow Statement (3)

2010 2011 2012 2013 2014

CASHFLOW STATEMENT

SOURCE OF FUNDS

DEPRECIATION 63043 63043 63043 63043 63043
NET OPERATING INCOME 26177 29893 33162 33187 29579
LONG TERM LOAN
GOVERNMENT FUNDS
OTHERS

TOTAL SOURCES 89220 92936 96205 96231 92622

APPLICATION OF FUNDS

ADDITION TO FIXED ASSET
REPAYMENT OF LT LOAN 76790 76790 56390 313900 76790
OTHERS

TOTAL APPLICATION 76790 76790 133180 390690 76790

NET CASH FLOW 12430 16146 -36975 -294459 15832

NCF AT BEGINNING YEAR 95850 108280 124426 87451 -207008
NCF AT END YEAR 108280 124426 87451 -207008 -191176

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

(THOUSAND BAHTS)

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Case 1 Balance Sheet (1)

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
BALANCE SHEET													
ASSETS	39760	599680	1893310	2751700	2688657	2643562	2629468	2619030	2612522	2610236	2612487	2617943	2613828
CASH						3590	13380	23901	35208	47359	60418	74118	85903
DEPOSIT						14359	53518	95603	140830	189436	241672	296471	343614
NON DEPRECIABLE ASSETS	39760	299910	785700	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630
NP ASSETS AFTER DEP.	299770	1107610	1905070	1842027	1778984	1715940	1652897	1589854	1526811	1463768	1400724	1337681	
TOTAL LIABIL.& RETAIN.	39760	599680	1893310	2751700	2688657	2643562	2629468	2619030	2612522	2610236	2612487	2617943	2613828
LIABILITIES	40335	606467	1923329	2826188	2780293	2751700	2751700	2751700	2751700	2751700	2751700	2750058	2733949
LONG TERM LOANS	32830	322190	1005310	1535800	1535800	1535800	1535800	1535800	1535800	1535800	1535800	1534159	1518049
GOVERNMENT FUNDS	6930	277490	888000	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900
OTHERS(1ST LOAN ETC.)	575	6787	30019	74488	28593								
RETAINED EARNINGS	-575	-6787	-30019	-74488	-91636	-108138	-122232	-132670	-139178	-141464	-139213	-132116	-120121

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

Case 1 Balance Sheet (2)

(THOUSAND BAHTS) PAGE 4 /PART 2

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
BALANCE SHEET													
ASSETS													
CASH	2579888	2522914	2469181	2418470	2348734	2281204	2216039	2153424	2093629	2036864	1983357	1933350	1884499
DEPOSIT	91724	92938	94800	34486	33148	32250	31826	31912	32561	33817	35724	38331	19170
NON DEPRECIABLE ASSETS	366896	371751	379199	137945	132591	129002	127304	127647	130245	135248	142897	153325	76680
NF ASSETS AFTER DEP.	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630
	1274638	1211595	1148552	1399409	1336365	1273322	1210279	1147236	1084193	1021149	958106	895063	944020
TOTAL LIABIL.& RETAIN.	2579888	2522914	2469181	2418470	2348734	2281204	2216039	2153424	2093629	2036864	1983357	1933350	1884499
LIABILITIES													
LONG TERM LOANS	2683683	2606893	2530103	2453313	2376523	2299733	2222943	2146154	2069364	1992574	1915784	1838994	1762204
GOVERNMENT FUNDS	1467784	1390994	1314204	1237414	1160624	1083834	1007044	930254	853464	776674	699884	623094	546304
OTHERS<ST LOAN ETC.>	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900
RETAINED EARNINGS	-103795	-83980	-60923	-34843	-27789	-18529	-6904	7271	24265	44291	67574	94356	124296

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

(THOUSAND BAHTS) PAGE 4 /PART 3

Case I Balance Sheet (3)

2010 2011 2012 2013 2014

BALANCE SHEET

ASSETS	1835886	1788989	1745361	1908767	1845724
CASH	21656	24885	17490		
DEPOSIT	84624	99541	69961		
NON DEPRECIABLE ASSETS	846630	846630	846630	846630	846630
NF ASSETS AFTER DEP.	880977	817933	811280	1062137	999094
TOTAL LIABIL.& RETAIN.	1835886	1788989	1745361	1908767	1845724
LIABILITIES	1685414	1608624	1531834	1662052	1569430
LONG TERM LOANS	469514	392724	315934	239144	162354
GOVERNMENT FUNDS	1215900	1215900	1215900	1215900	1215900
OTHERS<ST LOAN ETC.>			207008	191176	
RETAINED EARNINGS	150473	180366	213528	246715	276294

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

Table 6-3 Case 2 Income Statement (1)

(THOUSAND BAHTS)

PAGE 1 /PART 1

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
INCOME STATEMENT													
OPERATING REVENUES					196424	196424	196424	196424	196424	196424	196424	196424	196424
PORT CHARGES					193237	193237	193237	193237	193237	193237	193237	193237	193237
RENTALS					3187	3187	3187	3187	3187	3187	3187	3187	3187
OTHERS													
OPERATING EXPENSES					87992	87992	87992	87992	87992	87992	87992	87992	87992
PERSONNEL					18200	18200	18200	18200	18200	18200	18200	18200	18200
ADMINISTRATION					6916	6916	6916	6916	6916	6916	6916	6916	6916
MAINTENANCE					47988	47988	47988	47988	47988	47988	47988	47988	47988
OPERATION					14888	14888	14888	14888	14888	14888	14888	14888	14888
WATER					459	459	459	459	459	459	459	459	459
FUEL					9329	9329	9329	9329	9329	9329	9329	9329	9329
ELECTRICITY					5100	5100	5100	5100	5100	5100	5100	5100	5100
OTHERS													
NET INCOME BEFORE DEP. DEPRECIATION					108432	108432	108432	108432	108432	108432	108432	108432	108432
NET INCOME AFTER DEP. INTEREST ON DEPOSIT					45388	45388	45388	45388	45388	45388	45388	45388	45388
INTEREST ON LT LOAN					1302	1302	4744	9182	13951	19077	24586	30446	36155
OTHERS	575	6213	23231	44469	53753	53753	53753	53753	53753	53753	53753	53724	53414
NET OPERATING INCOME	-575	-6213	-23231	-44469	-8365	-7062	-3621	817	5587	10713	16221	22110	28129
ACCUMULATED NOI	-575	-6787	-30019	-74488	-82853	-89915	-93536	-92719	-87133	-76420	-60199	-38089	-9959

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD
=====

Case 2 Income Statement (2)

(THOUSAND BAHTS)

PAGE 1 /PART 2

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
INCOME STATEMENT =====													
OPERATING REVENUES	196424	196424	196424	196424	196424	196424	196424	196424	196424	196424	196424	196424	196424
PORT CHARGES	193237	193237	193237	193237	193237	193237	193237	193237	193237	193237	193237	193237	193237
RENTALS	3187	3187	3187	3187	3187	3187	3187	3187	3187	3187	3187	3187	3187
OTHERS													
OPERATING EXPENSES	87992	87992	87992	87992	87992	87992	87992	87992	87992	87992	87992	87992	87992
PERSONNEL	18200	18200	18200	18200	18200	18200	18200	18200	18200	18200	18200	18200	18200
ADMINISTRATION	6916	6916	6916	6916	6916	6916	6916	6916	6916	6916	6916	6916	6916
MAINTENANCE	47988	47988	47988	47988	47988	47988	47988	47988	47988	47988	47988	47988	47988
OPERATION	14888	14888	14888	14888	14888	14888	14888	14888	14888	14888	14888	14888	14888
WATER	459	459	459	459	459	459	459	459	459	459	459	459	459
FUEL	9329	9329	9329	9329	9329	9329	9329	9329	9329	9329	9329	9329	9329
ELECTRICITY	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100	5100
OTHERS													
NET INCOME BEFORE DEP. DEPRECIATION	108432	108432	108432	108432	108432	108432	108432	108432	108432	108432	108432	108432	108432
	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043
NET INCOME AFTER DEP. INTEREST ON DEPOSIT INTEREST ON LT LOAN OTHERS	45388	45388	45388	45388	45388	45388	45388	45388	45388	45388	45388	45388	45388
	40529	43090	45035	46092	26453	27758	39361	31285	33553	36191	39228	42691	44534
	52252	50029	47341	44653	41966	39278	36590	33903	31215	28527	25840	23152	20464
NET OPERATING INCOME	33665	38450	43083	46827	29876	33868	38159	42771	47727	53052	58776	64927	69458
ACCUMULATED NOI	23706	62155	105238	152065	181941	215809	253969	296739	344466	397518	456294	521222	590679

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

(THOUSAND BAHTS) PAGE 1 /PART 3

Case 2 Income Statement (3)

	2010	2011	2012	2013	2014
INCOME STATEMENT					
=====					
OPERATING REVENUES	196424	196424	196424	196424	196424
PORT CHARGES	193237	193237	193237	193237	193237
RENTALS	3187	3187	3187	3187	3187
OTHERS					
OPERATING EXPENSES	87992	87992	87992	87992	87992
PERSONNEL	18200	18200	18200	18200	18200
ADMINISTRATION	6916	6916	6916	6916	6916
MAINTENANCE	47988	47988	47988	47988	47988
OPERATION	14888	14888	14888	14888	14888
WATER	459	459	459	459	459
FUEL	9329	9329	9329	9329	9329
ELECTRICITY	5100	5100	5100	5100	5100
OTHERS					
NET INCOME BEFORE DEP. DEPRECIATION	108432	108432	108432	108432	108432
	63043	63043	63043	63043	63043
NET INCOME AFTER DEP. INTEREST ON DEPOSIT	45388	45388	45388	45388	45388
INTEREST ON LT LOAN	42510	46821	49549	49995	34709
OTHERS	17777	15089	12401	9714	7026
NET OPERATING INCOME	70122	77120	82536	85670	73071
	=====	=====	=====	=====	=====
ACCUMULATED NOI	660801	737922	820458	906127	979198
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FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

Case 2 Cashflow Statement (1)

(THOUSAND BAHTS)

PAGE 2 /PART

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
CASHFLOW STATEMENT													
SOURCE OF FUNDS													
DEPRECIATION													
NET OPERATING INCOME	-575	-6213	-23231	-44469	63043	63043	63043	63043	63043	63043	63043	63043	63043
LONG TERM LOAN	32830	289360	683120	530490	-8365	-7062	-3621	817	5587	10713	16221	22110	28129
GOVERNMENT FUNDS	6930	270560	610510	327900									
OTHERS													
TOTAL SOURCES	39185	553707	1270399	813921	54679	55981	59422	63860	68630	73756	79264	85153	91172
APPLICATION OF FUNDS													
ADDITION TO FIXED ASSET													
REPAYMENT OF LT LOAN	39760	559920	1293630	858390									
OTHERS													
TOTAL APPLICATION	39760	559920	1293630	858390									
NET CASH FLOW	-575	-6213	-23231	-44469	54679	55981	59422	63860	68630	73756	79264	83512	75063
NCF AT BEGINNING YEAR													
NCF AT END YEAR	-575	-575	-6787	-30019	-74488	-19810	36171	95593	159454	228083	301839	381104	464615
		-6787	-30019	-74488	-19810	36171	95593	159454	228083	301839	381104	464615	539678

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

Case 2 Cashflow Statement (2) (THOUSAND BAHTS) PAGE 2 /PART 2

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
CASHFLOW STATEMENT													
SOURCE OF FUNDS													
DEPRECIATION	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043	63043
NET OPERATING INCOME	33665	38450	43083	46827	29876	33868	38159	42771	47727	53052	58776	64927	69458
LONG TERM LOAN													
GOVERNMENT FUNDS													
OTHERS													
TOTAL SOURCES	96708	101493	106126	109870	92919	96912	101203	105814	110770	116096	121819	127971	132501
APPLICATION OF FUNDS													
ADDITION TO FIXED ASSET				313900									112000
REPAYMENT OF LT LOAN	50266	76790	76790	76790	76790	76790	76790	76790	76790	76790	76790	76790	76790
OTHERS													
TOTAL APPLICATION	50266	76790	76790	390690	76790	76790	76790	76790	76790	76790	76790	76790	188790
NET CASH FLOW	46443	24703	29336	-280820	16129	20122	24413	29024	33980	39306	45029	51181	-56289
NCF AT BEGINNING YEAR	539678	586121	610824	640160	359340	375469	395591	420003	449027	483007	522312	567342	618522
NCF AT END YEAR	586121	610824	640160	359340	375469	395591	420003	449027	483007	522312	567342	618522	562233

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

(THOUSAND BAHTS)

PAGE 2 /PART 3

Case 2 Cashflow Statement (3)

	2010	2011	2012	2013	2014
CASHFLOW STATEMENT					
SOURCE OF FUNDS					
DEPRECIATION	63043	63043	63043	63043	63043
NET OPERATING INCOME	70122	77120	82536	85670	73071
LONG TERM LOAN					
GOVERNMENT FUNDS					
OTHERS					
TOTAL SOURCES	133165	140164	145579	148713	136114
APPLICATION OF FUNDS					
ADDITION TO FIXED ASSET			56390	313900	
REPAYMENT OF LT LOAN	76790	76790	76790	76790	76790
OTHERS					
TOTAL APPLICATION	76790	76790	133180	390690	76790
NET CASH FLOW	56375	63374	12399	-241977	59324
NCF AT BEGINNING YEAR	562233	618608	681982	694381	452404
NCF AT END YEAR	618608	681982	694381	452404	511728

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

(THOUSAND BAHTS)

Case 2 Balance Sheet (1)

PAGE 4 /PART 1

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
BALANCE SHEET													
ASSETS	39760	599680	1893310	2751700	2688657	2661785	2658164	2658981	2664567	2675280	2691501	2711970	2723990
CASH						7234	19119	31891	45617	60368	76221	92923	107936
DEPOSIT						28937	76475	127563	182467	241471	304883	371692	431743
NON DEPRECIABLE ASSETS	39760	299910	785700	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630
NF ASSETS AFTER DEP.		299770	1107610	1905070	1842027	1778984	1715940	1652897	1589854	1526811	1463768	1400724	1337681
TOTAL LIABIL.& RETAIN.	39760	599680	1893310	2751700	2688657	2661785	2658164	2658981	2664567	2675280	2691501	2711970	2723990
LIABILITIES	40335	606467	1923329	2826188	2771509	2751700	2751700	2751700	2751700	2751700	2751700	2750058	2733949
LONG TERM LOANS	32830	322190	1005310	1535800	1535800	1535800	1535800	1535800	1535800	1535800	1535800	1534159	1518049
GOVERNMENT FUNDS	6930	277490	888000	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900
OTHERS<ST LOAN ETC.>	575	6787	30019	74488	19809								
RETAINED EARNINGS	-575	-6787	-30019	-74488	-82853	-89915	-93536	-92719	-87133	-76420	-60199	-38089	-9959

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

Case 2 Balance Sheet (2)

PAGE 4 /PART 2

(THOUSAND BAHTS)

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
BALANCE SHEET													
ASSETS													
CASH	2707389	2669049	2635342	2605378	2558464	2515543	2476912	2442893	2413829	2390092	2372078	2360215	2352883
DEPOSIT	117224	122165	128032	71868	75094	79118	84001	89805	96601	104462	113468	123704	112447
NON DEPRECIABLE ASSETS	468897	488659	512128	287472	300375	316472	336002	359222	386405	417850	453873	494818	449786
NET ASSETS AFTER DEP.	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630	846630
	1274638	1211595	1148552	1399409	1336365	1273322	1210279	1147236	1084193	1021149	958106	895063	944020
TOTAL LIABIL.& RETAIN.	2707389	2669049	2635342	2605378	2558464	2515543	2476912	2442893	2413829	2390092	2372078	2360215	2352883
LIABILITIES													
LONG TERM LOANS	2683683	2606893	2530103	2453313	2376523	2299733	2222943	2146154	2069364	1992574	1915784	1838994	1762204
GOVERNMENT FUNDS	1467784	1390994	1314204	1237414	1160624	1083834	1007044	930254	853464	776674	699884	623094	546304
OTHERS<ST LOAN ETC.>	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900	1215900
RETAINED EARNINGS	23706	62155	105238	152065	181941	215809	253969	296739	344466	397518	456294	521222	590679

FINANCIAL STATEMENT OF INDUSTRIAL PORT AT EASTERN SEA BOARD

(THOUSAND BAHTS) PAGE 4 /PART 3

Case 2 Balance Sheet (3)

	2010	2011	2012	2013	2014
BALANCE SHEET					
ASSETS					
CASH	2346215	2346545	2352291	2361171	2357452
DEPOSIT	123722	136396	138876	90481	102346
NON DEPRECIABLE ASSETS	474886	545585	555505	361923	409382
NET ASSETS AFTER DEP.	846630	846630	846630	846630	846630
	880977	817933	811280	1062137	999094
TOTAL LIABILITIES & RETAIN.	2346215	2346545	2352291	2361171	2357452
LIABILITIES					
LONG TERM LOANS	1685414	1608624	1531834	1455044	1378254
GOVERNMENT FUNDS	469514	392724	315934	239144	162354
OTHERS (ST LOAN ETC.)	1215900	1215900	1215900	1215900	1215900
RETAINED EARNINGS	660801	737922	820458	906127	979198

*** FINANCIAL STATEMENT OF INDUSTRIAL ESTATE AT EASTERN SEA BOARD ***

Table 6-4 Case 1-1 Income Statement (1) (1000 BAHTS)

CASE 1=1

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
INCOME STATEMENT													
OPERATING REVENUE		213089	221828	205302	247839	230614	213389	67207	60475	60475	60475	60475	60475
SALES OF FACTORY SITES		212643	221115	204588	187364	170139	152914	6731					
SEA FRONT AREA		128125	127298	117379	107460	97540	87621						
INLAND AREA		84518	93816	87209	79904	72599	65293	6731					
MAINTENANCE CHARGE					4544	4544	4544	4544	4544	4544	4544	4544	4544
WATER SUPPLY CHARGE		446	713	713	55931	55931	55931	55931	55931	55931	55931	55931	55931
SERVICE WATER		446	713	713	891	891	891	891	891	891	891	891	891
INDUSTRIAL WATER					55040	55040	55040	55040	55040	55040	55040	55040	55040
OTHERS													
OPERATING EXPENSES		149544	127151	126922	178055	178055	178055	60256	54805	54805	54805	54805	54805
PERSONNEL		1390	1390	2224	2780	2780	2780	2780	2780	2780	2780	2780	2780
ADMINISTRATION		500	500	801	1001	1001	1001	1001	1001	1001	1001	1001	1001
MAINTENANCE					2055	2055	2055	2055	2055	2055	2055	2055	2055
WATER		405	648	648	48970	48970	48970	48970	48970	48970	48970	48970	48970
SERVICE WATER		405	648	648	810	810	810	810	810	810	810	810	810
INDUSTRIAL WATER					48160	48160	48160	48160	48160	48160	48160	48160	48160
COST OF LAND SOLD		147248	124612	123249	123249	123249	123249	5451					
SEA FRONT AREA		88744	70995	70995	70995	70995	70995						
INLAND AREA		58504	53617	52254	52254	52254	52254						
OTHERS													

NET INCOME BEF TAX & INT		63545	94677	78379	69784	52559	35334	6950	5670	5670	5670	5670	5670
INTEREST <FOREIGN>	5410	18104	25387	25387	22682	13630	3642						
INTEREST <DOMESTIC>		9188	18774	19172	19172	14578	5191	199					
TAXES ON LAND SALES		13503	14041	12991	11898	10804	9710	427					
NET INCOME AFT TAX & INT	-5410	22751	36475	20829	16032	13547	16792	6324	5670	5670	5670	5670	5670
SAME BUT CUMULATIVE	-5410	17340	53815	74645	90677	104224	121016	127340	133010	138680	144349	150019	155689

** FINANCIAL STATEMENT OF INDUSTRIAL ESTATE AT EASTERN SEA BOARD **
 =====
 Case 1-1 Cashflow Statement (1)
 (1000 BAHTS)

CASE 1=1

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
CASHFLOW STATEMENT													
SOURCE OF FUNDS													
NET INCOME AFT TAX & INT	-5410	22751	36475	20829	16032	13547	16792	6324	5670	5670	5670	5670	5670
L-T LOAN <FOREIGN>	125820	169380											
L-T LOAN <DOMESTIC>		114851	4973										
LAND COST AT SOLD		147248	124612	123249	123249	123249	123249	5451					
OTHERS													
TOTAL SOURCES	120410	454230	166060	144078	139282	136797	140041	11775	5670	5670	5670	5670	5670
APPLICATION OF FUNDS													
LAND ACQ & DEVELOPMENT	119410	454230	166060	28000	62910	147600	84690						
REPAYMENT <FOREIGN>						57426	59912	2486					
REPAYMENT <DOMESTIC>													
TOTAL APPLICATIONS	119410	454230	166060	28000	62910	205026	144602	2486					
NET CASHFLOW	1000			116078	76372	-68229	-4561	9288	5670	5670	5670	5670	5670
NCF AT BEGIN' OF YEAR		1000	1000	1000	117078	193450	125221	120661	129949	135619	141288	146958	152628
NCF AT END OF YEAR	1000	1000	1000	117078	193450	125221	120661	129949	135619	141288	146958	152628	158297

*** FINANCIAL STATEMENT OF INDUSTRIAL ESTATE AT EASTERN SEA BOARD ***

Table 6-5 Case 1-2 Income Statement (1)
(1000 BAHTS)

CASE 1=2

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
INCOME STATEMENT													
=====													
OPERATING REVENUE		213089	221828	205302	247839	230614	213389	67207	60475	60475	60475	60475	60475
SALES OF FACTORY SITES		212643	221115	204588	187364	170139	152914	6731					
SEA FRONT AREA		128125	127298	117379	107460	97540	87621						
INLAND AREA		84518	93816	87209	79904	72599	65293	6731					
MAINTENANCE CHARGE					4544	4544	4544	4544	4544	4544	4544	4544	4544
WATER SUPPLY CHARGE		446	713	713	55931	55931	55931	55931	55931	55931	55931	55931	55931
SERVICE WATER		446	713	713	891	891	891	891	891	891	891	891	891
INDUSTRIAL WATER					55040	55040	55040	55040	55040	55040	55040	55040	55040
OTHERS													
OPERATING EXPENSES		149544	127151	126922	178055	178055	178055	60256	54805	54805	54805	54805	54805
PERSONNEL		1390	1390	2224	2780	2780	2780	2780	2780	2780	2780	2780	2780
ADMINISTRATION		500	500	801	1001	1001	1001	1001	1001	1001	1001	1001	1001
MAINTENANCE					2055	2055	2055	2055	2055	2055	2055	2055	2055
WATER		405	648	648	48970	48970	48970	48970	48970	48970	48970	48970	48970
SERVICE WATER		405	648	648	810	810	810	810	810	810	810	810	810
INDUSTRIAL WATER					48160	48160	48160	48160	48160	48160	48160	48160	48160
COST OF LAND SOLD		147248	124612	123249	123249	123249	123249	5451					
SEA FRONT AREA		88744	70995	70995	70995	70995	70995						
INLAND AREA		58504	53617	52254	52254	52254	52254						
OTHERS													

NET INCOME BEF TAX & INT		63545	94677	78379	69784	52559	35334	6950	5670	5670	5670	5670	5670
INTEREST <FOREIGN>	7008	23244	32472	32472	28968	17346	4614						
INTEREST <DOMESTIC>		9774	20664	21780	21780	16893	6561	558					
TAXES ON LAND SALES		13503	14041	12991	11898	10804	9710	427					
NET INCOME AFT TAX & INT	-7008	17025	27501	11137	7139	7517	14450	5965	5670	5670	5670	5670	5670
SAME BUT CUMULATIVE	-7008	10017	37517	48654	55793	63309	77759	83724	89394	95063	100733	106403	112072

** FINANCIAL STATEMENT OF INDUSTRIAL ESTATE AT EASTERN SEA BOARD **
 (1000 DAHTS)

CASE 1=2

Case 1-2 Cashflow Statement (1)

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
CASHFLOW STATEMENT													
SOURCE OF FUNDS													
NET INCOME AFT TAX & INT	-7008	17025	27501	11137	7139	7517	14450	5965	5670	5670	5670	5670	5670
L-T LOAN <FOREIGN>	127418	167782											
L-T LOAN <DOMESTIC>		123175	13947										
LAND COST AT SOLD		147248	124612	123249	123249	123249	123249	5451					
OTHERS													
TOTAL SOURCES	120410	454230	166060	134386	130388	130766	137699	11416	5670	5670	5670	5670	5670
APPLICATION OF FUNDS													
LAND ACQ & DEVELOPMENT	119410	454230	166060	28000	63709	147600	83891						
REPAYMENT <FOREIGN>						61088	68061	6974					
REPAYMENT <DOMESTIC>													
TOTAL APPLICATIONS	119410	454230	166060	28000	63709	208688	151952	6974					
NET CASHFLOW	1000			106386	66679	-77921	-14253	4442	5670	5670	5670	5670	5670
NCF AT BEGIN' OF YEAR		1000	1000	1000	107386	174065	96144	81891	86333	92002	97672	103342	109011
NCF AT END OF YEAR	1000	1000	1000	107386	174065	96144	81891	86333	92002	97672	103342	109011	114681

** FINANCIAL STATEMENT OF INDUSTRIAL ESTATE AT EASTERN SEA BOARD **
 Table 6-6 Case 2-1, 5% price margin in Case 1-1
 (1000 BAHTS)

CASE 2=1

Income Statement (1)

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
INCOME STATEMENT													
OPERATING REVENUE		203705	212053	196256	239555	223091	206628	66898	60475	60475	60475	60475	60475
SALES OF FACTORY SITES		203259	211340	195543	179080	162616	146153	6423					
SEA FRONT AREA		122614	121823	112331	102838	93345	83852						
INLAND AREA		80645	89516	83212	76242	69271	62301	6423					
MAINTENANCE CHARGE					4544	4544	4544	4544	4544	4544	4544	4544	4544
WATER SUPPLY CHARGE		446	713	713	55931	55931	55931	55931	55931	55931	55931	55931	55931
SERVICE WATER		446	713	713	891	891	891	891	891	891	891	891	891
INDUSTRIAL WATER					55040	55040	55040	55040	55040	55040	55040	55040	55040
OTHERS													
OPERATING EXPENSES		149544	127151	126922	178055	178055	178055	60256	54805	54805	54805	54805	54805
PERSONNEL		1390	1390	2224	2780	2780	2780	2780	2780	2780	2780	2780	2780
ADMINISTRATION		500	500	801	1001	1001	1001	1001	1001	1001	1001	1001	1001
MAINTENANCE					2055	2055	2055	2055	2055	2055	2055	2055	2055
WATER		405	648	648	48970	48970	48970	48970	48970	48970	48970	48970	48970
SERVICE WATER		405	648	648	810	810	810	810	810	810	810	810	810
INDUSTRIAL WATER					48160	48160	48160	48160	48160	48160	48160	48160	48160
COST OF LAND SOLD		147248	124612	123249	123249	123249	123249	5451					
SEA FRONT AREA		88744	70995	70995	70995	70995	70995						
INLAND AREA		58504	53617	52254	52254	52254	52254						
OTHERS													
NET INCOME BEF TAX & INT		54161	84902	69334	61500	45036	28573	6642	5670	5670	5670	5670	5670
INTEREST <FOREIGN>	5410	18104	25387	25387	22682	13630	3642						
INTEREST <DOMESTIC>		9952	21231	22558	22558	17582	6966	663					
TAXES ON LAND SALES		12907	13420	12417	11372	10326	9281	408					
NET INCOME AFT TAX & INT	-5410	13198	24863	8971	4888	3498	8685	5571	5670	5670	5670	5670	5670
SAME BUT CUMULATIVE	-5410	7788	32651	41622	46510	50008	58693	64264	69933	75603	81273	86942	92612

** FINANCIAL STATEMENT OF INDUSTRIAL ESTATE AT EASTERN SEA BOARD **
===== (1000 BAHTS)

Case 2-1 Cashflow Statement (1)

CASE 2=1

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
CASHFLOW STATEMENT													
SOURCE OF FUNDS													
NET INCOME AFT TAX & INT	-5410	13198	24863	8971	4888	3498	8685	5571	5670	5670	5670	5670	5670
L-T LOAN (FOREIGN)	125820	169380											
L-T LOAN (DOMESTIC)		124404	16585										
LAND COST AT SOLD		147248	124612	123249	123249	123249	123249	5451					
OTHERS													
TOTAL SOURCES	120410	454230	166060	132221	128137	126748	131934	11021	5670	5670	5670	5670	5670
APPLICATION OF FUNDS													
LAND ACQ & DEVELOPMENT	119410	454230	166060	28000	62910	147600	84690						
REPAYMENT (FOREIGN)						62202	70494	8292					
REPAYMENT (DOMESTIC)													
TOTAL APPLICATIONS	119410	454230	166060	28000	62910	209802	155184	8292					
NET CASHFLOW	1000			104221	65227	-83055	-23250	2729	5670	5670	5670	5670	5670
NCF AT BEGIN' OF YEAR		1000	1000	1000	105221	170448	87394	64143	66872	72542	78211	83881	89551
NCF AT END OF YEAR	1000	1000	1000	105221	170448	87394	64143	66872	72542	78211	83881	89551	95220

** FINANCIAL STATEMENT OF INDUSTRIAL ESTATE AT EASTERN SEA BOARD **
 Table 6-7 Case 2-2, 5% pricemargin Income Statement (1) (1000 BAHTS)

CASE 2=2

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
INCOME STATEMENT													
OPERATING REVENUE	203705	212053	196256	239555	223091	206628	66898	60475	60475	60475	60475	60475	60475
SALES OF FACTORY SITES	203259	211340	195543	179080	162616	146153	6423						
SEA FRONT AREA	122614	121823	112331	102838	93345	83852							
INLAND AREA	80645	89516	83212	76242	69271	62301	6423						
MAINTENANCE CHARGE				4544	4544	4544	4544	4544	4544	4544	4544	4544	4544
WATER SUPPLY CHARGE	446	713	713	55931	55931	55931	55931	55931	55931	55931	55931	55931	55931
SERVICE WATER	446	713	713	891	891	891	891	891	891	891	891	891	891
INDUSTRIAL WATER				55040	55040	55040	55040	55040	55040	55040	55040	55040	55040
OTHERS													
OPERATING EXPENSES	149544	127151	126922	178055	178055	178055	60256	54805	54805	54805	54805	54805	54805
PERSONNEL	1390	1390	2224	2780	2780	2780	2780	2780	2780	2780	2780	2780	2780
ADMINISTRATION	500	500	801	1001	1001	1001	1001	1001	1001	1001	1001	1001	1001
MAINTENANCE				2055	2055	2055	2055	2055	2055	2055	2055	2055	2055
WATER	405	648	648	48970	48970	48970	48970	48970	48970	48970	48970	48970	48970
SERVICE WATER	405	648	648	810	810	810	810	810	810	810	810	810	810
INDUSTRIAL WATER				48160	48160	48160	48160	48160	48160	48160	48160	48160	48160
COST OF LAND SOLD	147248	124612	123249	123249	123249	123249	5451						
SEA FRONT AREA	88744	70995	70995	70995	70995	70995							
INLAND AREA	58504	53617	52254	52254	52254	52254	5451						
OTHERS													
NET INCOME BEF TAX & INT	54161	84902	69334	61500	45036	28573	6642	5670	5670	5670	5670	5670	5670
INTEREST <FOREIGN>	7008	23244	32472	28968	17346	4614							
INTEREST <DOMESTIC>		10538	23121	25166	19897	8336	1022						
TAXES ON LAND SALES		12907	13420	11372	10326	9281	408						
NET INCOME AFT TAX & INT	-7008	7472	15889	-721	-4006	-2532	5212	5670	5670	5670	5670	5670	5670
SAME BUT CUMULATIVE	-7008	464	16353	15632	11626	9093	15436	20647	26317	31986	37656	43326	48995

** FINANCIAL STATEMENT OF INDUSTRIAL ESTATE AT EASTERN SEA BOARD **
===== (1000 EAHTS)

Case 2-2 Cashflow Statement (1)

CASE 2=2

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
CASHFLOW STATEMENT													
SOURCE OF FUNDS													
NET INCOME AFT TAX & INT	-7008	7472	15889	-721	-4006	-2532	6342	5212	5670	5670	5670	5670	5670
L-T LOAN <FOREIGN>	127418	167782											
L-T LOAN <DOMESTIC>		131728	25559										
LAND COST AT SOLD		147248	124612	123249	123249	123249	123249	5451					
OTHERS													
TOTAL SOURCES	120410	454230	166060	122528	119244	120717	129592	10662	5670	5670	5670	5670	5670
APPLICATION OF FUNDS													
LAND ACQ & DEVELOPMENT	119410	454230	166060	28000	63709	147600	83891						
REPAYMENT <FOREIGN>						65864	78644	12780					
REPAYMENT <DOMESTIC>													
TOTAL APPLICATIONS	119410	454230	166060	28000	63709	213464	162535	12780					
NET CASHFLOW	1000			94528	55535	-92747	-32943	-2117	5670	5670	5670	5670	5670
NCF AT BEGIN' OF YEAR		1000	1000	1000	95528	151063	58316	25373	23256	28925	34595	40265	45934
NCF AT END OF YEAR	1000	1000	1000	95528	151063	58316	25373	23256	28925	34595	40265	45934	51604

*** FINANCIAL STATEMENT OF INDUSTRIAL ESTATE AT EASTERN SEA BOARD ***

Table 6-8 Case 3-1, Delay of land sales in Case 1-1 (1000 BAHTS)

CASE 3-1

Income Statement (1)

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
INCOME STATEMENT													
OPERATING REVENUE				234885	249036	230816	267044	248053	229063	67897	60475	60475	60475
SALES OF FACTORY SITES				234439	243779	225559	206568	187578	168588	7421			
SEA FRONT AREA				141258	140347	129410	118474	107538	96602				
INLAND AREA				93182	103432	96148	88094	80040	71986	7421			
MAINTENANCE CHARGE					4544	4544	4544	4544	4544	4544	4544	4544	4544
WATER SUPPLY CHARGE				446	713	713	55931	55931	55931	55931	55931	55931	55931
SERVICE WATER				446	713	713	891	891	891	891	891	891	891
INDUSTRIAL WATER							55040	55040	55040	55040	55040	55040	55040
OTHERS													
OPERATING EXPENSES				165771	143868	142366	190688	190688	190688	60815	54805	54805	54805
PERSONNEL				2224	2780	2780	2780	2780	2780	2780	2780	2780	2780
ADMINISTRATION				801	1001	1001	1001	1001	1001	1001	1001	1001	1001
MAINTENANCE					2055	2055	2055	2055	2055	2055	2055	2055	2055
WATER				405	648	648	48970	48970	48970	48970	48970	48970	48970
SERVICE WATER				405	648	648	810	810	810	810	810	810	810
INDUSTRIAL WATER							48160	48160	48160	48160	48160	48160	48160
COST OF LAND SOLD				162341	137385	135882	135882	135882	135882	6009			
SEA FRONT AREA				97841	78272	78272	78272	78272	78272				
INLAND AREA				64501	59112	57610	57610	57610	57610	6009			
OTHERS													
NET INCOME BEF TAX & INT				69114	105168	88450	76356	57365	38375	7082	5670	5670	5670
INTEREST <FOREIGN>				25387	22682	13630	3642						
INTEREST <DOMESTIC>				75600	75600	62346	30192	5646					
TAXES ON LAND SALES				14887	15480	14323	13117	11911	10705	471			
NET INCOME AFT TAX & INT				-46502	-91586	-1849	29405	39808	27670	6610	5670	5670	5670
SAME BUT CUMULATIVE				-5410	-51913	-143498	-190258	-198853	-200702	-171297	-131488	-91539	-85869

** FINANCIAL STATEMENT OF INDUSTRIAL ESTATE AT EASTERN SEA BOARD **
===== (1000 BAHTS)

Case 3-1 Cashflow Statement (1)

CASE 3=1

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
CASHFLOW STATEMENT =====													
SOURCE OF FUNDS -----													
NET INCOME AFT TAX & INT	-5410	-46502	-91506	-46760	-8594	-1849	29405	39808	27670	6610	5670	5670	5670
L-T LOAN <FOREIGN>	125820	169380											
L-T LOAN <DOMESTIC>		331353	141147										
LAND COST AT SOLD				162341	137385	135882	135882	135882	135882	6009			
OTHERS													
TOTAL SOURCES	120410	454230	49562	115581	128790	134033	165288	175691	163552	12620	5670	5670	5670
APPLICATION OF FUNDS -----													
LAND ACQ & DEVELOPMENT	119410	454230	166060	28000	62910	147600	84690						
REPAYMENT <FOREIGN>						165676	236250	70574					
REPAYMENT <DOMESTIC>													
TOTAL APPLICATIONS	119410	454230	166060	28000	62910	313276	320940	70574					
NET CASHFLOW	1000		-116498	87581	65880	-179243	-155652	105117	163552	12620	5670	5670	5670
NCF AT BEGIN' OF YEAR	1000	1000	1000	-115498	-37917	37963	-141280	-296932	-191815	-28263	-15643	-9973	-4304
NCF AT END OF YEAR	1000	1000	-115498	-27917	37963	-141280	-296932	-191815	-28263	-15643	-9973	-4304	1366

** FINANCIAL STATEMENT OF INDUSTRIAL ESTATE AT EASTERN SEA BOARD **

(1000 BAHTS)

Table 6-9 Case 3-2, Delay of land sales in Case 1-2

Income Statement (1)

CASE 3=2

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
INCOME STATEMENT													
=====													
OPERATING REVENUE				234885	249036	230816	267044	248053	229063	67897	60475	60475	60475
SALES OF FACTORY SITES				234439	243779	225559	206568	187578	168588	7421			
SEA FRONT AREA				141258	140347	129410	118474	107538	96602				
INLAND AREA				93182	103432	96148	88094	80040	71986	7421			
MAINTENANCE CHARGE					4544	4544	4544	4544	4544	4544	4544	4544	4544
WATER SUPPLY CHARGE				446	713	713	55931	55931	55931	55931	55931	55931	55931
SERVICE WATER				446	713	713	891	891	891	891	891	891	891
INDUSTRIAL WATER							55040	55040	55040	55040	55040	55040	55040
OTHERS													
OPERATING EXPENSES				165771	143868	142366	190688	190688	190688	60815	54805	54805	54805
PERSONNEL				2224	2780	2780	2780	2780	2780	2780	2780	2780	2780
ADMINISTRATION				801	1001	1001	1001	1001	1001	1001	1001	1001	1001
MAINTENANCE					2055	2055	2055	2055	2055	2055	2055	2055	2055
WATER				405	648	648	48970	48970	48970	48970	48970	48970	48970
SERVICE WATER				405	648	648	810	810	810	810	810	810	810
INDUSTRIAL WATER							48160	48160	48160	48160	48160	48160	48160
COST OF LAND SOLD				162341	137385	135882	135882	135882	135882	6009			
SEA FRONT AREA				97841	78272	78272	78272	78272	78272				
INLAND AREA				64501	59112	57610	57610	57610	57610	6009			
OTHERS													
NET INCOME BEF TAX & INT				69114	105168	88450	76356	57365	38375	7082	5670	5670	5670
INTEREST <FOREIGN>				32472	28968	17346	4614						
INTEREST <DOMESTIC>				75600	75600	62053	29606	5353					
TAXES ON LAND SALES				14887	15480	14323	13117	11911	10705	471			
NET INCOME AFT TAX & INT				-53845	-14880	-5272	29019	40101	27670	6610	5670	5670	5670
SAME BUT CUMULATIVE				-7008	-59236	-158493	-212337	-227218	-232490	-203471	-163370	-129090	-112081

** FINANCIAL STATEMENT OF INDUSTRIAL ESTATE AT EASTERN SEA BOARD **
===== (1000 BAHTS)

Case 3-2 Cashflow Statement (1)

CASE 3=2

	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
CASHFLOW STATEMENT													
SOURCE OF FUNDS													
NET INCOME AFT TAX & INT	-7008	-52328	-99256	-53845	-14880	-5272	29019	40101	27670	6610	5670	5670	5670
L-T LOAN (FOREIGN)	127418	167782											
L-T LOAN (DOMESTIC)		338676	133824										
LAND COST AT SOLD				162341	137385	135882	135882	135882	135882	6009			
OTHERS													
TOTAL SOURCES	120410	454230	34567	108497	122504	130610	164901	175984	163552	12620	5670	5670	5670
APPLICATION OF FUNDS													
LAND ACQ & DEVELOPMENT	119410	454230	166060	28000	63709	147600	83891						
REPAYMENT (FOREIGN)						169338	236250	66912					
REPAYMENT (DOMESTIC)													
TOTAL APPLICATIONS	119410	454230	166060	28000	63709	316938	320141	66912					
NET CASHFLOW	1000		-131493	80497	58795	-186328	-155240	109072	163552	12620	5670	5670	5670
NCF AT REGTN' OF YEAR		1000	1000	-130493	-49996	8799	-177529	-332768	-223697	-60144	-47525	-41855	-36185
NCF AT END OF YEAR	1000	1000	-130493	-49996	8799	-177529	-332768	-223697	-60144	-47525	-41855	-36185	-30516

Appendix 7 Economic Analysis

Table 7-1	The percent of the value of gross output of civil work in Japan
Table 7-2	Breakdown of the value of gross output of oil refineries in Thailand and Japan (per employee)

The value of the marginal production for rice field

Fig. 7-1	Index of Tapioca roots
Table 7-3 (4 Tables)	Calculation of the conversion factor for construction cost for MIE in each year
Table 7-4 (7 Tables)	Case study

Table 7-1 The Percent of the Value of Gross Output of Civil Work in Japan

Item		Percent %	
Intermediate goods		58.3	
Gross value added	Salary	19.7	41.7
	Operating surplus	17.7	
	Capital consumption allowance	2.5	
	Indirect tax	0.3	
	Other	1.5	
Gross output		100	

Source; Inter-industry table in Kanto, 1960

Table 7-2 Breakdown of the Value of Gross Output of Oil refineries per employee in Thailand and Japan

(Unit: 1,000 Baht)

	Total cost of production	Value-added			Value of gross output
		Salary	Operating surplus and other	Total	
Thailand 1977	20,975.2 (85.3)	194.6 (0.8)	3,432.3 (13.8)	3,626.9 (14.7)	24,602 (100)
Japan 1979	28,194 (88.92)	393 (1.24)	3,121 (9.84)	3,514 (11.08)	31,708 (100)

Source; Thailand; Industrial census 1978.

Japan ; Industrial statistics, 1979.

Note; Figure in () is percent.

* The value of the marginal production for rice field

1 The yield per rai

Unit: Kg/Rai

Year	One crop per year	Two crop per year
1976	269	509
1977	231	532
1978	261	532
1979	258	528
1980	271	608

Source: Agricultural Economic Office

2 The producer's sales price

Unit: Baht/Ton

Year	Average
1979	2,501
1980	2,994
1981	3,435

Source: Agricultural Economic Office

3 Sales price

Unit: Baht/Ton

Year	Wholesale	Retail	FOB
1976	3,939	4,517	5,126
1977	4,045	4,550	5,529
1978	4,495	5,206	7,454
1979	4,609	5,220	6,791
1980	5,785	6,509	8,837
1981	6,818	8,320	11,349

Source: Rice committee, BOT
Internal Trade Department, HOC

The FOB price for rice in 1980 was 8,837 Baht per ton while the producer's sales price was 2,994 Baht per ton, which is 33.9 percent of the FOB price. Assuming that the market interest of loans would be 14 percent, the value of marginal production for the rice field in 1980 was calculated as follows;

$$8,837 \times 0.608 \times 0.339 \times \frac{1}{0.14} = 13,010 \text{ B/Rai}$$

Transforming it to the 1983 market price, it comes to 18,023 B/Rai.

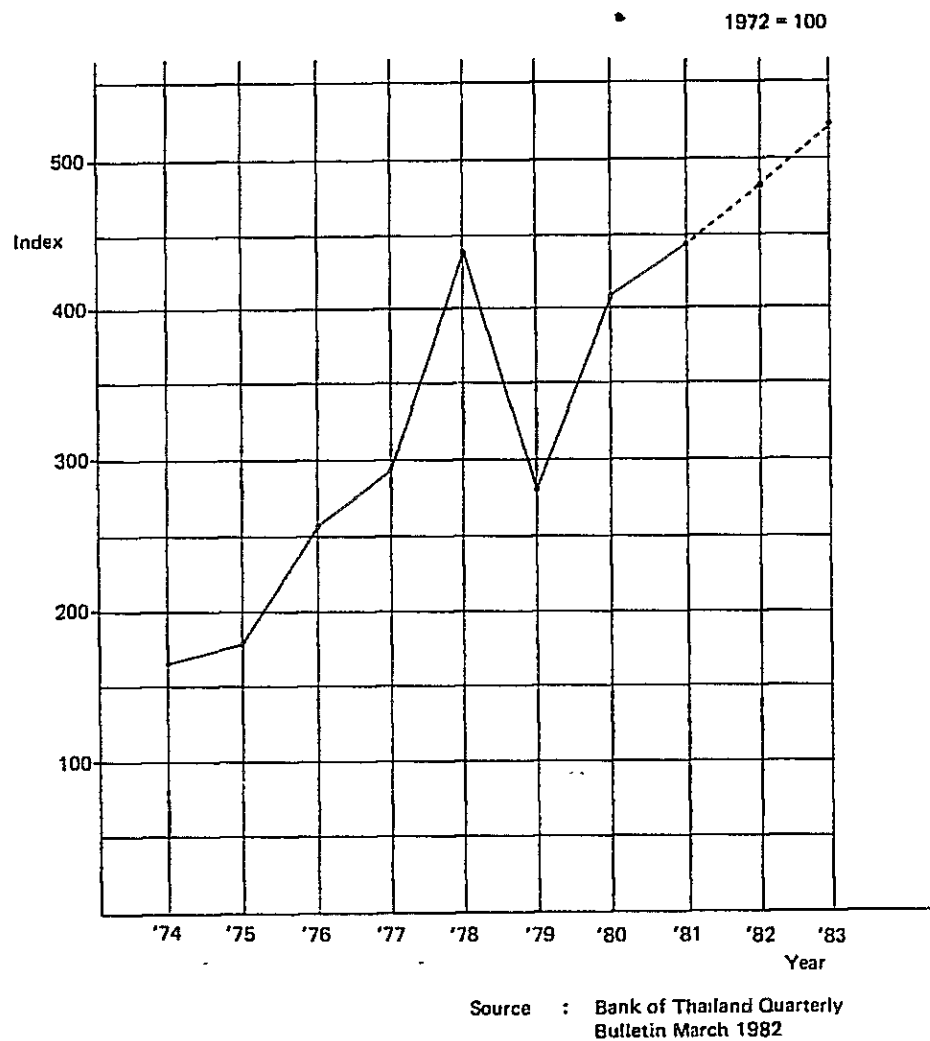


Fig. 7-1 Index of Market Price for Tapioca Roots

Table 7-3(1) Calculation of the Conversion Factor for Construction Cost for MIE in 1984

Item	Division Component	Foreign Currency	Local currency						②	① × ②
			Traded good	Skilled Labour	Unskilled Labour	Untraded goods	Machinery	Land		
	Conversion factor Composition ratio ① %	1.00	1.00	0.93	0.52	0.95	0.86	0.43		
Land Acquisition	60.5	—	—	—	—	—	—	(100) 0.43	(100) 0.43	0.260
Industrial Complex	10.3	(47.7) 0.477	(14.1) 0.141	(3.7) 0.034	(5.6) 0.029	(22.0) 0.209	(0.9) 0.059	—	(100) 0.949	0.098
Port Area	14.0	(55.0) 0.55	(13.5) 0.135	(4.4) 0.041	(6.7) 0.035	(17.5) 0.166	(2.9) 0.025	—	(100) 0.952	0.133
Urban Area	9.1	(34.7) 0.347	(17.4) 0.174	(4.3) 0.040	(6.5) 0.034	(31.3) 0.287	(5.8) 0.050	—	(100) 0.942	0.086
Railway	6.1	(36.8) 0.368	(27.2) 0.272	(5.2) 0.048	(7.7) 0.040	(15.0) 0.425	(8.1) 0.070	—	(100) 0.941	0.057
Telecommunication	0	(57.0) 0.570	(5.6) 0.056	(6.1) 0.057	(9.1) 0.047	(22.2) 0.211	—	—	(100) 0.941	0
Total	100								General Conversion factor	0.634

Table 7-3(2) Calculation of the Conversion Factor for Construction Cost for MIE in 1985

Item	Division Component	Foreign Currency	Local currency						②	① × ②
			Traded good	Skilled Labour	Unskilled Labour	Untraded goods	Machinery	Land		
	Conversion factor Composition ratio ① %	1.00	1.00	0.93	0.52	0.95	0.86	0.43		
Land Acquisition	3.8	—	—	—	—	—	—	(100) 0.43	(100) 0.43	0.016
Industrial Complex	42.8	(47.7) 0.477	(14.1) 0.141	(3.7) 0.034	(5.6) 0.029	(22.0) 0.209	(6.9) 0.059	—	(100) 0.949	0.406
Port Area	39.5	(55.0) 0.55	(13.5) 0.135	(4.4) 0.041	(6.7) 0.035	(17.5) 0.166	(2.9) 0.025	—	(100) 0.952	0.376
Urban Area	6.6	(34.7) 0.347	(17.4) 0.174	(4.3) 0.040	(6.5) 0.034	(31.3) 0.287	(5.8) 0.050	—	(100) 0.942	0.062
Railway	7.3	(36.8) 0.368	(27.2) 0.272	(5.2) 0.048	(7.7) 0.040	(15.0) 0.425	(8.1) 0.070	—	(100) 0.941	0.069
Telecommunication	0	(57.0) 0.570	(5.6) 0.056	(6.1) 0.057	(9.1) 0.047	(22.2) 0.211	—	—	(100) 0.941	0
Total	100								General Conversion factor	0.929

Table 7-3(3) Calculation of the Conversion Factor for Construction Cost for MIE in 1986

Item	Division Component	Foreign Currency	Local currency						②	① × ②
			Traded goods	Skilled Labour	Unskilled Labour	Untraded goods	Machinery	Land		
	Conversion factor Composition ratio ① %	1.00	1.00	0.93	0.52	0.95	0.86	0.43		
Land Acquisition	0	—	—	—	—	—	—	(100) 0.43	(100) 0.43	—
Industrial Complex	11.3	(47.7) 0.477	(14.1) 0.141	(3.7) 0.034	(5.6) 0.029	(22.0) 0.209	(6.9) 0.059	—	(100) 0.949	0.107
Port Area	69.4	(55.0) 0.55	(13.5) 0.135	(4.4) 0.041	(6.7) 0.035	(17.5) 0.166	(2.9) 0.025	—	(100) 0.952	0.661
Urban Area	7.0	(34.7) 0.347	(17.4) 0.174	(4.3) 0.040	(6.5) 0.034	(31.3) 0.297	(5.8) 0.050	—	(100) 0.942	0.066
Railway	8.4	(36.8) 0.368	(27.2) 0.272	(5.2) 0.048	(7.7) 0.040	(15.0) 0.425	(8.1) 0.070	—	(100) 0.941	0.079
Telecommunication	3.9	(57.0) 0.570	(5.6) 0.056	(6.1) 0.057	(9.1) 0.047	(22.2) 0.211	—	—	(100) 0.941	0.037
Total	100								General Conversion factor	0.95

Table 7-3(4) Calculation of the Conversion Factor for Construction Cost for MIE in 1987

Item	Division Component	Foreign Currency	Local currency						②	① × ②
			Traded good	Skilled Labour	Unskilled Labour	Untraded goods	Machinery	Land		
	Conversion factor Composition ratio ① %	1.00	1.00	0.93	0.52	0.95	0.86	0.43		
Land Acquisition	0	—	—	—	—	—	—	(100) 0.43	(100) 0.43	0
Industrial Complex	2.7	(47.7) 0.477	(14.1) 0.141	(3.7) 0.034	(5.6) 0.029	(22.0) 0.209	(6.9) 0.059	—	(100) 0.949	0.026
	76.0	(55.0) 0.55	(13.5) 0.135	(4.4) 0.041	(6.7) 0.035	(17.5) 0.166	(2.9) 0.025	—	(100) 0.952	0.724
Urban Area	16.5	(34.7) 0.347	(17.4) 0.174	(4.3) 0.040	(6.5) 0.034	(31.3) 0.297	(5.8) 0.050	—	(100) 0.942	0.155
Railway	0	(36.8) 0.368	(27.2) 0.272	(5.2) 0.048	(7.7) 0.040	(15.0) 0.425	(8.1) 0.070	—	(100) 0.941	0
Telecommunication	4.8	(57.0) 0.570	(5.6) 0.056	(6.1) 0.057	(9.1) 0.047	(22.2) 0.211	—	—	(100) 0.941	0.045
Total	100								General Conversion factor	0.95

Table 7-4(1) Case Study

No.2 case

Project life 20 years

(Unit: 10⁶ B)

	Year	Cost (1)	Benefit (2)	(2) - (1)	Net present value discount rate = 14.8%
1	1984	899		-899	899
2	1985	11,171		-11,171	-9,730.84
3	1986	18,217		-18,217	-13,822.71
4	1987	6,912		-6,912	-4,568.55
5	1988	106	5,483	5,377	3,095.80
6	1989	106	7,046	6,940	3,480.57
7	1990	106	7,833	7,727	3,375.67
8	1991	106	7,833	7,727	2,940.48
9	1992	106	7,833	7,727	2,561.39
10	1993	106	7,833	7,727	2,231.18
11	1994	106	7,833	7,727	1,943.53
12	1995	106	7,833	7,727	1,692.97
13	1996	106	7,833	7,727	1,474.72
14	1997	106	7,833	7,727	1,284.60
15	1998	106	7,833	7,727	1,118.99
16	1999	106	7,833	7,727	974.73
17	2000	106	7,833	7,727	849.06
18	2001	106	7,833	7,727	739.60
19	2002	106	7,833	7,727	644.25
20	2003	106	7,833	7,727	561.20
21	2004				
22	2005				
23	2006				
24	2007				
25	2008				

-52.36

Table 7-4(2) Case Study

No.3 case

Cost 10% higher, Benefit as estimated

(Unit @ 10⁶ ₪)

	Year	Cost (1)	Benefit (2)	(2) - (1)	Net present value discount rate = 14.3%
1	1984	989		-989	-989
2	1985	12,288		-12,288	-10,750.66
3	1986	20,039		-20,039	-15,338.52
4	1987	7,603		-7,603	-5,091.51
5	1988	117	5,483	5,366	3,143.88
6	1989	117	7,046	6,929	3,551.73
7	1990	117	7,833	7,716	3,460.31
8	1991	117	7,833	7,716	3,027.39
9	1992	117	7,833	7,716	2,648.64
10	1993	117	7,833	7,716	2,317.27
11	1994	117	7,833	7,716	2,027.36
12	1995	117	7,833	7,716	1,773.71
13	1996	117	7,833	7,716	1,551.81
14	1997	117	7,833	7,716	1,357.66
15	1998	117	7,833	7,716	1,187.80
16	1998	117	7,833	7,716	1,039.20
17	2000	117	7,833	7,716	909.19
18	2001	117	7,833	7,716	795.44
19	2002	117	7,833	7,716	695.92
20	2003	117	7,833	7,716	608.85
21	2004	117	7,833	7,716	532.68
22	2005	117	7,833	7,716	466.04
23	2006	117	7,833	7,716	407.73
24	2007	117	7,833	7,716	356.72
25	2008	117	7,833	7,716	312.09

1.73

Table 7-4(3) Case Study

No.4 case Cost 10% higher
 Benefit as estimated
 Project life 20 years

(Unit: 10⁶ ¥)

	Year	Cost (1)	Benefit (2)	(2) - (1)	Net present value discount rate = 13.3%
1	1984	989		-989	-989
2	1985	12,288		-12,288	-10,845.54
3	1986	20,039		-20,039	-15,610.48
4	1987	7,603		-7,603	-5,227.51
5	1988	117	5,483	5,366	3,256.35
6	1989	117	7,046	6,929	3,711.26
7	1990	117	7,833	7,716	3,647.65
8	1991	117	7,833	7,716	3,219.46
9	1992	117	7,833	7,716	2,841.53
10	1993	117	7,833	7,716	2,507.97
11	1994	117	7,833	7,716	2,213.57
12	1995	117	7,833	7,716	1,953.72
13	1996	117	7,833	7,716	1,724.38
14	1997	117	7,833	7,716	1,521.96
15	1998	117	7,833	7,716	1,343.30
16	1999	117	7,833	7,716	1,185.61
17	2000	117	7,833	7,716	1,046.44
18	2001	117	7,833	7,716	923.60
19	2002	117	7,833	7,716	815.18
20	2003	117	7,833	7,716	719.49
21	2004				
22	2005				
23	2006				
24	2007				
25	2008				

-41.06

Table 7-4(4) Case Study

No.5 case

Cost as estimated
Benefit 10% lower(Unit: 10⁶ ₪)

	Year	Cost (1)	Benefit (2)	(2) - (1)	Net present value discount rate = 14.2%
1	1984	899		-899	-899
2	1985	11,171		-11,171	-9,781.96
3	1986	18,217		-18,217	-13,968.34
4	1987	6,912		-6,912	-4,640.93
5	1988	106	4,935	4,829	2,839.18
6	1989	106	6,341	6,235	3,210.01
7	1990	106	7,050	6,944	3,130.5
8	1991	106	7,050	6,944	2,741.24
9	1992	106	7,050	6,944	2,400.38
10	1993	106	7,050	6,944	2,101.91
11	1994	106	7,050	6,944	1,840.55
12	1995	106	7,050	6,944	1,611.69
13	1996	106	7,050	6,944	1,411.29
14	1997	106	7,050	6,944	1,235.81
15	1998	106	7,050	6,944	1,082.14
16	1999	106	7,050	6,944	947.58
17	2000	106	7,050	6,944	829.76
18	2001	106	7,050	6,944	726.58
19	2002	106	7,050	6,944	636.24
20	2003	106	7,050	6,944	557.13
21	2004	106	7,050	6,944	487.85
22	2005	106	7,050	6,944	427.19
23	2006	106	7,050	6,944	374.07
24	2007	106	7,050	6,944	327.56
25	2008	106	7,050	6,944	286.83

-84.74

Table 7-4(5) Case Study

No.6 case Cost as estimated
 Benefit 10% lower
 Project life 20 years

(Unit: 10⁶ ¥)

	Year	Cost (1)	Benefit (2)	(2) - (1)	Net present value discount rate = 13.1%
1	1984	899		-899	-899
2	1985	11,171		-11,171	-9,877.1
3	1986	18,217		-18,217	-14,241.37
4	1987	6,912		-6,912	-4,277.67
5	1988	106	4,935	4,829	2,951.26
6	1989	106	6,341	6,235	3,369.17
7	1990	106	7,050	6,944	3,317.68
8	1991	106	7,050	6,944	2,933.40
9	1992	106	7,050	6,944	2,593.64
10	1993	106	7,050	6,944	2,293.22
11	1994	106	7,050	6,944	2,027.61
12	1995	106	7,050	6,944	1,792.76
13	1996	106	7,050	6,944	1,585.11
14	1997	106	7,050	6,944	1,401.51
15	1998	106	7,050	6,944	1,239.18
16	1999	106	7,050	6,944	1,095.65
17	2000	106	7,050	6,944	968.74
18	2001	106	7,050	6,944	856.54
19	2002	106	7,050	6,944	757.33
20	2003	106	7,050	6,944	669.61
21	2004				
22	2005				
23	2006				
24	2007				
25	2008				

57.27

Table 7-4(6) Case Study

No.7 case Cost 10% higher
 Benefit 10% lower
 Project life 25 years

(Unit: 10⁶ ¥)

	Year	Cost (1)	Benefit (2)	(2) - (1)	Net present value discount rate = 12.8%
1	1984	989		-989	-989
2	1985	12,288		-12,288	-10,893.62
3	1986	20,039		-20,039	-15,749.18
4	1987	7,603		-7,603	-5,297.34
5	1998	117	4,935	4,818	2,975.98
6	1989	117	6,341	6,224	3,419.14
7	1990	117	7,050	6,933	3,365.63
8	1991	117	7,050	6,933	2,983.72
9	1992	117	7,050	6,933	2,645.14
10	1993	117	7,050	6,933	2,344.98
11	1994	117	7,050	6,933	2,078.88
12	1995	117	7,050	6,933	1,842.98
13	1996	117	7,050	6,933	1,633.85
14	1997	117	7,050	6,933	1,448.45
15	1998	117	7,050	6,933	1,284.09
16	1999	117	7,050	6,933	1,138.37
17	2000	117	7,050	6,933	1,009.20
18	2001	117	7,050	6,933	894.68
19	2002	117	7,050	6,933	793.15
20	2003	117	7,050	6,933	703.15
21	2004	117	7,050	6,933	623.36
22	2005	117	7,050	6,933	552.62
23	2006	117	7,050	6,933	489.92
24	2007	117	7,050	6,933	434.32
25	2008	117	7,050	6,933	385.04

117.51

Table 7-4(7) Case Study

No.8 case Cost 10% higher
 Benefit 10% lower
 Project life 20 years

(Unit: 10⁶ ¥)

	Year	Cost (1)	Benefit (2)	(2) - (1)	Net present value discount rate = 11.7%
1	1984	989		-989	-989
2	1985	12,288		-12,288	11,000.9
3	1986	20,039		-20,039	-16,060.89
4	1987	7,603		-7,603	-5,455.39
5	1988	117	4,935	4,818	3,094.95
6	1989	117	6,341	6,224	3,579.35
7	1990	117	7,050	6,933	3,569.46
8	1991	117	7,050	6,933	3,195.57
9	1992	117	7,050	6,933	2,860.85
10	1993	117	7,050	6,933	2,561.19
11	1994	117	7,050	6,933	2,292.92
12	1995	117	7,050	6,933	2,052.75
13	1996	117	7,050	6,933	1,837.74
14	1997	117	7,050	6,933	1,645.24
15	1998	117	7,050	6,933	1,472.91
16	1999	117	7,050	6,933	1,318.63
17	2000	117	7,050	6,933	1,180.51
18	2001	117	7,050	6,933	1,056.86
19	2002	117	7,050	6,933	946.16
20	2003	117	7,050	6,933	847.05
21	2004				
22	2005				
23	2006				
24	2007				
25	2008				

5.96

Appendix 8 Cost Estimation

(1) The breakdown of construction cost for master plan

Table 8-1	Industrial Complex
Table 8-2	Port Area
Table 8-3	Urban Area
Table 8-4	Railway
Table 8-5	By-pass & Connective Road
Table 8-6	Telecommunication
Table 8-7	Housing & Public Facilities

(2) The breakdown of construction cost of common facilities for short term plan.

Table 8-8	Construction Cost of Purification Plant
Table 8-9	Construction Cost of Electric Facilities

Table 8-1 Industrial Complex (Master Plan)

Item	Unit	Quantity	Unit Price (B)	Amount (Thousand B)			Total Amount (Thousand US\$)	Remarks
				Total	Local Currency	Foreign Currency		
1. Land Acquisition	ha	1,159.4	312,500	362,310	362,310	0	Inc	Including Bridges
2. Site Preparation				(2,359,950)	(1,260,270)	(1,099,680)		
Preparatory Work	ha	1,159.4	20,000	23,190	20,870	2,320		
Earth Work	m ³	8,150,000	20 30	244,500	195,600	48,900		
Revetment	m	6,210		591,200	298,210	292,990		
Quaywall	m	3,505	252,000	883,260	441,630	441,630		
Dredging	m ³	9,900,000	46	455,400	182,160	273,240		
Reclamation	m ³	40,600,000	4	162,400	121,800	40,600		
3. Road	m	23,950		99,060	62,770	36,290		
4. Water Supply				(1,057,850)	(391,940)	(665,910)		
Industrial Water Supply	Ls	1		993,180	349,330	643,850	196,470	
Service Water Supply	Ls	1		64,670	42,610	22,060		
5. Drainage				(46,610)	(34,960)	(11,650)		
River Improvement	Ls	1		11,040	8,280	2,760		
Watercourse	Ls	1		35,570	26,680	8,890		
6. Power Supply				(593,070)	(301,210)	(291,860)		
High-tension/Substation	Ls	1		573,640	285,670	287,970		
Street Lighting	Ls	1		19,430	15,540	3,890		
Sub-total				4,518,850	2,413,460	2,105,390		
Investigation & Engineering	Ls	1		237,500	95,000	142,500	224,870	
Physical Contingency	Ls	1		415,650	205,140	210,510		
Total				5,172,000	2,713,600 (52.5%)	2,458,400 (47.5%)		

Table 8-2 Port Area, (Master Plan)

Item	Unit	Quantity	Unit Price (₪)	Amount (Thousand ₪)			Total Amount (Thousand US\$)	Remarks
				Total	Local Currency	Foreign Currency		
1. Land Acquisition	ha	35.8	312,500	11,190	11,190	0		
2. Site Preparation				(7,780)	(6,300)	(1,480)		
Preparatory Work	ha	35.8	20,000	720	650	70		
Earth Work	m ³	353,000	20	7,060	5,650	1,410		
3. Port Facilities				(3,984,960)	(2,000,020)	(1,984,940)		
Dredging	m ³	34,400,000	46	1,582,400	632,960	949,440		
Reclamation	m ³	3,700,000	4	14,80	11,100	3,700		
Breakwater	m	3,000		643,530	321,760	321,770		
Revetment	m	2,500		288,920	149,030	139,890		
Training Jetty	m	1,700		100,800	57,460	43,340		
Quaywall	m	1,750		420,500	210,250	210,250		
Wharf	m	330	861,000	284,130	113,650	170,480		
Navigation Aids	Ls	1		14,000	11,540	6,220		
Road	m	6,305		17,760	11,540	6,220		
Pavement	m ¹	301,280		123,140	80,040	43,100		
Buildings	m ²	74,600		414,600	352,410	62,190		
Water Supply	Ls	1		9,340	5,950	3,390		
Drainage	Ls	1		8,510	6,380	2,130		
Sewerage	Ls	1		12,420	7,620	4,800		
Power Supply	Ls	1		47,170	36,120	11,050		
Park & Green	m ²	60,000	49	2,940	2,350	590		
4. Cargo Handling Equipments	Ls	1		* 610,900	106,450	504,450		
5. Tug Boats etc.	** Ls	1		**168,500	0	168,500		
Sut-total				4,783,330	2,123,960	2,659,370	207,970	
Investigation & Engineering	Ls	1		214,740	85,880	128,860		
Physical Contingency	Ls	1		399,330	200,660	198,670		
Total				5,397,400 (44.7%)	2,410,500 (44.7%)	2,986,900 (55.3%)	234,670	

* Included in this amount is the cost of following equipments

Slip Loader	1,250 t/h × 1
Stacker/reclaimer	1,250 t/h × 2
Bucker Elevater	1,250 t/h × 4
Belt Conveyer	3,300 m
Mobile Crane	40 t × 12
Forklift	15
Pay Loader	8

** This amounts is the following ship's purchase price

Tug Boat	3,000 ps × 2, 2,000 ps × 3
Pilot Boat	3

Table 8-3 Urban Area (Master Plan)

Item	Unit	Quantity	Unit Price (฿)	Amount (Thousand ฿)			Total Amount (Thousand US\$)	Remarks
				Total	Local Currency	Foreign Currency		
1. Land Acquisition	ha	601.3	312,500	187,910	187,910	0		
2. Site Preparation				(87,560)	(71,220)	(16,340)		
Preparatory Work	ha	582	20,000	11,640	10,480	1,160		
Earth Work	m³	3,796,000	20	75,920	60,740	15,180		
3. Road	m	141,290		298,970	193,390	105,580		Including bridges
4. Water Supply	Ls	1		266,230	161,370	104,860		
5. Drainage	Ls	1		205,100	153,830	51,270		
6. Sewerage	Ls	1		224,110	130,600	93,510		
7. Solid Waste Disposal	Ls	1		31,720	22,200	9,520		
8. Power Supply				(225,100)	(157,920)	(67,180)		
High-tension/Substation	Ls	1		82,410	39,030	43,380		
Transmission Line	Ls	1		142,690	118,890	23,800		
9. Pedestrian Way	m	8,880	1,600	14,210	11,370	2,840		
10. Park	m²	630,000	49	30,870	24,700	6,170		
11. Mall	m	3,320	2,700	8,960	7,170	1,790		
Sub-total				1,580,740	1,121,680	459,060	68,730	
Investigation/Engineering	Ls	1		104,250	41,700	62,550		
Physical Contingency	Ls	1		139,310	93,420	45,890		
Total	Ls	1		1,824,300	1,256,800 (68.9%)	567,500 (31.1%)	79,320	

* Sales Unit Price of Land

Total salable area comes to 355 ha as follows;

Residential Area	:	245 ha
Town Center	:	54
Neighbouring Shoppnig Center	:	5
Community Center	:	10
Schools and kindergardens	:	41
Total	:	355

Development cost per unit of urban area comes to Baht

5,139,000/ha or Baht 822,000/Rai.

$$1,824,300,000 \text{ Baht} \div 355 \text{ ha} = 5,139,000 \text{ Baht/ha (822,200 Baht/Rai)}$$

Table 8-4 Railway (Master Plan)

Item	Unit	Quantity	Unit Price (₪)	Amount (Thousand ₪)			Total Amount (Thousand US\$)	Remarks
				Total	Local Currency	Foreign Currency		
1. Land Acquisition		(131.8 ha)		(38,630)	(38,630)	(0)		
Within Promalgated Area	ha	83.8	312,500	26,193	26,193	0		
Outside Promalgated Area	ha	48.0		12,437	12,437	0		
2. Truch Line				(171,450)	(107,400)	(64,050)		
(1) Truck Structure	km	24.7		84,530	64,480	20,050		
(2) Truck Work	km	24.7		61,420	28,890	32,530		
(3) Bridges	Unit	11		25,500	14,030	11,470		
3. Marshaling Yard	Ls	1		21,570	12,420	9,150		
4. Communication/ Signaling	Ls	1		20,000	18,000	2,000		
5. Lighting Facilities	Ls	1		5,730	3,130	2,200		
6. Maintenance Office	Unit	1	2,900,000	5,800	4,930	870		
7. Station	Unit	1	4,800,000	4,800	4,080	720		
Sub-total				267,980	188,990	78,990	11,650	
Investigation/Engineering				28,860	11,500	17,360		
Physical Contingency				40,160	28,310	11,850		
Total				337,000	228,800 (67.9%)	108,200 (32.1%)	14,650	

Table 8-5 By-Pass & Connective Road (Master Plan)

Item	Unit	Quantity	Unit Price (฿)	Amount (Thousand ฿)			Total Amount (Thousand US\$)	Remarks
				Total	Local Currency	Foreign Currency		
1. By-Pass								
(1) Within Promulgated Area								
Land Acquisition	ha	269	312,500	84,070	84,070	0		
Road Construction	m	20,000	15,900	318,000	206,700	111,300		
Lighting	Ls	1		31,140	24,910	6,230		
Sub-total				433,210	315,680	117,530		
Investigation/Engineering				34,910	13,960	20,950		
Physical Contingency				34,980	23,260	11,720		
Total				503,100	352,900	150,200	21,880	
(2) Connect with Route-3								
Land Acquisition	ha	180	187,500	33,750	33,750	0		
Road Construction	m	18,000	17,800	320,400	208,260	112,140		
Lighting	Ls			28,030	22,420	5,610		
Sub-total				382,180	264,430	117,750		
Investigation/Engineering				34,820	13,930	20,890		
Physical Contingency				52,300	34,640	17,660		
Total				469,300	313,000	156,300	20,400	
2. Connective Road								
Land Acquisition	ha	16.8	312,500	5,250	5,250	0		Connect with Ban Chang
Road Construction	m	5,600	6,100	34,160	22,200	11,960		
Lighting	Ls	1		5,800	4,640	1,160		
Sub-total				45,210	32,090	13,120		
Investigation/Engineering				2,290	920	1,370		
Physical Contingency				4,000	2,690	1,310		
Total				51,500	35,700	15,800	2,240	
Grand-total				1,023,900	701,600 (68.5%)	322,900 (31.5%)	44,520	

Table 8-6 Telecommunication (Master Plan)

Item	Unit	Quantity	Unit Price (₪)	Amount (Thousand ₪)			Total Amount (Thousand US\$)	Remarks
				Total	Local Currency	Foreign Currency		
1. Telephone System	Ls	1		158,630	22,210	136,420		
2. Telex Telegraph	Ls	1		15,160	14,550	610		
3. Local Cable System	Ls	1		39,240	39,240	0		
4. P.C.M. Cable System	Ls	1		105,670	0	105,670		
Total				318,700	76,000	242,700	13,860	

Table 8-7 Housing & Public Facilities (Master Plan)

Item	Unit	Quantity	Unit Price (₪)	Amount (Thousand ₪)			Total Amount (Thousand US\$)	Remarks
				Total	Local Currency	Foreign Currency		
1. Housing				(2,868,200)	(2,868,200)	(0)		
Detached House	Unit	1,730	600,000	1,038,000	1,038,000			
Semi-Detached House	Unit	3,470	350,000	1,214,500	1,214,500			
Town House	Unit	6,940	55,000	381,700	318,700			
Flat (Low House)	Unit	5,200	45,000	234,000	234,000			
2. Education Facilities				(240,730)	(204,620)	(36,110)		
Secondary School	Unit	3	30,000,000	90,000	76,500	13,500		
Primary School	Unit	4.25	18,900,000	80,330	68,280	12,050		
Kindergarden	Unit	16	4,400,000	70,400	59,840	10,560		
3. Community Facilities				(2,535,000)	(2,154,750)	(380,250)		
Town Center	m ²	270,000	8,000	2,160,000	1,836,000	324,000		
Local Center	m ²	75,000	5,000	375,000	318,750	56,250		
Sub-total				5,643,930	5,227,570	416,360	245,390	
Investigation/Engineering	Ls	1		282,200	112,880	169,320		
Physical Contingency	Ls	1		395,070	365,950	29,120		
Total				6,321,200 (90.3%)	5,706,400 (9.7%)	614,800	274,830	

Table 8-8 Construction Cost of Purification Plant (Short Term Plan)

Item	Unit	Quantity	Unit Price (₪)	Amount (thousand ₪)			Remarks
				Total	Local Currency	Foreign Currency	
1. Civil & Architectural Works	Ls	1		17,680	8,840	8,840	
2. Equipments	Ls	1		17,670	8,840	8,830	
Total				35,350	17,680	17,670	
* Allotment of Construction Cost of Purification Plant							
a) Industrial Complex	%	10.9		3,870	1,940	1,930	
b) Port Area	%	6.7		2,380	1,190	1,190	
c) Urban Area	%	82.4		29,100	14,550	14,550	

Table 8-9 Construction Cost of Electric Facilities (Short Term Plan)

Item	Unit	Quantity	Unit Price (₹)	Amount (thousand ₹)			Remarks
				Total	Local Currency	Foreign Currency	
High-tension Line & Sub-station							
1. High-tension Line	km	6	1,500,000	9,000	9,000	0	115KV; 3km x 2
2. Substation				(215,000)	(100,000)	(115,000)	
Equipments	feeder	24		115,000	0	115,000	
Construction Work	Ls	1		100,000	100,000	0	
Total				224,000	109,000	115,000	
* Allotment of Construction Cost of Electric Facilities							
a) Industrial Complex	%	86.6		193,980	94,390	99,590	
b) Port Area	%	1.0		2,250	1,100	1,150	
c) Urban Area	%	12.0		26,900	13,100	13,800	
d) Railway	%	0.4		870	410	460	

Appendix 9 Harbor Limit

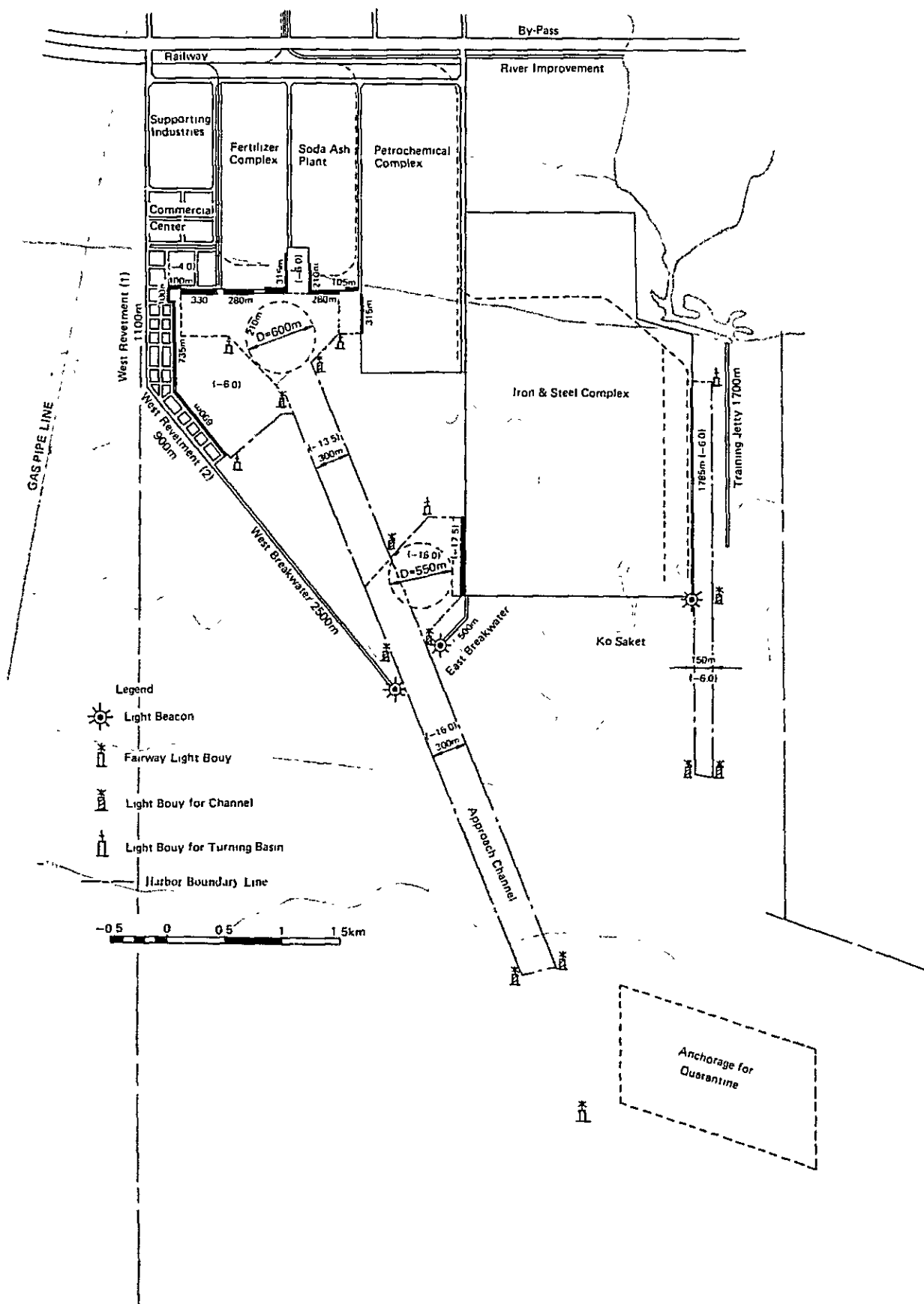


Fig 9-1 Harbor limit (Master Plan)





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