Home Product Center Public Company Limited and its subsidiaries

Statements of financial position

As at 30 September 2025

(Unit: Thousand Baht)

		Consolidated financial statements		Separate financial statements	
	Note	30 September 2025	31 December 2024	30 September 2025	31 December 2024
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Assets					
Current assets					
Cash and cash equivalents	*2*	2,381,906	5,553,723	1,987,701	5,102,675
Trade and other current receivables	*2, 3*	1,670,440	2,007,873	1,768,403	2,097,072
Inventories	*4*	14,250,413	14,899,729	13,861,927	14,505,971
Value added tax receivable		8,533	843	7,761	-
Other current assets		159,868	187,409	138,309	162,142
Total current assets		18,471,160	22,649,577	17,764,101	21,867,860
Non-current assets					
Investments in subsidiaries	*5*	-	-	1,777,089	1,777,089
Investment in associate	*6*	66,271	66,733	68,706	68,706
Investment properties	*7*	4,215,842	4,165,730	4,215,842	4,165,730
Property, building and equipment	*8*	32,497,911	31,940,694	30,139,094	29,426,147
Right-of-use assets	*9*	9,640,073	9,518,461	9,097,388	8,801,961
Computer software		394,582	436,269	393,463	435,017
Property foreclosed		10,706	10,706	10,706	10,706
Rental guarantee deposits	*2*	64,414	60,176	55,442	51,281
Deferred tax assets		638,730	639,844	623,190	625,281
Other non-current assets		167,016	176,679	142,418	143,367
Total non-current assets		47,695,545	47,015,292	46,523,338	45,505,285
Total assets		66,166,705	69,664,869	64,287,439	67,373,145

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

Home Product Center Public Company Limited and its subsidiaries

Statements of financial position (continued)

As at 30 September 2025

(Unit: Thousand Baht)

		Consolidated financial statements		Separate financial statements	
	Note	30 September 2025	31 December 2024	30 September 2025	31 December 2024
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Liabilities and shareholders' equity					
Current liabilities					
Short-term loans from financial institutions	*10*	4,005,354	3,012,906	4,000,000	3,000,000
Trade and other current payables	*2, 11*	13,729,932	15,458,717	13,578,096	15,285,707
Current portion of lease liabilities	*12*	254,147	249,624	323,755	191,415
Current portion of long-term loans	*13*	24,014	25,558	-	-
Current portion of debentures	*14*	5,700,000	5,000,000	5,700,000	5,000,000
Income tax payable		244,791	546,796	232,755	523,365
Advances received from customers		936,378	1,139,565	917,294	1,116,862
Other current liabilities		526,339	515,926	500,847	494,472
Total current liabilities		25,420,955	25,949,092	25,252,747	25,611,821
Non-current liabilities					
Lease liabilities - net of current portion	*12*	6,844,110	6,704,404	6,471,998	6,299,650
Long-term loans - net of current portion	*13*	60,036	77,471	-	-
Debentures - net of current portion	*14*	7,716,128	8,519,373	7,716,128	8,519,373
Non-current provision for employee benefits		702,881	653,532	656,081	610,252
Rental received in advance - net of current portion		162,826	176,788	162,826	176,788
Other non-current liabilities		766,237	781,772	722,930	737,105
Total non-current liabilities		16,252,218	16,913,340	15,729,963	16,343,168
Total liabilities		41,673,173	42,862,432	40,982,710	41,954,989

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

Home Product Center Public Company Limited and its subsidiaries

Statements of financial position (continued)

As at 30 September 2025

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		30 September 2025	31 December 2024	30 September 2025	31 December 2024
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
Shareholders' equity					
Share capital					
Registered share capital					
13,151,198,025 ordinary shares of Baht 1 each		13,151,198	13,151,198	13,151,198	13,151,198
Issued and fully paid-up					
13,151,198,025 ordinary shares of Baht 1 each		13,151,198	13,151,198	13,151,198	13,151,198
Premium on ordinary shares		646,323	646,323	646,323	646,323
Retained earnings					
Appropriated					
Statutory reserve		1,315,120	1,315,120	1,315,120	1,315,120
Treasury shares reserve	*16*	1,355,139	-	1,355,139	-
Unappropriated		9,405,784	11,714,466	8,192,088	10,305,515
Treasury shares - ordinary shares	*16*	(1,355,139)	-	(1,355,139)	-
Other components of shareholders' equity		(24,895)	(24,672)	-	-
Equity attributable to owners of the Company		24,493,530	26,802,435	23,304,729	25,418,156
Non-controlling interests of the subsidiaries		2	2	-	-
Total shareholders' equity		24,493,532	26,802,437	23,304,729	25,418,156
Total liabilities and shareholders' equity		66,166,705	69,664,869	64,287,439	67,373,145
		-	-	-	-

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

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Directors

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(Unaudited but reviewed)

Home Product Center Public Company Limited and its subsidiaries

Statement of comprehensive income

For the three-month period ended 30 September 2025

(Unit: Thousand Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2025	2024	2025	2024
Profit or loss:					
Revenues					
Revenue from contracts with customers	*15*	15,622,451	15,929,779	15,357,232	15,646,498
Rental income		477,132	467,462	471,654	461,273
Dividend income	*2*	-	-	-	225,000
Other income		616,185	615,384	604,042	594,188
Total revenues		16,715,768	17,012,625	16,432,928	16,926,959
Expenses					
Cost of sales and service		11,438,504	11,620,459	11,249,078	11,419,569
Cost of rental		202,144	200,485	200,507	198,701
Selling, distribution and service expenses		2,758,770	2,657,528	2,766,361	2,660,266
Administrative expenses		534,089	545,064	512,251	520,983
Other expenses		17	41,834	-	41,519
Total expenses		14,933,524	15,065,370	14,728,197	14,841,038
Operating profit		1,782,244	1,947,255	1,704,731	2,085,921
Share of profit (loss) from investment in associate		(130)	397	-	-
Finance income		6,325	5,518	6,209	5,390
Finance cost		(181,944)	(179,816)	(180,995)	(176,218)
Profit before income tax expenses		1,606,495	1,773,354	1,529,945	1,915,093
Income tax expenses		(302,928)	(331,358)	(288,455)	(317,462)
Profit for the period		1,303,567	1,441,996	1,241,490	1,597,631
Other comprehensive income:					
Other comprehensive income to be reclassified to profit or loss in subsequent period:					
Exchange differences on translation of financial statements in foreign currency		(1,028)	(1,317)	-	-
Other comprehensive income for the period		(1,028)	(1,317)	-	-
Total comprehensive income for the period		1,302,539	1,440,679	1,241,490	1,597,631
Profit attributable to:					
Equity holders of the Company		1,303,567	1,441,996	1,241,490	1,597,631
Non-controllig interests of the subsidiaries		-	-		
		1,303,567	1,441,996		
Total comprehensive income attributable to:					
Equity holders of the Company		1,302,539	1,440,679	1,241,490	1,597,631
Non-controllig interests of the subsidiaries		-	-		
		1,302,539	1,440,679		

(Unit: Baht)

Earnings per share	*17*				
Basic earnings per share					
Profit attributable to equity holders of the Company		0.10	0.11	0.10	0.12

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

(Unaudited but reviewed)

Home Product Center Public Company Limited and its subsidiaries

Statement of comprehensive income

For the nine-month period ended 30 September 2025

(Unit: Thousand Baht)

		Consolidated financial statements		Separate financial statements	
	Note	2025	2024	2025	2024
Profit or loss:					
Revenues					
Revenue from contracts with customers	*15*	49,561,397	50,991,790	48,719,391	50,074,963
Rental income		1,423,446	1,376,297	1,412,638	1,373,771
Dividend income	*2, 5*	-	-	390,098	725,000
Other income		1,842,202	1,925,846	1,800,959	1,870,759
Total revenues		52,827,045	54,293,933	52,323,086	54,044,493
Expenses					
Cost of sales and service		36,551,232	37,477,548	35,951,019	36,820,585
Cost of rental		614,389	602,474	608,702	596,472
Selling, distribution and service expenses		8,039,663	8,054,436	8,058,565	8,100,903
Administrative expenses		1,637,664	1,760,685	1,566,748	1,720,746
Other expenses		17	770	-	-
Total expenses		46,842,965	47,895,913	46,185,034	47,238,706
Operating profit		5,984,080	6,398,020	6,138,052	6,805,787
Share of gain (loss) from investment in associate		(462)	421	-	-
Finance income		34,689	36,282	32,669	31,860
Finance cost		(536,868)	(499,395)	(537,144)	(490,257)
Profit before income tax expenses		5,481,439	5,935,328	5,633,577	6,347,390
Income tax expenses		(1,071,942)	(1,158,796)	(1,028,825)	(1,109,402)
Profit for the period		4,409,497	4,776,532	4,604,752	5,237,988
Other comprehensive income:					
Other comprehensive income to be reclassified					
to profit or loss in subsequent period:					
Exchange differences on translation of financial					
statements in foreign currency		(223)	4,116	-	-
Other comprehensive income for the period		(223)	4,116	-	-
Total comprehensive income for the period		4,409,274	4,780,648	4,604,752	5,237,988
Profit attributable to:					
Equity holders of the Company		4,409,497	4,776,532	4,604,752	5,237,988
Non-controllig interests of the subsidiaries		-	-		
		4,409,497	4,776,532		
Total comprehensive income attributable to:					
Equity holders of the Company		4,409,274	4,780,648	4,604,752	5,237,988
Non-controllig interests of the subsidiaries		-	-		
		4,409,274	4,780,648		

(Unit: Baht)

Earnings per share	*17*				
Basic earnings per share					
Profit attributable to equity holders of the Company		0.34	0.36	0.35	0.40

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

(Unaudited but reviewed)

Home Product Center Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity

For the nine-month period ended 30 September 2025

(Unit: Thousand Baht)

	Note	Issued and paid-up share capital	Premium on ordinary shares	Retained earnings - Appropriated - Statutory reserve	Retained earnings - Appropriated - Treasury shares reserve	Retained earnings - Unappropriated	Treasury shares - ordinary shares	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
		Consolidated financial statements									
		Equity attributable to owners of the Company									
Balance as at 1 January 2024		13,151,198	646,323	1,315,120	-	10,470,799	-	(24,656)	25,558,784	2	25,558,786
Profit for the period		-	-	-	-	4,776,532	-	-	4,776,532	-	4,776,532
Other comprehensive income for the period		-	-	-	-	-	-	4,116	4,116	-	4,116
Total comprehensive income for the period		-	-	-	-	4,776,532	-	4,116	4,780,648	-	4,780,648
Dividend paid	*18*	-	-	-	-	(5,260,049)	-	-	(5,260,049)	-	(5,260,049)
Balance as at 30 September 2024		13,151,198	646,323	1,315,120	-	9,987,282	-	(20,540)	25,079,383	2	25,079,385
Balance as at 1 January 2025		13,151,198	646,323	1,315,120	-	11,714,466	-	(24,672)	26,802,435	2	26,802,437
Profit for the period		-	-	-	-	4,409,497	-	-	4,409,497	-	4,409,497
Other comprehensive income for the period		-	-	-	-	-	-	(223)	(223)	-	(223)
Total comprehensive income for the period		-	-	-	-	4,409,497	-	(223)	4,409,274	-	4,409,274
Treasury shares - ordinary shares	*16*	-	-	-	1,355,139	(1,355,139)	(1,355,139)	-	(1,355,139)	-	(1,355,139)
Dividend paid	*18*	-	-	-	-	(5,363,040)	-	-	(5,363,040)	-	(5,363,040)
Balance as at 30 September 2025		13,151,198	646,323	1,315,120	1,355,139	9,405,784	(1,355,139)	(24,895)	24,493,530	2	24,493,532
		-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-

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

(Unaudited but reviewed)

Home Product Center Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity

For the nine-month period ended 30 September 2025

(Unit: Thousand Baht)

		Separate financial statements						
				Retained earnings				
				Appropriated				
	Note	Issued and paid-up share capital	Premium on ordinary shares	Statutory reserve	Treasury shares reserve	Unappropriated	Treasury shares - ordinary shares	Total shareholders' equity
Balance as at 1 January 2024		13,151,198	646,323	1,315,120	-	8,646,911	-	23,759,552
Profit for the period		-	-	-	-	5,237,988	-	5,237,988
Other comprehensive income for the period		-	-	-	-	-	-	-
Total comprehensive income for the period		-	-	-	-	5,237,988	-	5,237,988
Dividend paid	*18*	-	-	-	-	(5,260,049)	-	(5,260,049)
Balance as at 30 September 2024		13,151,198	646,323	1,315,120	-	8,624,850	-	23,737,491
Balance as at 1 January 2025		13,151,198	646,323	1,315,120	-	10,305,515	-	25,418,156
Profit for the period		-	-	-	-	4,604,752	-	4,604,752
Other comprehensive income for the period		-	-	-	-	-	-	-
Total comprehensive income for the period		-	-	-	-	4,604,752	-	4,604,752
Treasury shares - ordinary shares	*16*	-	-	-	1,355,139	(1,355,139)	(1,355,139)	(1,355,139)
Dividend paid	*18*	-	-	-	-	(5,363,040)	-	(5,363,040)
Balance as at 30 September 2025		13,151,198	646,323	1,315,120	1,355,139	8,192,088	(1,355,139)	23,304,729
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-

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

(Unaudited but reviewed)

Home Product Center Public Company Limited and its subsidiaries

Cash flow statement

For the nine-month period ended 30 September 2025

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Cash flows from operating activities				
Profit before tax	5,481,439	5,935,328	5,633,577	6,347,390
Adjustments to reconcile profit before tax to net cash				
provided by (paid for) operating activities:				
Depreciation and amortisation	2,655,587	2,614,480	2,777,923	2,771,130
Decrease of inventories to net realisable value (reversal	(29,891)	29,657	(34,305)	24,923
Loss (gain) from sales and written-off of assets	(3,741)	47	(3,758)	(527)
Reversal of allowance for expected credit loss	(1,269)	(2,931)	(1,209)	(3,032)
Allowance for impairment of investment	-	-	-	21,000
Share of loss (gain) from investment in associate	462	(421)	-	-
Non-current provision for employee benefits	51,389	41,986	47,869	69,532
Transfer deferred interest to financial cost	70,850	43,841	70,850	43,841
Unrealised exchange loss (gain)	3,539	(7,082)	4,421	(204)
Loss (gain) on fair value of derivative instrument	(12,607)	27,549	(12,607)	27,549
Dividend income from subsidiaries	-	-	(390,098)	(725,000)
Interest income	(34,689)	(36,282)	(32,669)	(31,860)
Interest expenses	459,791	449,828	460,313	440,990
Profit from operating activities before changes in				
operating assets and liabilities	8,640,860	9,096,000	8,520,307	8,985,732
Decrease (increase) in operating assets				
Trade and other current receivables	338,702	604,362	329,878	613,704
Inventories	679,207	(328,447)	678,349	(328,246)
Value added tax receivable	(7,690)	725	(7,761)	-
Other current assets	27,541	(15,730)	23,833	(14,412)
Rental guarantee deposits	(4,238)	1,763	(4,161)	2,282
Other non-current assets	9,663	37,720	949	1,779
Increase (decrease) in operating liabilities				
Trade and other current payables	(1,805,741)	(1,713,210)	(1,785,485)	(1,756,241)
Value added tax payable	(84,883)	(2,522)	(84,905)	(3,756)
Advances received from customers	(203,187)	(80,747)	(199,568)	(80,925)
Other current liabilities	107,193	198,525	103,177	200,066
Rental received in advance	(13,962)	(14,904)	(13,962)	(14,904)
Other non-current liabilities	15,831	26,263	15,685	24,116
Cash flows from operating activities	7,699,296	7,809,798	7,576,336	7,629,195
Cash paid for employee benefits	(2,040)	(1,548)	(2,040)	(1,548)
Cash paid for corporate income tax	(1,372,833)	(1,540,460)	(1,317,344)	(1,491,623)
Net cash flows from operating activities	6,324,423	6,267,790	6,256,952	6,136,024

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

(Unaudited but reviewed)

Home Product Center Public Company Limited and its subsidiaries

Cash flow statement (continued)

For the nine-month period ended 30 September 2025

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Cash flows from investing activities				
Dividend income from subsidiaries	-	-	390,098	725,000
Acquisitions of investment properties	(206,672)	(25,211)	(206,672)	(25,211)
Acquisitions of property, building and equipment	(2,495,796)	(2,280,188)	(2,493,715)	(2,277,196)
Payment of right-of-use assets	(239,014)	(270,326)	(239,014)	(270,326)
Acquisitions of computer software	(33,119)	(28,603)	(33,119)	(28,603)
Decrease in construction retention	(31,366)	(28,384)	(29,860)	(27,026)
Proceeds from sales of equipment of investment propertie	242	18	242	18
Proceeds from sales of equipment	7,091	1,491	7,091	1,000
Cash received from interest income	34,689	36,282	32,669	31,860
Net cash flows used in investing activities	(2,963,945)	(2,594,921)	(2,572,280)	(1,870,484)
Cash flows from financing activities				
Cash received from short-term loans from financial instituti	6,240,000	4,100,000	6,240,000	4,100,000
Repayments of short-term loans from financial institutions	(5,247,809)	(3,128,548)	(5,240,000)	(3,100,000)
Payments of lease liabilities	(361,475)	(323,663)	(660,053)	(667,679)
Repayments of long-term loans	(20,080)	(28,347)	-	-
Cash received form issuance of debentures -				
net of deferred interest	2,825,905	1,831,569	2,825,905	1,831,569
Cash paid for redemption of debentures	(3,000,000)	(4,000,000)	(3,000,000)	(4,000,000)
Cash paid for interest expenses	(251,656)	(247,464)	(248,029)	(241,877)
Treasury shares	(1,355,139)	-	(1,355,139)	-
Dividend paid	(5,362,330)	(5,259,064)	(5,362,330)	(5,259,064)
Net cash flows used in financing activities	(6,532,584)	(7,055,517)	(6,799,646)	(7,337,051)
Translation adjustments	289	6,251	-	-
Net decrease in cash and cash equivalents	(3,171,817)	(3,376,397)	(3,114,974)	(3,071,511)
Cash and cash equivalents at beginning of period	5,553,723	6,428,674	5,102,675	5,817,145
Cash and cash equivalents at end of period	2,381,906	3,052,277	1,987,701	2,745,634
	-		-	
Supplemental cash flows information:				
Non-cash items consist of				
Purchases of equipment that have not yet been paid	850,774	775,289	850,774	775,269
Dividend payables	3,495	3,439	3,495	3,439

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