

Home Product Center Public Company Limited and its subsidiaries

Statement of financial position

As at 31 December 2020

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2020	2019	2020	2019
Assets					
Current assets					
Cash and cash equivalents	7, 8	3,282,691,097	2,859,978,599	3,065,411,252	2,606,367,903
Trade and other receivables	7, 9	1,769,383,413	1,912,404,281	1,728,526,725	1,784,571,510
Short-term loans to related party	7	-	-	1,770,000,000	2,530,000,000
Inventories	10	10,344,559,763	10,421,263,066	8,363,807,249	8,584,524,199
Value added tax receivable		322,410,758	320,080,054	43,321,923	-
Other current assets	11	109,273,477	176,118,279	77,889,191	148,254,218
Total current assets		15,828,318,508	15,689,844,279	15,048,956,340	15,653,717,830
Non-current assets					
Investments in subsidiaries	12	-	-	1,945,646,214	1,908,824,084
Investment properties	13	3,880,053,315	2,425,150,754	4,952,677,572	3,268,130,529
Property, buildings and equipment	14	28,741,156,628	29,636,758,012	24,343,278,603	24,859,117,041
Right-of-use assets	19	6,111,986,465	-	5,129,171,072	-
Computer software	15	488,870,306	476,029,546	474,811,601	456,854,580
Leasehold rights	16	-	3,169,422,057	-	2,745,596,726
Property foreclosed		3,229,639	3,229,639	3,229,639	3,229,639
Rental guarantee deposits	7	62,661,570	62,889,868	52,955,749	53,302,598
Deferred tax assets	28	605,490,849	218,982,780	554,703,046	193,603,959
Other non-current assets		369,005,894	366,649,998	231,719,226	227,155,415
Total non-current assets		40,262,454,666	36,359,112,654	37,688,192,722	33,715,814,571
Total assets		56,090,773,174	52,048,956,933	52,737,149,062	49,369,532,401

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

Home Product Center Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 31 December 2020

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2020	2019	2020	2019
Liabilities and shareholders' equity					
Current liabilities					
Short-term loans from financial institutions	17	1,248,714,400	280,741,910	1,000,000,000	-
Trade and other payables	7, 18	13,050,309,281	14,069,080,793	11,515,198,431	12,473,795,786
Current portion of lease liabilities	19	249,328,229	3,473,787	240,863,286	3,473,787
Current portion of long-term loan	20	75,166,978	20,206,910	-	-
Current portion of debentures	21	4,000,000,000	6,000,000,000	4,000,000,000	6,000,000,000
Income tax payable		605,620,256	568,166,996	572,788,240	560,567,207
Value added tax payable		83,922	28,620,846	-	28,538,386
Advances received from customers		1,001,975,130	995,557,803	936,279,884	928,407,328
Other current liabilities		378,806,790	323,419,905	320,826,096	280,464,208
Total current liabilities		20,610,004,986	22,289,268,950	18,585,955,937	20,275,246,702
Non-current liabilities					
Lease liabilities - net of current portion	19	4,373,295,738	12,155,921	3,979,960,839	12,155,921
Long-term loan - net of current portion	20	-	63,988,399	-	-
Debentures - net of current portion	21	8,055,587,449	7,007,663,873	8,055,587,449	7,007,663,873
Provision for long-term employee benefits	22	574,051,949	528,169,640	521,756,676	480,429,780
Rental received in advance - net of current portion		276,969,239	315,249,969	276,969,239	315,249,968
Other non-current liabilities		635,620,853	694,379,065	595,489,917	635,283,534
Total non-current liabilities		13,915,525,228	8,621,606,867	13,429,764,120	8,450,783,076
Total liabilities		34,525,530,214	30,910,875,817	32,015,720,057	28,726,029,778

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

Home Product Center Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 31 December 2020

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2020	2019	2020	2019
Shareholders' equity					
Share capital					
Registered share capital					
13,151,198,025 ordinary shares of Baht 1 each		13,151,198,025	13,151,198,025	13,151,198,025	13,151,198,025
Issued and fully paid-up					
13,151,198,025 ordinary shares of Baht 1 each		13,151,198,025	13,151,198,025	13,151,198,025	13,151,198,025
Premium on ordinary shares		646,323,076	646,323,076	646,323,076	646,323,076
Retained earnings					
Appropriated					
Statutory reserve - The Company	24	1,315,120,000	1,315,120,000	1,315,120,000	1,315,120,000
Statutory reserve - Subsidiaries		1,000,000	1,000,000	-	-
Unappropriated		6,508,107,203	6,085,858,786	5,608,787,904	5,530,861,522
Other components of shareholders' equity		(56,508,373)	(61,422,400)	-	-
Equity attributable to owners of the Company		21,565,239,931	21,138,077,487	20,721,429,005	20,643,502,623
Non-controlling interests of the subsidiaries		3,029	3,629	-	-
Total shareholders' equity		21,565,242,960	21,138,081,116	20,721,429,005	20,643,502,623
Total liabilities and shareholders' equity		56,090,773,174	52,048,956,933	52,737,149,062	49,369,532,401
		-	-	-	-

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

Directors

Home Product Center Public Company Limited and its subsidiaries

Statement of comprehensive income

For the year ended 31 December 2020

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2020	2019	2020	2019
Profit or loss:					
Revenues					
Revenue from contracts with customers	25	58,346,769,420	63,046,229,790	50,771,558,477	54,888,078,067
Rental income		1,527,160,422	2,207,081,939	1,537,826,660	2,197,217,217
Dividend income	7, 12	-	-	14,999,400	-
Other income		1,875,060,354	2,120,408,148	1,849,322,029	2,079,498,286
Total revenues		61,748,990,196	67,373,719,877	54,173,706,566	59,164,793,570
Expenses					
Cost of sales and service		43,598,255,134	46,824,911,413	37,710,834,608	40,442,923,379
Cost of rental		553,628,887	645,067,435	542,540,928	637,061,024
Selling, distribution and service expenses		9,047,141,240	9,923,922,072	8,124,162,180	8,821,987,926
Administrative expenses		1,909,384,338	2,003,162,677	1,676,395,274	1,938,563,418
Other expenses		8,175,215	17,776,111	8,110,925	17,776,111
Total expenses		55,116,584,814	59,414,839,708	48,062,043,915	51,858,311,858
Profit from operating activities		6,632,405,382	7,958,880,169	6,111,662,651	7,306,481,712
Finance income		16,436,276	50,155,974	80,374,038	134,868,825
Finance cost	27	(458,787,183)	(405,464,884)	(432,184,880)	(387,370,615)
Profit before income tax expenses		6,190,054,475	7,603,571,259	5,759,851,809	7,053,979,922
Income tax expenses	28	(1,035,352,906)	(1,426,981,153)	(971,572,014)	(1,366,990,337)
Profit for the year		5,154,701,569	6,176,590,106	4,788,279,795	5,686,989,585
Other comprehensive income:					
<i>Other comprehensive income to be reclassified to profit or loss in subsequent period:</i>					
Exchange differences on translation of financial statements in foreign currency		4,914,027	(377,230)	-	-
		4,914,027	(377,230)	-	-
<i>Other comprehensive income not to be reclassified to profit or loss in subsequent period:</i>					
Actuarial loss	22	-	(108,559,132)	-	(100,009,094)
Less: Income tax effect	28	-	21,711,827	-	20,001,819
		-	(86,847,305)	-	(80,007,275)
Other comprehensive income for the year		4,914,027	(87,224,535)	-	(80,007,275)
Total comprehensive income for the year		5,159,615,596	6,089,365,571	4,788,279,795	5,606,982,310

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

Home Product Center Public Company Limited and its subsidiaries

Statement of comprehensive income (continued)

For the year ended 31 December 2020

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2020	2019	2020	2019
Profit attributable to:					
Equity holders of the Company		5,154,701,569	6,176,590,106	4,788,279,795	5,686,989,585
Non-controlling interests of the subsidiaries		-	-		
		<u>5,154,701,569</u>	<u>6,176,590,106</u>		
Total comprehensive income attributable to:					
Equity holders of the Company		5,159,615,596	6,089,365,571	4,788,279,795	5,606,982,310
Non-controlling interests of the subsidiaries		-	-		
		<u>5,159,615,596</u>	<u>6,089,365,571</u>		
Earnings per share					
29					
Basic earnings per share					
Profit attributable to equity holders of the Company		<u>0.39</u>	<u>0.47</u>	<u>0.36</u>	<u>0.43</u>

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

Home Product Center Public Company Limited and its subsidiaries

Cash flow statement

For the year ended 31 December 2020

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Cash flows from operating activities				
Profit before tax	6,190,054,475	7,603,571,259	5,759,851,809	7,053,979,922
Adjustments to reconcile profit before tax to net cash provided by (paid for) operating activities:				
Depreciation and amortisation	3,181,735,832	2,942,012,498	2,721,212,482	2,485,781,091
Gain from rental reduction	(5,591,078)	-	(5,591,078)	-
Decrease of inventories to net realisable value	103,435,629	121,945,432	81,187,745	98,479,505
Loss from sales of assets and written-off	4,214,376	17,359,382	4,177,669	17,908,900
Reversal of expected credit loss	(59,686)	(2,168,244)	(59,686)	(2,498,485)
Allowance for impairment of assets (reversal)	55,954,024	(15,030,000)	34,300,000	(15,030,000)
Allowance for impairment of investment (reversal)	-	-	(36,822,130)	115,518,960
Provision for long-term employee benefits	57,494,708	80,646,370	50,592,085	73,281,317
Transfer deferred interest expense to finance cost	102,468,372	7,435,242	102,468,372	7,435,242
Unrealised exchange loss (gain)	120,946	184,846	(178,046)	201,038
Loss on fair value of derivative instrument	893,071	-	893,071	-
Dividend income from subsidiary	-	-	(14,999,400)	-
Interest income	(16,436,276)	(50,155,974)	(80,374,038)	(134,868,825)
Interest expenses	348,494,490	394,117,376	322,579,358	376,610,608
Profit from operating activities before changes in operating assets and liabilities	10,022,778,883	11,099,918,187	8,939,238,213	10,076,799,273
Decrease (increase) in operating assets				
Trade and other receivables	142,595,218	85,873,654	55,619,136	389,600,600
Inventories	(26,732,326)	(297,759,325)	139,529,205	(376,007,812)
Value added tax receivable	(2,330,704)	24,347,249	(43,321,923)	-
Other current assets	33,273,442	3,892,931	36,793,667	391,666
Rental guarantee deposits	228,298	-	346,849	-
Other non-current assets	(2,355,896)	(209,257,377)	(4,563,811)	(217,160,629)
Increase (decrease) in operating liabilities				
Trade and other payables	(626,226,028)	(475,879,953)	(573,950,180)	(274,156,828)
Value added tax payable	(28,536,924)	7,286,511	(28,538,386)	7,204,051
Advances received from customers	6,417,327	(30,553,682)	7,872,556	(46,531,223)
Other current liabilities	54,160,907	(111,967,305)	39,135,910	(95,513,803)
Rental received in advance	(38,280,730)	(21,456,301)	(38,280,729)	(21,456,302)
Other non-current liabilities	30,883,446	149,596,712	30,763,286	267,628,998
Cash flows from operating activities	9,565,874,913	10,224,041,301	8,560,643,793	9,710,797,991
Cash paid for provision for long-term employee benefits	(11,612,399)	(1,148,371)	(9,265,189)	(946,171)
Cash paid for corporate income tax	(1,191,387,180)	(1,414,744,913)	(1,136,702,042)	(1,362,040,607)
Net cash flows from operating activities	8,362,875,334	8,808,148,017	7,414,676,562	8,347,811,213

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

Home Product Center Public Company Limited and its subsidiaries

Cash flow statement (continued)

For the year ended 31 December 2020

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2020	2019	2020	2019
Cash flows from investing activities				
Increase in investments in subsidiary	-	-	-	(2,374,337)
Dividend income from subsidiary	-	-	14,999,400	-
Short-term loans to related party	-	-	(3,310,000,000)	(4,620,000,000)
Cash received from short-term loans to related party	-	-	4,070,000,000	4,960,000,000
Acquisitions of investment properties	(928,236,375)	(41,830,200)	(928,236,375)	(41,830,200)
Acquisitions of property, building and equipment	(2,043,700,796)	(2,670,854,027)	(2,005,507,832)	(2,659,545,535)
Payment of right-of-use assets	(162,890,524)	-	(162,890,524)	-
Acquisitions of computer software	(101,021,921)	(78,548,630)	(101,021,921)	(78,384,342)
Acquisitions of leasehold rights	-	(321,369,101)	-	(263,769,110)
Increase (decrease) in construction retention	63,283,105	(14,316,641)	62,954,194	(7,008,793)
Proceeds from sales of investment properties' equipment	10,654	43,841	10,654	43,841
Proceeds from sales of equipment	10,819,449	57,571,755	10,394,881	56,333,447
Cash received from interest income	16,921,612	52,665,404	80,859,373	137,195,146
Net cash flows used in investing activities	(3,144,814,796)	(3,016,637,599)	(2,268,438,150)	(2,519,339,883)
Cash flows from financing activities				
Cash received from short-term loans from financial institutions	12,136,246,553	296,611,016	11,700,000,000	-
Repayment of short-term loans from financial institutions	(11,171,111,433)	(337,095,521)	(10,700,000,000)	-
Repayment of short-term loan from related party	-	-	-	(139,134,320)
Payment of lease liabilities	(380,134,095)	(5,054,573)	(328,171,354)	(5,054,573)
Repayment of long-term loans	(10,236,168)	(117,272,909)	-	(100,000,000)
Proceeds from the issuance of debentures	4,945,455,203	3,000,228,631	4,945,455,203	3,000,228,631
Cash paid for redemption of debentures	(6,000,000,000)	(6,700,000,000)	(6,000,000,000)	(6,700,000,000)
Cash paid for interest expenses	(242,132,163)	(432,766,303)	(228,908,875)	(414,975,978)
Dividend paid	(4,075,570,637)	(4,866,448,068)	(4,075,570,037)	(4,866,448,068)
Net cash flows used in financing activities	(4,797,482,740)	(9,161,797,727)	(4,687,195,063)	(9,225,384,308)
Translation adjustments	2,134,700	(7,486,326)	-	-
Net increase (decrease) in cash and cash equivalents	422,712,498	(3,377,773,635)	459,043,349	(3,396,912,978)
Cash and cash equivalents at beginning of year	2,859,978,599	6,237,752,234	2,606,367,903	6,003,280,881
Cash and cash equivalents at end of year (Note 8)	3,282,691,097	2,859,978,599	3,065,411,252	2,606,367,903
	-	-	-	-

Supplemental cash flows information:

Non-cash items consist of

Purchases of equipment that have not yet been paid	368,247,636	(212,894,606)	360,195,976	(200,722,232)
Transfer equipment to right-of-use assets	15,027,808	-	15,027,808	-
Transfer right-of-use assets to investment properties	375,113,394	-	539,118,605	-
Transfer right-of-use assets to equipment	241,260	-	241,260	-
Dividend payable	332,907	1,067,852	332,907	1,067,852
Lease liabilities of investment properties that have not yet been paid	(18,659,944)	-	(18,659,944)	-
Lease liabilities of right-of-use assets that have not yet been paid	(194,008,971)	(6,285,597)	(194,008,971)	(6,285,597)
Actuarial loss	-	108,559,132	-	100,009,094

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

Home Product Center Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity

For the year ended 31 December 2020

(Unit: Baht)

Consolidated financial statements										
Equity attributable to owners of the Company										
	Note	Issued and paid-up share capital	Premium on ordinary shares	Retained earnings			Other components of equity Other comprehensive income Exchange differences on translation of financial statements in foreign currency	Total equity attributable to owners of the Company	Equity attributable to non-controlling interests of the subsidiaries	Total shareholders' equity
				Appropriated - statutory reserve		Unappropriated				
				The Company	Subsidiaries					
Balance as at 1 January 2019		13,151,198,025	646,323,076	1,315,120,000	1,000,000	4,861,496,201	(61,045,170)	19,914,092,132	3,629	19,914,095,761
Profit for the year		-	-	-	-	6,176,590,106	-	6,176,590,106	-	6,176,590,106
Other comprehensive income for the year		-	-	-	-	(86,847,305)	(377,230)	(87,224,535)	-	(87,224,535)
Total comprehensive income for the year		-	-	-	-	6,089,742,801	(377,230)	6,089,365,571	-	6,089,365,571
Dividend paid	32	-	-	-	-	(4,865,380,216)	-	(4,865,380,216)	-	(4,865,380,216)
Balance as at 31 December 2019		<u>13,151,198,025</u>	<u>646,323,076</u>	<u>1,315,120,000</u>	<u>1,000,000</u>	<u>6,085,858,786</u>	<u>(61,422,400)</u>	<u>21,138,077,487</u>	<u>3,629</u>	<u>21,138,081,116</u>
Balance as at 1 January 2020		13,151,198,025	646,323,076	1,315,120,000	1,000,000	6,085,858,786	(61,422,400)	21,138,077,487	3,629	21,138,081,116
Cumulative effect of change in accounting policy	4	-	-	-	-	(656,550,208)	-	(656,550,208)	-	(656,550,208)
Balance as at 1 January 2020 - as restated		<u>13,151,198,025</u>	<u>646,323,076</u>	<u>1,315,120,000</u>	<u>1,000,000</u>	<u>5,429,308,578</u>	<u>(61,422,400)</u>	<u>20,481,527,279</u>	<u>3,629</u>	<u>20,481,530,908</u>
Profit for the year		-	-	-	-	5,154,701,569	-	5,154,701,569	-	5,154,701,569
Other comprehensive income for the year		-	-	-	-	-	4,914,027	4,914,027	-	4,914,027
Total comprehensive income for the year		-	-	-	-	5,154,701,569	4,914,027	5,159,615,596	-	5,159,615,596
Dividend paid	32	-	-	-	-	(4,075,902,944)	-	(4,075,902,944)	-	(4,075,902,944)
Subsidiary paid dividend to non-controlling interest of subsidiary		-	-	-	-	-	-	-	(600)	(600)
Balance as at 31 December 2020		<u>13,151,198,025</u>	<u>646,323,076</u>	<u>1,315,120,000</u>	<u>1,000,000</u>	<u>6,508,107,203</u>	<u>(56,508,373)</u>	<u>21,565,239,931</u>	<u>3,029</u>	<u>21,565,242,960</u>
		-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-

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

Home Product Center Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity

For the year ended 31 December 2020

(Unit: Baht)

Separate financial statements						
	Note	Issued and paid-up share capital	Premium on ordinary shares	Retained earnings		Total shareholders' equity
				Appropriated - statutory reserve	Unappropriated	
Balance as at 1 January 2019		13,151,198,025	646,323,076	1,315,120,000	4,789,259,428	19,901,900,529
Profit for the year		-	-	-	5,686,989,585	5,686,989,585
Other comprehensive income for the year		-	-	-	(80,007,275)	(80,007,275)
Total comprehensive income for the year		-	-	-	5,606,982,310	5,606,982,310
Dividend paid	32	-	-	-	(4,865,380,216)	(4,865,380,216)
Balance as at 31 December 2019		<u>13,151,198,025</u>	<u>646,323,076</u>	<u>1,315,120,000</u>	<u>5,530,861,522</u>	<u>20,643,502,623</u>
Balance as at 1 January 2020		13,151,198,025	646,323,076	1,315,120,000	5,530,861,522	20,643,502,623
Cumulative effect of change in accounting policy	4	-	-	-	(634,450,469)	(634,450,469)
Balance as at 1 January 2020 - as restated		<u>13,151,198,025</u>	<u>646,323,076</u>	<u>1,315,120,000</u>	<u>4,896,411,053</u>	<u>20,009,052,154</u>
Profit for the year		-	-	-	4,788,279,795	4,788,279,795
Other comprehensive income for the year		-	-	-	-	-
Total comprehensive income for the year		-	-	-	4,788,279,795	4,788,279,795
Dividend paid	32	-	-	-	(4,075,902,944)	(4,075,902,944)
Balance as at 31 December 2020		<u>13,151,198,025</u>	<u>646,323,076</u>	<u>1,315,120,000</u>	<u>5,608,787,904</u>	<u>20,721,429,005</u>
		-	-	-	-	-
		-	-	-	-	-

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