

Home Product Center Public Company Limited and its subsidiaries

Condensed notes to interim financial statements

For the three-month periods ended 31 March 2026

1. General information

1.1 The Company's general information

Home Product Center Public Company Limited ("the Company") is a public company incorporated and domiciled in Thailand. Its major shareholders are Land and Houses Public Company Limited and Quality Houses Public Company Limited, which were incorporated in Thailand. The Company is principally engaged in the trading of a complete range of goods and materials for construction, addition, refurbishment, renovation, and improvement of buildings, houses, and residences place, and provision for related services to retail business, together with space rental and provide utilities service. Its registered address is at 31 Prachachuennonthaburi Rd., Bangkhen, Amphoe Muang, Nonthaburi.

As at 31 March 2026, the Group has a total of 134 branches (31 December 2025: 134 branches) (The Company only: 127 branches, 31 December 2025: 127 branches).

1.2 Basis for the preparation of interim financial statements

These interim financial statements are prepared in accordance with Thai Accounting Standard No.34 *Interim Financial Reporting*, with the Company presenting condensed interim financial statements. The Company has presented the statements of financial position, comprehensive income, changes in shareholders' equity, and cash flows in the same format as that used for the annual financial statements and has presented notes to the interim financial statements on a condensed basis.

The interim financial statements are intended to provide information additional to that included in the latest annual financial statements. Accordingly, they focus on new activities, events and circumstances so as not to duplicate information previously reported. These interim financial statements should therefore be read in conjunction with the latest annual financial statements.

The interim financial statements in Thai language are the official statutory financial statements of the Company. The interim financial statements in English language have been translated from the Thai language financial statements.

1.3 Basis of consolidation

This interim consolidated financial statements includes the financial statements of Home Product Center Public Company Limited ("the Company") and its subsidiaries ("the subsidiaries") (collectively as "the Group") and has been prepared on the same basis as that applied for the consolidated financial statements for the year ended 31 December 2025, with no change in shareholding structure of subsidiaries during the current period.

1.4 Accounting policies

The interim financial statements are prepared using the same accounting policies and methods of computation as were used for the financial statements for the year ended 31 December 2025.

The revised financial reporting standards which are effective for fiscal years beginning on or after 1 January 2026, do not have any significant impact on the Group's financial statements.

2. Related party transactions

During the periods, the Group had significant business transactions with related parties. Such transactions, which are summarised below, arose in the ordinary course of business and were concluded on commercial terms and bases agreed upon between the Group and those related parties.

(Unit: Thousand Baht)

	Consolidated		Separate		Pricing policy
	financial statements		financial statements		
	For the three-month periods ended 31 March		For the three-month periods ended 31 March		
	2026	2025	2026	2025	
<u>Transactions with subsidiaries</u>					
(eliminated from the consolidated financial statements)					
Sales income	-	-	17,001	22,059	Cost plus margin
Dividend income	-	-	455,010	-	As declared
Rental and service expense	-	-	156,522	144,261	Actual cost and contract price
Management service expense	-	-	108,900	101,906	Actual cost and contract price
<u>Transactions with related companies</u>					
Sales income	10,291	13,035	10,291	13,035	Market price
Rental and service income	1,986	2,059	1,986	2,059	Contract price
Other income	8,955	7,457	8,955	7,457	Contract price
Interest income	1	1	1	1	0.15 % - 0.40% per annum
Rental and service expenses	14,115	15,122	10,909	11,915	Percentage of revenue but not less than a minimum rate
Purchases of goods and assets	71,149	75,515	71,149	75,515	As mutually agreed upon comparing market price

(Unaudited but reviewed)

The balances of the accounts between the Group and those related companies are as follow:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2026	31 December 2025	31 March 2026	31 December 2025
<u>Deposits with financial institution</u>				
(included in cash and cash equivalents)				
Related company ⁽²⁾	13,673	18,895	7,870	13,751
<u>Trade and other current receivables</u>				
Subsidiaries	-	-	573,277	118,137
Related companies ⁽¹⁾	2,475	870	2,475	870
Related companies ⁽²⁾	2,780	4,168	2,780	4,168
Related companies ⁽³⁾	528	437	528	437
Related companies ⁽⁴⁾	6,488	7,599	6,488	7,599
Total	12,271	13,074	585,548	131,211
<u>Rental guarantee deposits</u>				
Related company ⁽²⁾	5,921	5,921	5,921	5,921
Related company ⁽³⁾	1,515	1,515	1,515	1,515
Total	7,436	7,436	7,436	7,436
<u>Trade and other current payables</u>				
Subsidiaries	-	-	63,514	94,506
Related company ⁽²⁾	2,393	2,414	2,393	2,414
Related company ⁽³⁾	2,843	2,090	2,843	2,090
Related companies ⁽⁴⁾	63,765	85,068	63,765	85,068
Total	69,001	89,572	132,515	184,078
Relationship with the related companies				
(1) the major shareholders				
(2) has common major shareholders				
(3) has common shareholders				
(4) has shareholders who related to director				

(Unaudited but reviewed)

Directors and management's benefits

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	For the three-month periods ended 31 March		For the three-month periods ended 31 March	
	2026	2025	2026	2025
Short-term benefits	59,505	72,219	57,610	67,622
Post-employment benefits	2,021	3,406	1,942	3,289
Total	61,526	75,625	59,552	70,911

3. Trade and other current receivables

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2026	2025	2026	2025
Trade accounts receivable	198,442	233,995	310,710	346,645
Other current receivables	1,688,292	2,113,668	1,658,592	2,082,213
Income receivables	16,025	10,671	15,151	9,830
Dividend receivable	-	-	455,010	-
Total trade and other current receivables	1,902,759	2,358,334	2,439,463	2,438,688

Trade accounts receivable

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March	31 December	31 March	31 December
	2026	2025	2026	2025
Trade accounts receivable	152,185	138,268	268,438	255,377
Credit card and coupon receivable	48,879	98,359	44,852	93,848
Total	201,064	236,627	313,290	349,225
Less: Allowance for expected credit losses	(2,622)	(2,632)	(2,580)	(2,580)
Total trade accounts receivable - net	198,442	233,995	310,710	346,645

(Unaudited but reviewed)

The outstanding balances of trade accounts receivable as at 31 March 2026 and 31 December 2025 are aged as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2026	31 December 2025	31 March 2026	31 December 2025
<u>Aged on the basis of due dates</u>				
Not yet due	166,252	194,876	166,958	196,702
Past due				
Up to 3 months	25,123	35,675	42,247	51,772
3 - 6 months	5,318	2,271	21,763	18,821
6 - 12 months	1,400	1,164	35,415	38,759
Over 12 months	2,971	2,641	46,907	43,171
Total	201,064	236,627	313,290	349,225
Less: Allowance for expected credit losses	(2,622)	(2,632)	(2,580)	(2,580)
Total trade accounts receivable - net	198,442	233,995	310,710	346,645

Other current receivables

Other current receivables mainly consist of receivables from sale support operation and area rental and related service receivables.

The outstanding balances of other current receivables as at 31 March 2026 and 31 December 2025 are aged as follows:

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2026	31 December 2025	31 March 2026	31 December 2025
<u>Aged on the basis of due dates</u>				
Not yet due	801,116	1,080,018	783,688	1,063,068
Past due				
Up to 3 months	878,663	1,021,436	866,619	1,007,112
3 - 6 months	6,871	7,439	6,684	7,362
6 - 12 months	3,383	6,405	3,356	6,385
Over 12 months	1,831	1,942	1,403	1,444
Total	1,691,864	2,117,240	1,661,750	2,085,371
Less: Allowance for expected credit losses	(3,572)	(3,572)	(3,158)	(3,158)
Total other current receivables - net	1,688,292	2,113,668	1,658,592	2,082,213

(Unaudited but reviewed)

4. Inventories

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2026	31 December 2025	31 March 2026	31 December 2025
Inventories	18,286,721	17,869,298	17,846,407	17,444,697
Less: Reduce cost to net realisable value	(394,490)	(386,328)	(368,494)	(362,062)
Net	17,892,231	17,482,970	17,477,913	17,082,635
Less: Inventories - repaid its cost when sold	(1,528,032)	(1,534,408)	(1,528,032)	(1,534,408)
Purchase discount	(773,182)	(758,182)	(773,182)	(758,182)
Inventories - net	<u>15,591,017</u>	<u>15,190,380</u>	<u>15,176,699</u>	<u>14,790,045</u>

5. Investments in subsidiaries

Detail of investments in subsidiaries as presented in separate financial statements are as follows:

Company's name	Paid-up capital		Shareholding percentage		Cost	
	31 March 2026	31 December 2025	31 March 2026	31 December 2025	31 March 2026	31 December 2025
			(%)	(%)		
Market Village Company Limited	5,000	5,000	100.00	100.00	5,000	5,000
Home Product Center (Malaysia) Sdn. Bhd.	538,448	538,448	100.00	100.00	538,448	538,448
Mega Home Center Company Limited	1,500,000	1,500,000	99.99	99.99	1,500,000	1,500,000
DC Service Center Company Limited	2,500	2,500	99.99	99.99	2,500	2,500
Home Product Center Viet Nam Company Limited	32,340	32,340	100.00	100.00	32,340	32,340
Total					2,078,288	2,078,288
Less: Allowance for impairment of investment					(313,199)	(313,199)
Investments in subsidiaries - net					<u>1,765,089</u>	<u>1,765,089</u>

In May 2024, Home Product Center Viet Nam Company Limited, a subsidiary of the Company, initiated procedures to dissolve its business by submitting documents to terminate its investment with the Vietnamese Ministry of Planning and Investment and received approval for the business termination. Currently, the subsidiary is undergoing liquidation and dissolution.

(Unaudited but reviewed)

During the three-month periods ended 31 March 2026 and 2025, the Company received dividend from the subsidiaries, as below.

(Unit: Thousand Baht)

Company's name	Separate financial statements	
	For the three-month periods ended 31 March	
	2026	2025
Market Village Company Limited	10	-
Mega Home Center Company Limited	405,000	-
DC Service Center Company Limited	50,000	-
Total	455,010	-

On 27 March 2026, the Annual General Meeting of a subsidiary passed a resolution approving the payment of dividend arising from the retained earnings as at 31 December 2025. The dividend to be paid in cash was at the rate of Baht 0.19 per share, or the total amount of Baht 9,500. The dividend payment will be paid within 30 April 2026.

On 31 March 2026, the Annual General Meeting of two subsidiaries passed a resolution approving the payment of dividend arising from the retained earnings as at 31 December 2025. The dividend to be paid in cash was at the rate of Baht 27 and Baht 100 per share respectively, or the total amount of Baht 405 million and Baht 50 million respectively. The dividend payment was paid on 30 April 2026.

6. Investment in associate

(Unit: Thousand Baht)

Company's name	Nature of business	Consolidated financial statements						Separate financial statements	
		Shareholding percentage		Cost		Carrying amounts based on equity method		Carrying amounts based on cost method - net	
		31 March 2026	31 December 2025	31 March 2026	31 December 2025	31 March 2026	31 December 2025	31 March 2026	31 December 2025
		(%)	(%)						
OneStockHome Company Limited	Online sale and service	30.00	30.00	68,706	68,706	66,110	65,993	68,706	68,706

(Unaudited but reviewed)

9. Right-of-use assets

Movements of the right-of-use assets for the three-month period ended 31 March 2026 are summarised below.

	(Unit: Thousand Baht)	
	Consolidated	Separate
	financial statements	financial statements
Net book value as at 1 January 2026	9,707,061	9,032,798
Additions - at cost	224,362	1,704,783
Transfer to property, building and equipment - net book value	(459)	(459)
Depreciation	(138,738)	(233,609)
Translation adjustment	1,318	-
Net book value as at 31 March 2026	<u>9,793,544</u>	<u>10,503,513</u>

10. Short-term loans from financial institutions

	(Unit: Thousand Baht)					
	Interest rate		Consolidated		Separate	
	(% per annum)		financial statements		financial statements	
	31 March	31 December	31 March	31 December	31 March	31 December
	2026	2025	2026	2025	2026	2025
Bills of exchange - Baht	1.30	1.34 - 1.38	2,000,000	6,000,000	2,000,000	6,000,000
Bills of exchange - Foreign currency	COF* + 0.75	COF* + 0.75	5,692	5,439	-	-
Total short-term loans from financial institutions			<u>2,005,692</u>	<u>6,005,439</u>	<u>2,000,000</u>	<u>6,000,000</u>

*The Bank's cost of fund ("COF")

As at 31 March 2026, the Group had unused overdraft lines from banks totaling Baht 340 million and MYR 2.5 million (31 December 2025: Baht 340 million and MYR 2.5 million) (The Company only: Baht 310 million 31 December 2025: Baht 310 million) and other credit facilities totaling Baht 7,371 million, USD 46 million and MYR 111 million (31 December 2025: Baht 7,256 million, USD 38 million and MYR 111 million) (The Company only: Baht 7,120 million and USD 46 million 31 December 2025: Baht 7,005 million and USD 38 million).

(Unaudited but reviewed)

11. Trade and other current payables

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	31 March 2026	31 December 2025	31 March 2026	31 December 2025
Trade accounts payable	12,863,164	13,024,452	12,662,584	12,842,570
Other current payables	597,442	608,553	566,276	585,918
Other payables for purchase of assets	203,546	805,474	203,546	805,474
Accrued expenses	684,265	874,223	702,365	911,302
Total trade and other current payables	<u>14,348,417</u>	<u>15,312,702</u>	<u>14,134,771</u>	<u>15,145,264</u>

12. Lease liabilities

Movements of lease liabilities for the three-month period ended 31 March 2026 are summarised below.

(Unit: Thousand Baht)

	Consolidated	Separate
	financial statements	financial statements
As at 1 January 2026	7,097,045	6,691,377
Additions	226,418	1,706,839
Increase from amortisation of deferred interest in the period	69,744	70,950
Payments	(281,383)	(382,917)
Translation adjustment	1,348	-
As at 31 March 2026	<u>7,113,172</u>	<u>8,086,249</u>
Less: Current portion	<u>(261,234)</u>	<u>(698,551)</u>
Lease liabilities - net of current portion	<u>6,851,938</u>	<u>7,387,698</u>

(Unaudited but reviewed)

13. Long-term loan

			(Unit: Thousand Baht)	
			Consolidated	
			financial statements	
Loan	Interest rate (% per annum)	Repayment schedule	31 March 2026	31 December 2025
1	COF* + 0.80	Monthly repayment since April 2024 to March 2029	76,602	79,286
Total long-term loans			76,602	79,286
Less: Current portion			(25,534)	(24,396)
Long-term loans - net of current portion			<u>51,068</u>	<u>54,890</u>

* The Bank's cost of fund ("COF")

Movement of the long-term loans for the three-month period ended 31 March 2026 are summarised below:

	(Unit: Thousand Baht)
	Consolidated
	financial statements
Balance as at 1 January 2026	79,286
Repayments	(6,220)
Translation adjustment	3,536
Balance as at 31 March 2026	<u>76,602</u>

Long-term loans denominated in MYR were loan facilities granted by one overseas financial institutions for Home Product Center (Malaysia) Sdn. Bhd., the Company's 100% owned subsidiary. The loans had no collateral and were secured by a 100% corporate guarantee provided by the Company. The loan agreements contained covenants as specified in the agreements that, among other things, require to maintain debt to equity ratio on the consolidated financial statement of the Group.

14. Debentures

	(Unit: Thousand Baht)	
	Consolidated and separate	
	financial statements	
	31 March 2026	31 December 2025
Debentures	14,700,000	12,700,000
Less: Deferred interest	(435,169)	(296,872)
Debentures - net	14,264,831	12,403,128
Less: Current portion	(4,700,000)	(6,700,000)
Debentures - net of current portion	<u>9,564,831</u>	<u>5,703,128</u>

Movements in debentures account for the three-month period ended 31 March 2026 are summaries below:

	(Unit: Thousand Baht)
	Consolidated and separate financial statements
Beginning balance as at 1 January 2026	12,403,128
Add: Issuance debentures during the period	4,000,000
Amortization of deferred interest	47,379
Less: Repayment of debentures during the period	(2,000,000)
Deferred interest	(185,676)
Ending balance as at 31 March 2026	<u>14,264,831</u>

On 5 January 2026, the Company issued unsubordinated and unsecured debentures for a maturity period of 3 years from the date of issuance. The number of units offered was 1 million units with a par value of Baht 1,000 each of a total of Baht 1,000 million with discounted interest rate of 1.62% per annum, and no interest payments were due over the maturity period. The debenture was issued to institutional investors for purposes of repaying debts from the issuance of debt instruments and/or investing in the business and/or serving as working capital of the Company. The debenture will mature on 5 January 2029.

On 29 January 2026, the Company issued unsubordinated and unsecured debentures for a maturity period of 3 years from the date of issuance. The number of units offered was 2 million units with a par value of Baht 1,000 each of a total of Baht 2,000 million with discounted interest rate of 1.60% per annum, and no interest payments were due over the maturity period. The debenture was issued to institutional investors for purposes of repaying debts from the issuance of debt instruments and/or investing in the business and/or serving as working capital of the Company. The debenture will mature on 29 January 2029.

On 4 March 2026, the Company issued unsubordinated and unsecured debentures for a maturity period of 2 years 11 months 26 days from the date of issuance. The number of units offered was 1 million units with a par value of Baht 1,000 each of a total of Baht 1,000 million with discounted interest rate of 1.55% per annum, and no interest payments were due over the maturity period. The debenture was issued to institutional investors for purposes of repaying debts from the issuance of debt instruments and/or investing in the business and/or serving as working capital of the Company. The debenture will mature on 2 March 2029.

(Unaudited but reviewed)

As at 31 March 2026 and 31 December 2025, the debentures of the Company are registered, unsubordinated, unsecured debentures with trustee which certain debentures have terms of payment of interest every 6 months throughout the terms of debentures. Certain debentures do not bear interest throughout the terms of debentures.

Such debentures contain certain covenants and restrictions regarding the maintenance of debt equity ratio, restriction on dividend payment and disposal and transfer of assets.

15. Revenue from contracts with customers

Disaggregated revenue information

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	For the three-month periods ended 31 March		For the three-month periods ended 31 March	
	2026	2025	2026	2025
Type of goods or service:				
Sale of goods related to houses and residences	15,764,071	17,310,416	15,467,842	17,001,844
Renovation and improvement services	86,533	71,999	86,469	71,999
Installation, maintenance and other services	191,296	165,023	186,639	159,425
Total revenue from contracts with customers	<u>16,041,900</u>	<u>17,547,438</u>	<u>15,740,950</u>	<u>17,233,268</u>
Timing of revenue recognition:				
Revenue recognised at a point in time	15,955,367	17,475,439	15,654,481	17,161,269
Revenue recognised over time	86,533	71,999	86,469	71,999
Total revenue from contracts with customers	<u>16,041,900</u>	<u>17,547,438</u>	<u>15,740,950</u>	<u>17,233,268</u>

Set out below, is a reconciliation of the revenue from contracts with customers with financial information classified by source of revenue.

(Unit: Thousand Baht)

	Consolidated		Separate	
	financial statements		financial statements	
	For the three-month periods ended 31 March		For the three-month periods ended 31 March	
	2026	2025	2026	2025
Revenue from external customers	16,031,609	17,534,403	15,713,658	17,198,174
Revenue from related parties	27,292	35,094	27,292	35,094
	16,058,901	17,569,497	15,740,950	17,233,268
Eliminations	(17,001)	(22,059)	-	-
Total revenue from contracts with customers	<u>16,041,900</u>	<u>17,547,438</u>	<u>15,740,950</u>	<u>17,233,268</u>

16. Treasury shares

On 25 March 2025, the Company's Board of Directors Meeting passed a resolution approving the first phase of the share repurchase programme for financial management purposes, with a limit of no more than Baht 7,000 million. Under the programme, the number of shares to be repurchased are not to exceed 800 million shares with a par value of Baht 1 per share, representing no more than 6 percent of the total issued shares. The repurchase period is scheduled from 1 April 2025 to 30 September 2025. As of 30 September 2025, which was the expiry date of the share repurchase period in accordance with the resolution of the Company's Board of Directors, the Company had repurchased a total of 180.2 million shares under the share repurchase program, at a total cost of Baht 1,355.1 million.

On 27 January 2026, the Company's Board of Directors Meeting passed a resolution approving the second phase of the share repurchase programme for financial management purposes, with a limit of no more than Baht 2,959 million. Under the programme, the number of shares to be repurchased are not to exceed 394.50 million shares with a par value of Baht 1 per share, representing no more than 3 percent of the total issued shares. The repurchase period is scheduled from 1 March 2026 to 31 August 2026. During the period, the Company repurchased 12 million treasury shares, totalling Baht 74.5.

As at 31 March 2026, the Company repurchased treasury shares 192.2 million shares, totaling Baht 1,429.6 million. The Company had fully set aside retained earnings as reserve for treasury shares.

17. Earnings per share

Basic earnings per share is calculated by dividing profit for the period attributable to equity holders of the Company (excluding other comprehensive income) by the weighted average number of ordinary shares in issue during the period adjusted by the number of treasury shares.

The following table sets forth the computation of basic earnings per share:

For the three-month periods ended 31 March					
Consolidated financial statements					
Profit for the periods		Weighted average number of ordinary shares		Earnings per share	
2026	2025	2026	2025	2026	2025
(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)
Basic earnings per share					
Profit attributable to equity holders of the Company					
1,403,971	1,707,376	12,969,165	13,151,198	0.11	0.13

For the three-month periods ended 31 March						
Separate financial statements						
Profit for the periods		Weighted average number of ordinary shares		Earnings per share		
2026	2025	2026	2025	2026	2025	
(Thousand Baht)	(Thousand Baht)	(Thousand shares)	(Thousand shares)	(Baht)	(Baht)	
Basic earnings per share						
Profit attributable to equity holders of the Company						
1,783,056	1,629,920	12,969,165	13,151,198	0.14	0.12	

18. Segment information

Operating segment information is reported in a manner consistent with the internal reports that are regularly reviewed by the chief operating decision maker in order to make decisions about the allocation of resources to the segment and assess its performance. The chief operating decision maker has been identified as the Company's Board of Directors.

The Group is principally engaged in the trading of a complete range of goods and materials for construction, addition, refurbishment, renovation, and improvement of buildings, houses, and residences, and the provision of services relevant to retail and wholesale business, space rental and services (as having revenue and/or operating profit and/or assets less than 10% of total revenue and/or total operating profit and/or total assets of all segments, which do not meet the quantitative thresholds as set out in the financial reporting standard).

Segment performance is measured based on operating profit or loss, on a basis consistent with that used to measure operating profit or loss and total assets in the financial statements. As a result, all of the revenues, operating profits and assets as reflected in these financial statements pertain exclusively to the aforementioned reportable operating segment.

19. Commitments and contingent liabilities

19.1 Capital commitment

As at 31 March 2026 and 31 December 2025, the Company had capital commitments with several companies relating to the construction of retail stores. The obligations of construction are subject to the retail stores expansion and construction plan of each period determined by the management.

19.2 Service commitments and land and building rental commitments

- a) The Company has entered into the inventory management services agreement with a subsidiary. Under the conditions of the agreement, the Company is to pay the monthly service fee at a percentage of the subsidiary's actual cost, as stipulated in the agreement.

- b) The Company has entered into land lease agreements with a subsidiary. The terms of the agreements are 3 years. The contracts expire on 31 December 2024 and the Company has extended the lease period for 1 year. Subsequently, on 1 January 2026, the Company extended the lease period for another 1 year. Under the conditions of the agreements, the Company receives monthly rental fees at rates stipulated in the agreements. The agreements are non-cancelable, except with the consent of the counterparties.
- c) The Company has entered into building rental agreement and services agreement with a subsidiary. The terms of the agreements are 2 years 6 months. The contract expires on 31 December 2024 and the Company has extended the lease period for 1 year. Subsequently, on 1 January 2026, the Company extended the lease period for another 1 year. Under the conditions of the agreements, the Company is to pay the monthly rental fees and service fee as stipulated in the agreement. The agreements are non-cancelable, except with the consent of the counterparties.

19.3 Long-term lease agreements - as a lessor

As at 31 March 2026 and 31 December 2025, the Company has entered into 5 agreements with 4 companies. To lease and/or sub-lease parts of its premises in 5 branches. The periods between 18 to 30 years, with a total of rental received in advance amounting Baht 543 million. The terms of the agreements are ended in the year 2033 to the year 2052. The Company recognised this income systematically on a straight-line basis over the lease periods which are the useful lives of the leaseholds.

As at 31 March 2026, the outstanding balance of rental received in advance, net of recognised rental income was Baht 172 million (31 December 2025: Baht 178 million).

19.4 Guarantees

- a) As at 31 March 2026, the Group has outstanding bank guarantees of Baht 199 million and MYR 2 million (31 December 2025: Baht 200 million and MYR 2 million) (The Company only: Baht 187 million, 31 December 2025: Baht 188 million) issued by banks on behalf of the Group in respect of guarantees provided for leasing, purchases of goods or hire of work, and as bonds with State Enterprise. The bank guarantee of Baht 12 million and MYR 2 million (31 December 2025: Baht 12 million and MYR 2 million) issued in the name of subsidiary was guaranteed by the Company.
- b) As at 31 March 2026, the Company had commitments under letters of credit opened with commercial bank, amounting to USD 0.2 million and CNY 14 million (31 December 2025: USD 0.3 million and CNY 16 million).

- c) As at 31 March 2026, the Company secured credit facilities of its subsidiaries of Baht 280 million and MYR 145 million (31 December 2025: Baht 280 million and MYR 145 million) to financial institutions.

19.5 Litigation

- a) As at 31 March 2026, the Group has pending litigation for a total claimed amount of Baht 5.6 million (31 December 2025: Baht 6.2 million) (The Company only: Baht 1.7 million 31 December 2025: Baht 2.3 million) of which the outcomes remain uncertain. However, the Group has set aside a certain amount of provision for potential losses arising from the litigation. The Company's legal counsel was of the opinion that the Company will not incur losses from the litigation in excess of the estimated liabilities for potential damages that have already been recorded.
- b) In July 2022, a financial institution accepting the rights of claim transferred under factoring contracts with a supplier filed a lawsuit against the Company, seeking payments under the contracts. In February 2024, the Court of First Instance dismissed the plaintiff's case since debts, to which the rights of claim had been transferred, were found to be based on falsified documents by the supplier. However, the Company had completely settled the outstanding debts to the supplier from November 2018 to March 2021. Subsequently, in July 2025, the Court of Appeal delivered a ruling, ordering the Company to make repayments to the plaintiff in the same amount that the Company had made to the creditor. Thus far, the Company has filed an appeal with the Supreme Court, which is pending the court's decision. However, following the Court of Appeal's ruling, the Company has set aside provision for potential losses that may arise from the litigation. The Company's legal counsel was of the opinion that the Company will not incur losses from the litigation in excess of the estimated liabilities for potential damages that have already been recorded.

19.6 Forward contracts

As at 31 March 2026 and 31 December 2025, forward contracts outstanding are summarised below.

Consolidated and separate financial statements					
As at 31 March 2026					
Foreign currency	Bought amount (Million)	Sold Amount (Million)	Contractual exchange rate		Contractual maturity date
			Bought	Sold	
(Baht per 1 foreign currency unit)					
USD	9	-	30.62 - 32.20	-	Within July 2026
CNY	98	-	4.47 - 4.57	-	Within July 2026

(Unaudited but reviewed)

Consolidated and separate financial statements					
As at 31 December 2024					
Foreign currency	Bought amount (Million)	Sold Amount (Million)	Contractual exchange rate		Contractual maturity date
			Bought	Sold	
			(Baht per 1 foreign currency unit)		
USD	12	-	30.91 - 32.20	-	Within June 2026
CNY	158	-	4.47 - 4.58	-	Within June 2026

20. Financial Instrument

20.1 Fair value of financial Instruments

Since the majority of the Group's financial instruments are short-term in nature or carrying interest at rates close to the market interest rates, their fair value except debentures are not expected to be materially different from the amounts presented in the statements of financial position. The estimated fair value of debentures, in comparison with the related amount carried in the statement of financial position, is as follows:

(Unit: Million Baht)

	Consolidated and separate financial statements			
	31 March 2026		31 December 2025	
	Carrying amount	Fair value	Carrying amount	Fair value
Financial liability				
Debentures	14,265	14,382	12,403	12,554

20.2 Fair value hierarchy

As at 31 March 2026 and 31 December 2025, the Group had the financial asset and liability that were measured at fair value using different levels of inputs as follows:

(Unit: Million Baht)

	Consolidated and separate financial statements			
	As at 31 March 2026			
	Level 1	Level 2	Level 3	Total
Asset measured at fair value				
Derivative				
Foreign currency forward contracts	-	31	-	31

(Unaudited but reviewed)

(Unit: Million Baht)

Consolidated and separate financial statements				
As at 31 December 2025				
Level 1	Level 2	Level 3	Total	
Liability measured at fair value				
Derivative				
Foreign currency forward contracts	-	9	-	9

During the current period, there were no changes in the methods and the assumptions used to estimate the fair value of financial instruments and there were no transfers between the levels of fair value hierarchy.

21. Events after the reporting period

On 9 April 2026, the Annual General Meeting of the Company's shareholders passed a resolution approving the payment of dividend arising from the operating results from July 2025 to December 2025. The dividend to be paid in cash was at the rate of Baht 0.22 per share, or the total amount of not exceeding Baht 2,893.27 million. The dividend payment is scheduled for 7 May 2026. Previously, the Board of Directors' Meeting of the Company, held on 26 August 2025, passed a resolution approving the payment of interim dividend arising from the operating results from January 2025 to June 2025. The interim dividend was paid in cash to the shareholders at the rate of Baht 0.16 per share on 24 September 2025. As a result, the total dividend payment for the year 2025 amounted to Baht 0.38 per share.

22. Approval of interim financial statements

These interim financial statements were authorised for issue by the Company's authorised directors on 27 April 2026.