

**Home Product Center Public Company Limited and its subsidiaries**

**Statements of financial position**

**As at 31 March 2026**

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		31 March 2026	31 December 2025	31 March 2026	31 December 2025
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
<b>Assets</b>					
<b>Current assets</b>					
Cash and cash equivalents	2	3,144,494	4,487,990	2,500,113	4,012,394
Trade and other current receivables	2, 3	1,902,759	2,358,334	2,439,463	2,438,688
Inventories	4	15,591,017	15,190,380	15,176,699	14,790,045
Value added tax receivable		788	24,906	-	24,146
Other current assets		213,114	145,958	186,354	123,253
<b>Total current assets</b>		<b>20,852,172</b>	<b>22,207,568</b>	<b>20,302,629</b>	<b>21,388,526</b>
<b>Non-current assets</b>					
Investments in subsidiaries	5	-	-	1,765,089	1,765,089
Investment in associate	6	66,110	65,993	68,706	68,706
Investment properties	7	4,474,581	4,492,343	4,474,581	4,492,343
Property, building and equipment	8	32,716,347	32,857,884	30,452,637	30,549,714
Right-of-use assets	9	9,793,544	9,707,061	10,503,513	9,032,798
Computer software		409,680	430,869	408,135	429,359
Property foreclosed		10,706	10,706	10,706	10,706
Rental guarantee deposits	2	66,260	65,876	56,711	56,761
Deferred tax assets		601,414	643,586	586,070	628,534
Other non-current assets		165,850	166,589	141,314	141,956
<b>Total non-current assets</b>		<b>48,304,492</b>	<b>48,440,907</b>	<b>48,467,462</b>	<b>47,175,966</b>
<b>Total assets</b>		<b>69,156,664</b>	<b>70,648,475</b>	<b>68,770,091</b>	<b>68,564,492</b>

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 31 March 2026

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		31 March 2026	31 December 2025	31 March 2026	31 December 2025
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
<b>Liabilities and shareholders' equity</b>					
<b>Current liabilities</b>					
Short-term loans from financial institutions	10	2,005,692	6,005,439	2,000,000	6,000,000
Trade and other current payables	2, 11	14,348,417	15,312,702	14,134,771	15,145,264
Current portion of lease liabilities	12	261,234	229,265	698,551	191,603
Current portion of long-term loans	13	25,534	24,396	-	-
Current portion of debentures	14	4,700,000	6,700,000	4,700,000	6,700,000
Income tax payable		662,848	491,659	632,971	467,359
Advances received from customers		1,100,628	1,073,940	1,082,526	1,057,425
Other current liabilities		490,885	446,413	472,723	428,286
<b>Total current liabilities</b>		<b>23,595,238</b>	<b>30,283,814</b>	<b>23,721,542</b>	<b>29,989,937</b>
<b>Non-current liabilities</b>					
Lease liabilities - net of current portion	12	6,851,938	6,867,780	7,387,698	6,499,774
Long-term loans - net of current portion	13	51,068	54,890	-	-
Debentures - net of current portion	14	9,564,831	5,703,128	9,564,831	5,703,128
Non-current provision for employee benefits		699,077	684,911	654,134	641,055
Rental received in advance - net of current portion		153,518	158,171	153,518	158,171
Other non-current liabilities		807,651	798,556	762,479	755,097
<b>Total non-current liabilities</b>		<b>18,128,083</b>	<b>14,267,436</b>	<b>18,522,660</b>	<b>13,757,225</b>
<b>Total liabilities</b>		<b>41,723,321</b>	<b>44,551,250</b>	<b>42,244,202</b>	<b>43,747,162</b>

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 31 March 2026**

(Unit: Thousand Baht)

	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>		
	<b>Note</b>	<b>31 March 2026</b>	<b>31 December 2025</b>	<b>31 March 2026</b>	<b>31 December 2025</b>
		(Unaudited but reviewed)	(Audited)	(Unaudited but reviewed)	(Audited)
<b>Shareholders' equity</b>					
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	1,429,636	1,355,139	1,429,636	1,355,139
Unappropriated		12,337,152	11,007,678	11,413,248	9,704,689
Treasury shares - ordinary shares	16	(1,429,636)	(1,355,139)	(1,429,636)	(1,355,139)
Other components of shareholders' equity		(16,451)	(23,096)	-	-
Equity attributable to owners of the Company		27,433,342	26,097,223	26,525,889	24,817,330
Non-controlling interests of the subsidiaries		1	2	-	-
<b>Total shareholders' equity</b>		<b>27,433,343</b>	<b>26,097,225</b>	<b>26,525,889</b>	<b>24,817,330</b>
<b>Total liabilities and shareholders' equity</b>		<b>69,156,664</b>	<b>70,648,475</b>	<b>68,770,091</b>	<b>68,564,492</b>
		-	-	-	-

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 31 March 2026**

(Unit: Thousand Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2026	2025	2026	2025
<b>Profit or loss:</b>					
<b>Revenues</b>					
Revenue from contracts with customers	15	16,041,900	17,547,438	15,740,950	17,233,268
Rental income		472,090	471,292	478,526	470,738
Dividend income	2, 5	-	-	455,010	-
Other income		635,055	635,734	613,199	617,129
<b>Total revenues</b>		<b>17,149,045</b>	<b>18,654,464</b>	<b>17,287,685</b>	<b>18,321,135</b>
<b>Expenses</b>					
Cost of sales and service		11,774,126	12,952,747	11,559,007	12,729,262
Cost of rental		196,972	207,830	195,554	206,024
Selling, distribution and service expenses		2,671,382	2,643,865	2,685,176	2,653,513
Administrative expenses		591,016	548,561	568,058	521,928
<b>Total expenses</b>		<b>15,233,496</b>	<b>16,353,003</b>	<b>15,007,795</b>	<b>16,110,727</b>
<b>Operating profit</b>		<b>1,915,549</b>	<b>2,301,461</b>	<b>2,279,890</b>	<b>2,210,408</b>
Share of gain (loss) from investment in associate		117	(2)	-	-
Finance income		4,574	5,646	4,421	5,418
Finance cost		(170,667)	(177,046)	(170,785)	(177,290)
<b>Profit before income tax expenses</b>		<b>1,749,573</b>	<b>2,130,059</b>	<b>2,113,526</b>	<b>2,038,536</b>
Income tax expenses		(345,602)	(422,683)	(330,470)	(408,616)
<b>Profit for the period</b>		<b>1,403,971</b>	<b>1,707,376</b>	<b>1,783,056</b>	<b>1,629,920</b>
<b>Other comprehensive income:</b>					
<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		6,645	530	-	-
<b>Other comprehensive income for the period</b>		<b>6,645</b>	<b>530</b>	<b>-</b>	<b>-</b>
<b>Total comprehensive income for the period</b>		<b>1,410,616</b>	<b>1,707,906</b>	<b>1,783,056</b>	<b>1,629,920</b>
<b>Profit attributable to:</b>					
Equity holders of the Company		1,403,971	1,707,376	1,783,056	1,629,920
Non-controlling interests of the subsidiaries		-	-	-	-
		<b>1,403,971</b>	<b>1,707,376</b>		
<b>Total comprehensive income attributable to:</b>					
Equity holders of the Company		1,410,616	1,707,906	1,783,056	1,629,920
Non-controlling interests of the subsidiaries		-	-	-	-
		<b>1,410,616</b>	<b>1,707,906</b>		
(Unit: Baht)					
<b>Earnings per share</b>					
17					
Basic earnings per share					
Profit attributable to equity holders of the Company		0.11	0.13	0.14	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 changes in shareholders' equity

For the three-month period ended 31 March 2026

(Unit: Thousand Baht)

Consolidated financial statements												
Equity attributable to owners of the Company												
	Note	Issued and paid-up share capital	Premium on ordinary shares	Retained earnings			Treasury shares - ordinary shares	Other components of equity	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		Unappropriated						
				Statutory reserve	Treasury shares reserve							
<b>Balance as at 1 January 2025</b>		13,151,198	646,323	1,315,120	-	11,714,466	-	(24,672)	26,802,435	2	26,802,437	
Profit for the period		-	-	-	-	1,707,376	-	-	1,707,376	-	1,707,376	
Other comprehensive income for the period		-	-	-	-	-	-	530	530	-	530	
Total comprehensive income for the period		-	-	-	-	1,707,376	-	530	1,707,906	-	1,707,906	
<b>Balance as at 31 March 2025</b>		<u>13,151,198</u>	<u>646,323</u>	<u>1,315,120</u>	<u>-</u>	<u>13,421,842</u>	<u>-</u>	<u>(24,142)</u>	<u>28,510,341</u>	<u>2</u>	<u>28,510,343</u>	
<b>Balance as at 1 January 2026</b>		13,151,198	646,323	1,315,120	1,355,139	11,007,678	(1,355,139)	(23,096)	26,097,223	2	26,097,225	
Profit for the period		-	-	-	-	1,403,971	-	-	1,403,971	-	1,403,971	
Other comprehensive income for the period		-	-	-	-	-	-	6,645	6,645	-	6,645	
Total comprehensive income for the period		-	-	-	-	1,403,971	-	6,645	1,410,616	-	1,410,616	
Treasury shares - ordinary shares	16	-	-	-	74,497	(74,497)	(74,497)	-	(74,497)	-	(74,497)	
Subsidiary paid dividend to non-controlling interest of subsidiaries		-	-	-	-	-	-	-	-	(1)	(1)	
<b>Balance as at 31 March 2026</b>		<u>13,151,198</u>	<u>646,323</u>	<u>1,315,120</u>	<u>1,429,636</u>	<u>12,337,152</u>	<u>(1,429,636)</u>	<u>(16,451)</u>	<u>27,433,342</u>	<u>1</u>	<u>27,433,343</u>	
		-	-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	-	

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 three-month period ended 31 March 2026

(Unit: Thousand Baht)

		Separate financial statements						
		Retained earnings					Total	
		Issued and paid-up share capital	Premium on ordinary shares	Appropriated		Unappropriated	Treasury shares - ordinary shares	shareholders' equity
Note				Statutory reserve	Treasury shares reserve			
	<b>Balance as at 1 January 2025</b>	13,151,198	646,323	1,315,120	-	10,305,515	-	25,418,156
	Profit for the period	-	-	-	-	1,629,920	-	1,629,920
	Other comprehensive income for the period	-	-	-	-	-	-	-
	Total comprehensive income for the period	-	-	-	-	1,629,920	-	1,629,920
	<b>Balance as at 31 March 2025</b>	<u>13,151,198</u>	<u>646,323</u>	<u>1,315,120</u>	<u>-</u>	<u>11,935,435</u>	<u>-</u>	<u>27,048,076</u>
	<b>Balance as at 1 January 2026</b>	13,151,198	646,323	1,315,120	1,355,139	9,704,689	(1,355,139)	24,817,330
	Profit for the period	-	-	-	-	1,783,056	-	1,783,056
	Other comprehensive income for the period	-	-	-	-	-	-	-
	Total comprehensive income for the period	-	-	-	-	1,783,056	-	1,783,056
	Treasury shares - ordinary shares	16	-	-	74,497	(74,497)	(74,497)	(74,497)
	<b>Balance as at 31 March 2026</b>	<u>13,151,198</u>	<u>646,323</u>	<u>1,315,120</u>	<u>1,429,636</u>	<u>11,413,248</u>	<u>(1,429,636)</u>	<u>26,525,889</u>
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-

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 three-month period ended 31 March 2026**

(Unit: Thousand Baht)

	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	2026	2025	2026	2025
<b>Cash flows from operating activities</b>				
Profit before tax	1,749,573	2,130,059	2,113,526	2,038,536
Adjustments to reconcile profit before tax to net cash provided by (paid for) operating activities:				
Depreciation and amortisation	932,652	880,506	977,874	919,832
Decrease of inventories to net realisable value (reversal)	23,072	(5,832)	21,502	(7,489)
Gain from sales and written-off of assets	(331)	(410)	(331)	(410)
Reversal of allowance for expected credit loss	(10)	(421)	-	(401)
Share of loss (gain) from investment in associate	(117)	2	-	-
Non-current provision for employee benefits	15,966	17,115	14,879	15,941
Transfer deferred interest to financial cost	47,379	19,063	47,379	19,063
Unrealised exchange loss	1,716	3,522	6,586	4,064
Gain on fair value of derivative instrument	(39,754)	(9,787)	(39,754)	(9,787)
Dividend income from subsidiaries	-	-	(455,010)	-
Interest income	(4,574)	(5,646)	(4,421)	(5,418)
Interest expenses	117,549	157,277	117,811	157,627
Profit from operating activities before changes in operating assets and liabilities	2,843,121	3,185,448	2,800,041	3,131,558
<b>Decrease (increase) in operating assets</b>				
Trade and other current receivables	455,585	246,639	454,235	266,962
Inventories	(423,709)	(287,214)	(408,156)	(258,600)
Value added tax receivable	24,118	(22,656)	24,146	(22,661)
Other current assets	(67,156)	9,855	(63,101)	12,240
Rental guarantee deposits	(384)	(134)	50	(50)
Other non-current assets	739	2,803	642	776
<b>Increase (decrease) in operating liabilities</b>				
Trade and other current payables	(364,037)	435,206	(415,149)	364,389
Value added tax payable	11,011	(85,222)	10,878	(84,905)
Advances received from customers	26,688	(222,873)	25,101	(219,428)
Other current liabilities	73,229	26,766	73,329	23,932
Rental received in advance	(4,653)	(4,653)	(4,653)	(4,653)
Other non-current liabilities	6,902	(134)	5,095	(349)
Cash flows from operating activities	2,581,454	3,283,831	2,502,458	3,209,211
Cash paid for employee benefits	(1,800)	-	(1,800)	-
Cash paid for corporate income tax	(132,241)	(118,687)	(122,394)	(115,970)
<b>Net cash flows from operating activities</b>	<b>2,447,413</b>	<b>3,165,144</b>	<b>2,378,264</b>	<b>3,093,241</b>

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(Unaudited but reviewed)

**Home Product Center Public Company Limited and its subsidiaries****Cash flow statement (continued)****For the three-month period ended 31 March 2026**

(Unit: Thousand Baht)

	<b>Consolidated financial statements</b>		<b>Separate financial statements</b>	
	2026	2025	2026	2025
<b>Cash flows from investing activities</b>				
Acquisitions of investment properties	(33,228)	(50,460)	(33,228)	(50,460)
Acquisitions of property, building and equipment	(1,171,022)	(1,045,934)	(1,170,594)	(1,045,445)
Payment of right-of-use assets	(150,000)	(180,000)	(150,000)	(180,000)
Acquisitions of computer software	(4,413)	(4,864)	(4,413)	(4,864)
Increase (decrease) in construction retention	2,194	(10,948)	2,287	(9,791)
Proceeds from sales of investment properties	34	-	34	-
Proceeds from sales of equipment	915	645	915	645
Cash received from interest income	4,574	5,646	4,421	5,418
<b>Net cash flows used in investing activities</b>	<b>(1,350,946)</b>	<b>(1,285,915)</b>	<b>(1,350,578)</b>	<b>(1,284,497)</b>
<b>Cash flows from financing activities</b>				
Cash received from short-term loans from financial instituti	3,155,118	-	2,940,000	-
Repayments of short-term loans from financial institutions	(7,155,132)	(2,007,812)	(6,940,000)	(2,000,000)
Payments of lease liabilities	(131,383)	(131,430)	(232,917)	(224,366)
Repayments of long-term loans	(6,220)	(7,852)	-	-
Cash received from issuance of debentures - net of deferred interest	3,814,324	-	3,814,324	-
Cash paid for redemption of debentures	(2,000,000)	-	(2,000,000)	-
Cash paid for interest expenses	(47,806)	(89,418)	(46,861)	(88,134)
Treasury shares	(74,497)	-	(74,497)	-
Dividend paid	(16)	(105)	(16)	(105)
<b>Net cash flows used in financing activities</b>	<b>(2,445,612)</b>	<b>(2,236,617)</b>	<b>(2,539,967)</b>	<b>(2,312,605)</b>
Translation adjustments	5,649	815	-	-
<b>Net decrease in cash and cash equivalents</b>	<b>(1,343,496)</b>	<b>(356,573)</b>	<b>(1,512,281)</b>	<b>(503,861)</b>
Cash and cash equivalents at beginning of period	4,487,990	5,553,723	4,012,394	5,102,675
<b>Cash and cash equivalents at end of period</b>	<b>3,144,494</b>	<b>5,197,150</b>	<b>2,500,113</b>	<b>4,598,814</b>
	-	-	-	-
<b>Supplemental cash flows information:</b>				
Non-cash items consist of				
Purchases of equipment that have not yet been paid	203,546	507,670	203,546	507,670
Dividend receivable	-	-	455,010	-
Dividend payables	2,962	2,679	2,962	2,679
Transfer right-of-use assets to motor vehicles	459	-	459	-
Investment properties increase from lease liabilities	2,056	-	2,056	-

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