

Home Product Center Public Company Limited and its subsidiaries

Statement of financial position

As at 30 September 2024

(Unit: Thousand Baht)

|                                  | Note | Consolidated financial statements |                   | Separate financial statements |                   |
|----------------------------------|------|-----------------------------------|-------------------|-------------------------------|-------------------|
|                                  |      | 30 September 2024                 | 31 December 2023  | 30 September 2024             | 31 December 2023  |
|                                  |      | (Unaudited<br>but reviewed)       | (Audited)         | (Unaudited<br>but reviewed)   | (Audited)         |
| <b>Assets</b>                    |      |                                   |                   |                               |                   |
| <b>Current assets</b>            |      |                                   |                   |                               |                   |
| Cash and cash equivalents        | 2    | 3,052,277                         | 6,428,674         | 2,745,634                     | 5,817,145         |
| Trade and other receivables      | 2, 3 | 1,513,255                         | 2,114,686         | 1,591,015                     | 2,201,687         |
| Inventories                      | 4    | 14,264,064                        | 13,965,274        | 13,843,971                    | 13,540,648        |
| Value added tax receivable       |      | 742                               | 1,467             | -                             | -                 |
| Other current assets             |      | 164,576                           | 148,846           | 138,810                       | 124,398           |
| <b>Total current assets</b>      |      | <b>18,994,914</b>                 | <b>22,658,947</b> | <b>18,319,430</b>             | <b>21,683,878</b> |
| <b>Non-current assets</b>        |      |                                   |                   |                               |                   |
| Investments in subsidiaries      | 5    | -                                 | -                 | 1,777,089                     | 1,798,089         |
| Investment in associate          | 6    | 66,315                            | 65,894            | 68,706                        | 68,706            |
| Investment properties            | 7    | 4,193,187                         | 4,346,002         | 4,193,187                     | 4,346,002         |
| Property, building and equipment | 8    | 31,542,868                        | 31,178,914        | 28,970,882                    | 28,451,685        |
| Right-of-use assets              | 9    | 9,452,251                         | 9,353,246         | 8,927,338                     | 9,150,509         |
| Computer software                |      | 441,049                           | 484,256           | 439,792                       | 482,771           |
| Property foreclosed              |      | 10,706                            | 10,706            | 10,706                        | 10,706            |
| Rental guarantee deposits        | 2    | 60,698                            | 62,461            | 51,268                        | 53,550            |
| Deferred tax assets              |      | 646,733                           | 670,655           | 629,946                       | 648,698           |
| Other non-current assets         |      | 179,088                           | 216,808           | 143,454                       | 145,233           |
| <b>Total non-current assets</b>  |      | <b>46,592,895</b>                 | <b>46,388,942</b> | <b>45,212,368</b>             | <b>45,155,949</b> |
| <b>Total assets</b>              |      | <b>65,587,809</b>                 | <b>69,047,889</b> | <b>63,531,798</b>             | <b>66,839,827</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

Statement of financial position (continued)

As at 30 September 2024

(Unit: Thousand Baht)

|   | Note  | Consolidated financial statements |                   | Separate financial statements |                   |
|---|-------|-----------------------------------|-------------------|-------------------------------|-------------------|
|   |       | 30 September 2024                 | 31 December 2023  | 30 September 2024             | 31 December 2023  |
|   |       | (Unaudited<br>but reviewed)       | (Audited)         | (Unaudited<br>but reviewed)   | (Audited)         |
| <b>Liabilities and shareholders' equity</b>         |       |                                   |                   |                               |                   |
| <b>Current liabilities</b>                          |       |                                   |                   |                               |                   |
| Short-term loans from financial institutions        | 10    | 3,013,327                         | 2,039,946         | 3,000,000                     | 2,000,000         |
| Trade and other payables                            | 2, 11 | 13,583,560                        | 15,224,701        | 13,396,373                    | 15,073,622        |
| Current portion of lease liabilities                | 12    | 195,344                           | 178,177           | 305,580                       | 638,277           |
| Current portion of long-term loans                  | 13    | 31,724                            | 37,542            | -                             | -                 |
| Current portion of debentures                       | 14    | 3,000,000                         | 3,982,356         | 3,000,000                     | 3,982,356         |
| Income tax payable                                  |       | 146,662                           | 552,248           | 134,008                       | 534,981           |
| Advances received from customers                    |       | 1,006,616                         | 1,087,363         | 984,352                       | 1,065,277         |
| Other current liabilities                           |       | 701,464                           | 476,927           | 679,382                       | 454,538           |
| <b>Total current liabilities</b>                    |       | <b>21,678,697</b>                 | <b>23,579,260</b> | <b>21,499,695</b>             | <b>23,749,051</b> |
| <b>Non-current liabilities</b>                      |       |                                   |                   |                               |                   |
| Lease liabilities - net of current portion          | 12    | 6,664,146                         | 6,611,202         | 6,291,443                     | 6,235,991         |
| Long-term loans - net of current portion            | 13    | 86,157                            | 100,396           | -                             | -                 |
| Debentures - net of current portion                 | 14    | 10,499,886                        | 11,642,120        | 10,499,886                    | 11,642,120        |
| Provision for long-term employee benefits           |       | 668,487                           | 628,049           | 638,148                       | 570,164           |
| Rental received in advance - net of current portion |       | 181,443                           | 196,347           | 181,443                       | 196,347           |
| Other non-current liabilities                       |       | 729,608                           | 731,729           | 683,692                       | 686,602           |
| <b>Total non-current liabilities</b>                |       | <b>18,829,727</b>                 | <b>19,909,843</b> | <b>18,294,612</b>             | <b>19,331,224</b> |
| <b>Total liabilities</b>                            |       | <b>40,508,424</b>                 | <b>43,489,103</b> | <b>39,794,307</b>             | <b>43,080,275</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

Statement of financial position (continued)

As at 30 September 2024

(Unit: Thousand Baht)

|   | Consolidated financial statements                |                               | Separate financial statements                    |                               |
|---|--|-------------------------------|--|-------------------------------|
|   | 30 September 2024<br>(Unaudited<br>but reviewed) | 31 December 2023<br>(Audited) | 30 September 2024<br>(Unaudited<br>but reviewed) | 31 December 2023<br>(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                     |
| Unappropriated                                    | 9,987,282  | 10,470,799                    | 8,624,850  | 8,646,911                     |
| Other components of shareholders' equity          | (20,540)   | (24,656)                      | -  | -                             |
| Equity attributable to owners of the Company      | 25,079,383                                       | 25,558,784                    | 23,737,491                                       | 23,759,552                    |
| Non-controlling interests of the subsidiaries     | 2  | 2                             | -  | -                             |
| <b>Total shareholders' equity</b>                 | <b>25,079,385</b>                                | <b>25,558,786</b>             | <b>23,737,491</b>                                | <b>23,759,552</b>             |
| <b>Total liabilities and shareholders' equity</b> | <b>65,587,809</b>                                | <b>69,047,889</b>             | <b>63,531,798</b>                                | <b>66,839,827</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 30 September 2024

(Unit: Thousand Baht)

|  | Note | Consolidated financial statements |                   | Separate financial statements |                   |
|--|------|-----------------------------------|-------------------|-------------------------------|-------------------|
|  |      | 2024                              | 2023              | 2024                          | 2023              |
| <b>Profit or loss:</b>   |      |                                   |                   |                               |                   |
| <b>Revenues</b>  |      |                                   |                   |                               |                   |
| Revenue from contracts with customers  | 15   | 15,929,779                        | 16,390,228        | 15,646,498                    | 16,109,108        |
| Rental income  |      | 467,462                           | 434,165           | 461,273                       | 449,678           |
| Dividend income  | 2, 5 | -                                 | -                 | 225,000                       | -                 |
| Other income   |      | 615,384                           | 666,203           | 594,188                       | 639,366           |
| <b>Total revenues</b>  |      | <b>17,012,625</b>                 | <b>17,490,596</b> | <b>16,926,959</b>             | <b>17,198,152</b> |
| <b>Expenses</b>  |      |                                   |                   |                               |                   |
| Cost of sales and service  |      | 11,620,459                        | 12,011,372        | 11,419,569                    | 11,812,911        |
| Cost of rental   |      | 200,485                           | 199,287           | 198,701                       | 197,466           |
| Selling, distribution and service expenses   |      | 2,657,528                         | 2,726,171         | 2,660,266                     | 2,727,852         |
| Administrative expenses  |      | 545,064                           | 510,386           | 520,983                       | 488,245           |
| Other expenses   |      | 41,834                            | 35                | 41,519                        | -                 |
| <b>Total expenses</b>  |      | <b>15,065,370</b>                 | <b>15,447,251</b> | <b>14,841,038</b>             | <b>15,226,474</b> |
| <b>Operating profit</b>  |      | <b>1,947,255</b>                  | <b>2,043,345</b>  | <b>2,085,921</b>              | <b>1,971,678</b>  |
| Share of gain (loss) from investment in associate  |      | 397                               | (1,134)           | -                             | -                 |
| Finance income   |      | 5,518                             | 508               | 5,390                         | 131               |
| Finance cost   |      | (179,816)                         | (138,448)         | (176,218)                     | (137,180)         |
| <b>Profit before income tax expenses</b>   |      | <b>1,773,354</b>                  | <b>1,904,271</b>  | <b>1,915,093</b>              | <b>1,834,629</b>  |
| Income tax expenses  |      | (331,358)                         | (371,141)         | (317,462)                     | (354,145)         |
| <b>Profit for the period</b>   |      | <b>1,441,996</b>                  | <b>1,533,130</b>  | <b>1,597,631</b>              | <b>1,480,484</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              |      | (1,317)                           | 1,898             | -                             | -                 |
| <b>Other comprehensive income for the period</b>   |      | <b>(1,317)</b>                    | <b>1,898</b>      | <b>-</b>                      | <b>-</b>          |
| <b>Total comprehensive income for the period</b>   |      | <b>1,440,679</b>                  | <b>1,535,028</b>  | <b>1,597,631</b>              | <b>1,480,484</b>  |
| <b>Profit attributable to:</b>   |      |                                   |                   |                               |                   |
| Equity holders of the Company  |      | 1,441,996                         | 1,533,130         | 1,597,631                     | 1,480,484         |
| Non-controlling interests of the subsidiaries  |      | -                                 | -                 | -                             | -                 |
|  |      | <b>1,441,996</b>                  | <b>1,533,130</b>  |                               |                   |
| <b>Total comprehensive income attributable to:</b>   |      |                                   |                   |                               |                   |
| Equity holders of the Company  |      | 1,440,679                         | 1,535,028         | 1,597,631                     | 1,480,484         |
| Non-controlling interests of the subsidiaries  |      | -                                 | -                 | -                             | -                 |
|  |      | <b>1,440,679</b>                  | <b>1,535,028</b>  |                               |                   |
| (Unit: Baht)   |      |                                   |                   |                               |                   |
| <b>Earnings per share</b>  |      |                                   |                   |                               |                   |
| Basic earnings per share   |      |                                   |                   |                               |                   |
| Profit attributable to equity holders of the Company   |      | 0.11                              | 0.12              | 0.12                          | 0.11              |

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 2024

(Unit: Thousand Baht)

|  | Note | Consolidated financial statements |                   | Separate financial statements |                   |
|--|------|-----------------------------------|-------------------|-------------------------------|-------------------|
|  |      | 2024                              | 2023              | 2024                          | 2023              |
| <b>Profit or loss:</b>   |      |                                   |                   |                               |                   |
| <b>Revenues</b>  |      |                                   |                   |                               |                   |
| Revenue from contracts with customers  | 15   | 50,991,790                        | 51,402,531        | 50,074,963                    | 50,498,219        |
| Rental income  |      | 1,376,297                         | 1,374,747         | 1,373,771                     | 1,403,628         |
| Dividend income  | 2, 5 | -                                 | -                 | 725,000                       | 225,000           |
| Other income   |      | 1,925,846                         | 1,867,860         | 1,870,759                     | 1,796,445         |
| <b>Total revenues</b>  |      | <b>54,293,933</b>                 | <b>54,645,138</b> | <b>54,044,493</b>             | <b>53,923,292</b> |
| <b>Expenses</b>  |      |                                   |                   |                               |                   |
| Cost of sales and service  |      | 37,477,548                        | 37,851,337        | 36,820,585                    | 37,211,890        |
| Cost of rental   |      | 602,474                           | 593,114           | 596,472                       | 587,292           |
| Selling, distribution and service expenses   |      | 8,054,436                         | 8,090,439         | 8,100,903                     | 8,093,397         |
| Administrative expenses  |      | 1,760,685                         | 1,804,205         | 1,720,746                     | 1,749,490         |
| Other expenses   |      | 770                               | 603               | -                             | -                 |
| <b>Total expenses</b>  |      | <b>47,895,913</b>                 | <b>48,339,698</b> | <b>47,238,706</b>             | <b>47,642,069</b> |
| <b>Operating profit</b>  |      | <b>6,398,020</b>                  | <b>6,305,440</b>  | <b>6,805,787</b>              | <b>6,281,223</b>  |
| Share of gain (loss) from investment in associate  |      | 421                               | (1,964)           | -                             | -                 |
| Finance income   |      | 36,282                            | 14,571            | 31,860                        | 12,188            |
| Finance cost   |      | (499,395)                         | (401,697)         | (490,257)                     | (400,551)         |
| <b>Profit before income tax expenses</b>   |      | <b>5,935,328</b>                  | <b>5,916,350</b>  | <b>6,347,390</b>              | <b>5,892,860</b>  |
| Income tax expenses  |      | (1,158,796)                       | (1,152,232)       | (1,109,402)                   | (1,114,549)       |
| <b>Profit for the period</b>   |      | <b>4,776,532</b>                  | <b>4,764,118</b>  | <b>5,237,988</b>              | <b>4,778,311</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              |      | 4,116                             | 388               | -                             | -                 |
| <b>Other comprehensive income for the period</b>   |      | <b>4,116</b>                      | <b>388</b>        | <b>-</b>                      | <b>-</b>          |
| <b>Total comprehensive income for the period</b>   |      | <b>4,780,648</b>                  | <b>4,764,506</b>  | <b>5,237,988</b>              | <b>4,778,311</b>  |
| <b>Profit attributable to:</b>   |      |                                   |                   |                               |                   |
| Equity holders of the Company  |      | 4,776,532                         | 4,764,118         | 5,237,988                     | 4,778,311         |
| Non-controlling interests of the subsidiaries  |      | -                                 | -                 | -                             | -                 |
|  |      | <b>4,776,532</b>                  | <b>4,764,118</b>  |                               |                   |
| <b>Total comprehensive income attributable to:</b>   |      |                                   |                   |                               |                   |
| Equity holders of the Company  |      | 4,780,648                         | 4,764,506         | 5,237,988                     | 4,778,311         |
| Non-controlling interests of the subsidiaries  |      | -                                 | -                 | -                             | -                 |
|  |      | <b>4,780,648</b>                  | <b>4,764,506</b>  |                               |                   |
| (Unit: Baht)   |      |                                   |                   |                               |                   |
| <b>Earnings per share</b>  |      |                                   |                   |                               |                   |
| Basic earnings per share   |      |                                   |                   |                               |                   |
| Profit attributable to equity holders of the Company   |      | 0.36                              | 0.36              | 0.40                          | 0.36              |

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 2024

(Unit: Thousand Baht)

|      |   | Consolidated financial statements            |                            |                                  |                  |   |                                       |  |                      |
|------|---|--|----------------------------|----------------------------------|------------------|---|---------------------------------------|--|----------------------|
|      |   | Equity attributable to owners of the Company |                            |                                  |                  |   |                                       |  |                      |
|      |   | Retained earnings                            |                            |                                  |                  | Other components of equity  | Total equity                          | Equity attributable                              | Total                |
|      |   | Issued and paid-up share capital             | Premium on ordinary shares | Appropriated - statutory reserve | Unappropriated   | Exchange differences on translation of financial statements in foreign currency | attributable to owners of the Company | to non-controlling interests of the subsidiaries | shareholders' equity |
| Note |   |  |                            |                                  |                  |   |                                       |  |                      |
|      | <b>Balance as at 1 January 2023</b>       | 13,151,198                                   | 646,323                    | 1,315,120                        | 9,158,042        | (24,804)  | 24,245,879                            | 2  | 24,245,881           |
|      | Profit for the period                     | -  | -                          | -                                | 4,764,118        | -   | 4,764,118                             | -  | 4,764,118            |
|      | Other comprehensive income for the period | -  | -                          | -                                | -                | 388   | 388                                   | -  | 388                  |
|      | Total comprehensive income for the period | -  | -                          | -                                | 4,764,118        | 388   | 4,764,506                             | -  | 4,764,506            |
|      | Dividend paid                             | 16   | -                          | -                                | (5,128,799)      | -   | (5,128,799)                           | -  | (5,128,799)          |
|      | <b>Balance as at 30 September 2023</b>    | <u>13,151,198</u>                            | <u>646,323</u>             | <u>1,315,120</u>                 | <u>8,793,361</u> | <u>(24,416)</u>   | <u>23,881,586</u>                     | <u>2</u>   | <u>23,881,588</u>    |
|      | <b>Balance as at 1 January 2024</b>       | 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                             | 16   | -                          | -                                | (5,260,049)      | -   | (5,260,049)                           | -  | (5,260,049)          |
|      | <b>Balance as at 30 September 2024</b>    | <u>13,151,198</u>                            | <u>646,323</u>             | <u>1,315,120</u>                 | <u>9,987,282</u> | <u>(20,540)</u>   | <u>25,079,383</u>                     | <u>2</u>   | <u>25,079,385</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 nine-month period ended 30 September 2024**

(Unit: Thousand Baht)

| <b>Separate financial statements</b>      |                       |                               |                                     |                  |                         |
|---|-----------------------|-------------------------------|-------------------------------------|------------------|-------------------------|
|   | Issued and<br>paid-up | Premium on<br>ordinary shares | Retained earnings                   |                  | Total                   |
| Note                                      | share capital         | -                             | Appropriated<br>- statutory reserve | Unappropriated   | shareholders'<br>equity |
| <b>Balance as at 1 January 2023</b>       | 13,151,198            | 646,323                       | 1,315,120                           | 7,600,739        | 22,713,380              |
| Profit for the period                     | -                     | -                             | -                                   | 4,778,311        | 4,778,311               |
| Other comprehensive income for the period | -                     | -                             | -                                   | -                | -                       |
| Total comprehensive income for the period | -                     | -                             | -                                   | 4,778,311        | 4,778,311               |
| Dividend paid                             | -                     | -                             | -                                   | (5,128,799)      | (5,128,799)             |
| <b>Balance as at 30 September 2023</b>    | <u>13,151,198</u>     | <u>646,323</u>                | <u>1,315,120</u>                    | <u>7,250,251</u> | <u>22,362,892</u>       |
| <b>Balance as at 1 January 2024</b>       | 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                             | -                     | -                             | -                                   | (5,260,049)      | (5,260,049)             |
| <b>Balance as at 30 September 2024</b>    | <u>13,151,198</u>     | <u>646,323</u>                | <u>1,315,120</u>                    | <u>8,624,850</u> | <u>23,737,491</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 nine-month period ended 30 September 2024**

(Unit: Thousand Baht)

|   | <b>Consolidated financial statements</b> |                  | <b>Separate financial statements</b> |                  |
|---|--|------------------|--------------------------------------|------------------|
|   | 2024                                     | 2023             | 2024                                 | 2023             |
| <b>Cash flows from operating activities</b>   |  |                  |                                      |                  |
| Profit before tax   | 5,935,328                                | 5,916,350        | 6,347,390                            | 5,892,860        |
| Adjustments to reconcile profit before tax to net cash provided by (paid for) operating activities: |  |                  |                                      |                  |
| Depreciation and amortisation   | 2,614,480                                | 2,558,235        | 2,771,130                            | 2,708,939        |
| Decrease of inventories to net realisable value   | 29,657                                   | 49,612           | 24,923                               | 44,786           |
| Allowance for expected credit losses (reversal)   | (2,931)                                  | 3,460            | (3,032)                              | (130)            |
| Loss (gain) from sales and written-off of assets  | 47                                       | (159)            | (527)                                | (762)            |
| Reversal of allowance for impairment of assets  | -  | (4,640)          | -                                    | (4,640)          |
| Allowance for impairment of investment  | -  | -                | 21,000                               | 30,000           |
| Share of loss (gain) from investment in associate   | (421)                                    | 1,964            | -                                    | -                |
| Provision for long-term employee benefits   | 41,986                                   | 42,300           | 69,532                               | 37,164           |
| Transfer deferred interest to financial cost  | 43,841                                   | 58,960           | 43,841                               | 58,960           |
| Unrealised exchange loss (gain)   | (7,082)                                  | 3,196            | (204)                                | 4,431            |
| Loss (gain) on fair value of derivative instrument  | 27,549                                   | (45,785)         | 27,549                               | (45,785)         |
| Dividend income from subsidiaries   | -  | -                | (725,000)                            | (225,000)        |
| Interest income   | (36,282)                                 | (14,571)         | (31,860)                             | (12,188)         |
| Interest expenses   | 449,828                                  | 337,785          | 440,990                              | 337,015          |
| Profit from operating activities before changes in operating assets and liabilities                 | 9,096,000                                | 8,906,707        | 8,985,732                            | 8,825,650        |
| <b>Decrease (increase) in operating assets</b>  |  |                  |                                      |                  |
| Trade and other receivables   | 604,362                                  | 417,295          | 613,704                              | 371,193          |
| Inventories   | (328,447)                                | 83,776           | (328,246)                            | 78,848           |
| Value added tax receivable  | 725                                      | 156,548          | -                                    | 134,179          |
| Other current assets  | (15,730)                                 | (17,603)         | (14,412)                             | (16,408)         |
| Rental guarantee deposits   | 1,763                                    | 7,792            | 2,282                                | 7,674            |
| Other non-current assets  | 37,720                                   | 18,204           | 1,779                                | (1,036)          |
| <b>Increase (decrease) in operating liabilities</b>   |  |                  |                                      |                  |
| Trade and other payables  | (1,713,210)                              | (1,653,547)      | (1,756,241)                          | (1,356,307)      |
| Value added tax payable   | (2,522)                                  | 3,114            | (3,756)                              | 3,110            |
| Advances received from customers  | (80,747)                                 | (186,624)        | (80,925)                             | (186,556)        |
| Other current liabilities   | 198,525                                  | 192,780          | 200,066                              | 176,297          |
| Rental received in advance  | (14,904)                                 | (12,916)         | (14,904)                             | (12,916)         |
| Other non-current liabilities   | 26,263                                   | 12,023           | 24,116                               | 13,384           |
| Cash flows from operating activities  | 7,809,798                                | 7,927,549        | 7,629,195                            | 8,037,112        |
| Cash paid for employee benefits   | (1,548)                                  | (1,118)          | (1,548)                              | (1,118)          |
| Cash paid for corporate income tax  | (1,540,460)                              | (1,499,782)      | (1,491,623)                          | (1,442,093)      |
| <b>Net cash flows from operating activities</b>   | <b>6,267,790</b>                         | <b>6,426,649</b> | <b>6,136,024</b>                     | <b>6,593,901</b> |

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 2024**

(Unit: Thousand Baht)

|   | <b>Consolidated financial statements</b> |                    | <b>Separate financial statements</b> |                    |
|---|--|--------------------|--------------------------------------|--------------------|
|   | 2024                                     | 2023               | 2024                                 | 2023               |
| <b>Cash flows from investing activities</b>                     |  |                    |                                      |                    |
| Dividend income from subsidiaries                               | -  | -                  | 725,000                              | 225,000            |
| Acquisitions of investment properties                           | (25,211)                                 | (7,919)            | (25,211)                             | (7,919)            |
| Acquisitions of property, building and equipment                | (2,280,188)                              | (3,363,409)        | (2,277,196)                          | (3,359,292)        |
| Payment of right-of-use assets                                  | (270,326)                                | (600,464)          | (270,326)                            | (600,464)          |
| Acquisitions of computer software                               | (28,603)                                 | (64,526)           | (28,603)                             | (64,526)           |
| Decrease in construction retention                              | (28,384)                                 | (13,063)           | (27,026)                             | (11,937)           |
| Proceeds from sales of investment properties' equipment         | 18                                       | 30                 | 18                                   | 30                 |
| Proceeds from sales of equipment                                | 1,491                                    | 8,137              | 1,000                                | 7,802              |
| Cash received from interest income                              | 36,282                                   | 14,638             | 31,860                               | 12,255             |
| <b>Net cash flows used in investing activities</b>              | <b>(2,594,921)</b>                       | <b>(4,026,576)</b> | <b>(1,870,484)</b>                   | <b>(3,799,051)</b> |
| <b>Cash flows from financing activities</b>                     |  |                    |                                      |                    |
| Cash received from short-term loans from financial institutions | 4,100,000                                | 6,507,637          | 4,100,000                            | 6,500,000          |
| Repayments of short-term loans from financial institutions      | (3,128,548)                              | (7,513,036)        | (3,100,000)                          | (7,500,000)        |
| Payments of lease liabilities                                   | (323,663)                                | (484,619)          | (667,679)                            | (849,327)          |
| Repayments of long-term loans                                   | (28,347)                                 | (15,838)           | -                                    | -                  |
| Proceeds from issuance of debentures - net of deferred interest | 1,831,569                                | 3,636,436          | 1,831,569                            | 3,636,436          |
| Cash paid for redemption of debentures                          | (4,000,000)                              | (3,150,000)        | (4,000,000)                          | (3,150,000)        |
| Cash paid for interest expenses                                 | (247,464)                                | (158,125)          | (241,877)                            | (150,772)          |
| Dividend paid   | (5,259,064)                              | (5,127,963)        | (5,259,064)                          | (5,127,963)        |
| <b>Net cash flows used in financing activities</b>              | <b>(7,055,517)</b>                       | <b>(6,305,508)</b> | <b>(7,337,051)</b>                   | <b>(6,641,626)</b> |
| <b>Translation adjustments</b>                                  | <b>6,251</b>                             | <b>(1,569)</b>     | <b>-</b>                             | <b>-</b>           |
| <b>Net decrease in cash and cash equivalents</b>                | <b>(3,376,397)</b>                       | <b>(3,907,004)</b> | <b>(3,071,511)</b>                   | <b>(3,846,776)</b> |
| Cash and cash equivalents at beginning of period                | 6,428,674                                | 5,420,298          | 5,817,145                            | 5,104,398          |
| <b>Cash and cash equivalents at end of period</b>               | <b>3,052,277</b>                         | <b>1,513,294</b>   | <b>2,745,634</b>                     | <b>1,257,622</b>   |

**Supplemental cash flows information:**

Non-cash items consist of

|   |         |         |         |         |
|---|---------|---------|---------|---------|
| Purchases of equipment that have not yet been paid    | 775,289 | 892,363 | 775,269 | 892,340 |
| Transfer investment properties to equipment           | -       | 300     | -       | 300     |
| Transfer right-of-use assets to investment properties | -       | 309,170 | -       | 309,170 |
| Transfer right-of-use assets to equipment             | -       | 2,766   | -       | 2,766   |
| Dividend payables                                     | 3,439   | 3,074   | 3,439   | 3,074   |

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