

Home Product Center Public Company Limited and its subsidiaries

Statement of financial position

As at 31 December 2022

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2022	2021	2022	2021
Assets					
Current assets					
Cash and cash equivalents	6, 7	5,420,297,816	4,545,966,294	5,104,397,838	4,216,397,361
Trade and other receivables	6, 8	2,068,894,152	1,674,873,282	2,157,313,935	1,676,318,437
Short-term loans to related party	6	-	-	-	1,234,000,000
Inventories	9	13,630,078,729	12,572,201,544	13,158,045,981	10,249,852,858
Value added tax receivable		135,209,801	347,752	134,178,841	-
Other current assets	10	175,489,834	126,821,349	153,298,573	92,864,701
Total current assets		21,429,970,332	18,920,210,221	20,707,235,168	17,469,433,357
Non-current assets					
Investments in subsidiaries	11	-	-	2,028,088,649	2,028,088,649
Investment in associate	12	66,756,396	-	68,705,866	-
Investment properties	13	4,262,560,070	3,674,704,338	5,315,489,965	4,737,481,414
Property, building and equipment	14	29,468,563,882	27,584,172,289	25,646,298,443	23,402,331,176
Right-of-use assets	18	8,447,269,483	6,659,214,174	8,540,678,953	5,656,478,874
Computer software	15	470,915,908	505,159,156	469,157,469	494,713,619
Property foreclosed		3,229,639	3,229,639	3,229,639	3,229,639
Rental guarantee deposits	6	70,692,216	75,835,229	61,211,884	65,075,164
Value added tax receivable expect to be refunded					
more than one year	27	39,747,806	245,865,432	-	-
Deferred tax assets		662,641,754	608,627,489	636,282,372	563,203,193
Other non-current assets		262,396,790	309,328,989	140,583,694	171,406,810
Total non-current assets		43,754,773,944	39,666,136,735	42,909,726,934	37,122,008,538
Total assets		65,184,744,276	58,586,346,956	63,616,962,102	54,591,441,895

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

Home Product Center Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 31 December 2022

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2022	2021	2022	2021
Liabilities and shareholders' equity					
Current liabilities					
Short-term loans from financial institutions	16	1,074,199,750	1,231,828,900	1,000,000,000	1,000,000,000
Trade and other payables	6, 17	15,811,877,626	13,972,618,552	15,577,279,542	12,310,345,118
Current portion of lease liabilities	18	189,013,541	247,268,297	665,947,156	201,779,600
Current portion of long-term loan	19	46,029,791	61,607,795	-	-
Current portion of debentures	20	5,127,658,469	3,120,896,420	5,127,658,469	3,120,896,420
Income tax payable		612,129,292	448,313,947	580,572,441	407,850,596
Value added tax payable		86,829	22,242,685	-	22,153,883
Advances received from customers		1,205,041,160	1,011,117,551	1,186,938,341	950,547,503
Other current liabilities		418,994,564	394,789,396	403,512,285	351,231,175
Total current liabilities		24,485,031,022	20,510,683,543	24,541,908,234	18,364,804,295
Non-current liabilities					
Lease liabilities - net of current portion	18	5,840,958,219	4,865,462,232	5,976,839,313	4,452,652,884
Long-term loan - net of current portion	19	122,624,850	-	-	-
Debentures - net of current portion	20	8,933,139,921	8,943,368,384	8,933,139,921	8,943,368,384
Provision for long-term employee benefits	21	589,457,915	545,893,781	533,450,392	495,218,895
Rental received in advance - net of current portion		213,916,555	239,417,577	213,916,555	239,417,577
Other non-current liabilities		753,734,154	591,088,653	704,327,226	538,325,115
Total non-current liabilities		16,453,831,614	15,185,230,627	16,361,673,407	14,668,982,855
Total liabilities		40,938,862,636	35,695,914,170	40,903,581,641	33,033,787,150

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

Home Product Center Public Company Limited and its subsidiaries

Statement of financial position (continued)

As at 31 December 2022

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2022	2021	2022	2021
Shareholders' equity					
Share capital					
Registered share capital					
13,151,198,025 ordinary shares of Baht 1 each		13,151,198,025	13,151,198,025	13,151,198,025	13,151,198,025
Issued and fully paid-up					
13,151,198,025 ordinary shares of Baht 1 each		13,151,198,025	13,151,198,025	13,151,198,025	13,151,198,025
Premium on ordinary shares		646,323,076	646,323,076	646,323,076	646,323,076
Retained earnings					
Appropriated - Statutory reserve	23	1,315,120,000	1,315,120,000	1,315,120,000	1,315,120,000
Unappropriated		9,158,041,977	7,806,891,854	7,600,739,360	6,445,013,644
Other components of shareholders' equity		(24,803,707)	(29,103,198)	-	-
Equity attributable to owners of the Company		24,245,879,371	22,890,429,757	22,713,380,461	21,557,654,745
Non-controlling interests of the subsidiaries		2,269	3,029	-	-
Total shareholders' equity		24,245,881,640	22,890,432,786	22,713,380,461	21,557,654,745
Total liabilities and shareholders' equity		65,184,744,276	58,586,346,956	63,616,962,102	54,591,441,895
		-	-	-	-

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

Directors

Home Product Center Public Company Limited and its subsidiaries

Statement of comprehensive income

For the year ended 31 December 2022

(Unit: Baht)

	Note	Consolidated financial statements		Separate financial statements	
		2022	2021	2022	2021
Profit or loss:					
Revenues					
Revenue from contracts with customers	24	65,090,884,337	60,567,911,600	60,042,433,467	52,829,269,611
Rental income		1,720,584,615	1,223,155,045	1,740,341,968	1,243,228,528
Dividend income	6, 11	-	-	407,999,240	-
Other income		2,577,961,968	2,134,722,436	2,539,586,381	2,106,752,063
Total revenues		69,389,430,920	63,925,789,081	64,730,361,056	56,179,250,202
Expenses					
Cost of sales and service		48,077,695,198	44,925,373,575	44,441,717,584	39,092,341,332
Cost of rental		704,951,949	608,799,558	696,362,888	608,799,558
Selling, distribution and service expenses		10,247,644,676	9,254,941,985	9,705,062,446	8,215,165,245
Administrative expenses		2,271,253,647	2,070,650,238	2,147,390,149	1,849,308,922
Other expenses		270,654	23,280,984	148,099	15,643,578
Total expenses		61,301,816,124	56,883,046,340	56,990,681,166	49,781,258,635
Operating profit		8,087,614,796	7,042,742,741	7,739,679,890	6,397,991,567
Share of loss from investment in associate		(1,949,470)	-	-	-
Finance income		16,952,978	7,357,456	33,379,094	53,209,729
Finance cost	26	(444,578,753)	(415,612,451)	(434,249,557)	(391,024,899)
Profit before income tax expenses		7,658,039,551	6,634,487,746	7,338,809,427	6,060,176,397
Income tax expenses	27	(1,440,950,286)	(1,193,968,474)	(1,317,144,569)	(1,075,176,166)
Profit for the year		6,217,089,265	5,440,519,272	6,021,664,858	4,985,000,231
Other comprehensive income:					
<i>Other comprehensive income to be reclassified to profit or loss in subsequent period:</i>					
Exchange differences on translation of financial statements in foreign currency		4,299,491	27,405,175	-	-
		4,299,491	27,405,175	-	-
<i>Other comprehensive income not to be reclassified to profit or loss in subsequent period:</i>					
Actuarial gains	21	-	81,622,550	-	74,072,713
Less: Income tax effect	27	-	(16,324,510)	-	(14,814,543)
		-	65,298,040	-	59,258,170
Other comprehensive income for the year		4,299,491	92,703,215	-	59,258,170
Total comprehensive income for the year		6,221,388,756	5,533,222,487	6,021,664,858	5,044,258,401

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

Home Product Center Public Company Limited and its subsidiaries

Statement of comprehensive income (continued)

For the year ended 31 December 2022

(Unit: Baht)

	Consolidated financial statements		Separate financial statements		
	Note	2022	2021	2022	2021
Profit attributable to:					
Equity holders of the Company		6,217,089,265	5,440,519,272	6,021,664,858	4,985,000,231
Non-controlling interests of the subsidiaries		-	-		
		<u>6,217,089,265</u>	<u>5,440,519,272</u>		
Total comprehensive income attributable to:					
Equity holders of the Company		6,221,388,756	5,533,222,487	6,021,664,858	5,044,258,401
Non-controlling interests of the subsidiaries		-	-		
		<u>6,221,388,756</u>	<u>5,533,222,487</u>		
Earnings per share					
	28				
Basic earnings per share					
Profit attributable to equity holders of the Company		<u>0.47</u>	<u>0.41</u>	<u>0.46</u>	<u>0.38</u>

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

Home Product Center Public Company Limited and its subsidiaries

Cash flow statement

For the year ended 31 December 2022

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Cash flows from operating activities				
Profit before tax	7,658,039,551	6,634,487,746	7,338,809,427	6,060,176,397
Adjustments to reconcile profit before tax to net cash provided by (paid for) operating activities:				
Depreciation and amortisation	3,156,130,752	3,207,911,825	3,052,816,604	2,778,591,394
Rental reduction	-	(29,087,963)	-	(25,105,085)
Gain from reduction of rental period	(19,800)	(26,221,060)	(19,800)	(26,221,060)
Decrease of inventories to net realisable value	40,774,394	106,401,350	69,811,911	84,114,632
Loss (gain) from sales and written-off of assets	3,014,186	9,223,973	(652,467)	2,070,518
Reversal of allowance for expected credit losses	(4,303,219)	(6,641)	(2,045,719)	(6,641)
Reversal allowance for impairment of assets	(10,347,612)	(224,068)	(10,300,000)	(1,060,000)
Reversal of allowance for impairment of investment	-	-	-	(28,497,497)
Share of loss from investment in associate	1,949,470	-	-	-
Provision for long-term employee benefits	49,617,731	62,982,414	43,642,771	55,435,820
Transfer deferred interest expense to finance cost	166,533,586	156,381,914	166,533,586	156,381,914
Unrealised exchange loss (gain)	(11,223,187)	(2,205,783)	(4,795,275)	2,117,996
Loss (gain) on fair value of derivative instrument	18,867,227	(184,270)	18,867,227	(184,270)
Dividend income from subsidiaries	-	-	(407,999,240)	-
Interest income	(16,952,978)	(7,357,456)	(33,379,094)	(53,209,729)
Interest expenses	267,640,521	247,691,242	257,826,244	224,031,613
Profit from operating activities before changes in operating assets and liabilities	11,319,720,622	10,359,793,223	10,489,116,175	9,228,636,002
Decrease (increase) in operating assets				
Trade and other receivables	(389,810,525)	94,565,948	(479,042,653)	52,264,106
Inventories	(1,098,651,579)	(2,334,043,131)	(2,978,005,034)	(1,970,160,241)
Value added tax receivable	71,255,578	76,197,574	(134,178,841)	43,321,923
Other current assets	(48,668,485)	(17,547,872)	(60,433,872)	(14,975,510)
Rental guarantee deposits	5,143,014	(13,173,659)	3,863,280	(12,119,415)
Other non-current assets	46,932,197	59,676,905	30,823,116	60,312,416
Increase (decrease) in operating liabilities				
Trade and other payables	1,197,055,129	945,920,269	2,612,950,511	813,765,812
Value added tax payable	(22,155,856)	22,158,763	(22,153,883)	22,153,883
Advances received from customers	193,923,610	9,142,421	236,390,838	14,267,619
Other current liabilities	5,198,925	16,017,008	33,274,868	30,439,481
Rental received in advance	(25,501,022)	(37,551,662)	(25,501,022)	(37,551,662)
Other non-current liabilities	34,745,027	24,504,312	36,193,230	16,740,464
Cash flows from operating activities	11,289,186,635	9,205,660,099	9,743,296,713	8,247,094,878
Cash paid for provision for long-term employee benefits	(6,053,597)	(9,518,032)	(5,411,274)	(7,900,888)
Cash paid for corporate income tax	(1,331,149,206)	(1,370,735,933)	(1,217,501,903)	(1,263,428,499)
Net cash flows from operating activities	9,951,983,832	7,825,406,134	8,520,383,536	6,975,765,491

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

Home Product Center Public Company Limited and its subsidiaries

Cash flow statement (continued)

For the year ended 31 December 2022

(Unit: Baht)

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Cash flows from investing activities				
Short-term loans to related party	-	-	(2,190,000,000)	(4,510,000,000)
Cash received from short-term loans to related party	-	-	3,424,000,000	5,046,000,000
Increase in investment in subsidiary	-	-	-	(53,944,938)
Dividend income from subsidiaries	-	-	407,999,240	-
Investment in associate	(68,705,866)	-	(68,705,866)	-
Acquisitions of investment properties	(8,508,129)	(57,661,587)	(8,508,129)	(57,661,587)
Acquisitions of property, building and equipment	(4,424,262,501)	(1,244,655,262)	(4,479,701,318)	(1,113,579,174)
Payment of right-of-use assets	(1,109,662,088)	(206,446,360)	(1,109,662,088)	(206,446,360)
Acquisitions of computer software	(53,505,005)	(109,089,224)	(59,442,822)	(107,601,042)
Increase (decrease) in construction retention	127,900,475	(69,036,512)	129,808,881	(73,905,266)
Proceeds from sales of investment properties' equipment	11,215	5,421	11,215	5,421
Proceeds from sales of equipment	10,518,832	6,495,511	9,477,442	5,730,804
Cash received from interest income	17,045,852	7,308,280	33,471,968	53,160,553
Net cash flows used in investing activities	(5,509,167,215)	(1,673,079,733)	(3,911,251,477)	(1,018,241,589)
Cash flows from financing activities				
Cash received from short-term loans from financial institutions	1,720,562,000	11,000,000,000	1,700,000,000	11,000,000,000
Repayment of short-term loans from financial institutions	(1,869,880,500)	(11,030,703,600)	(1,700,000,000)	(11,000,000,000)
Payment of lease liabilities	(413,225,978)	(390,411,338)	(617,523,176)	(339,447,270)
Cash received from long-term loan	122,273,170	-	-	-
Repayment of long-term loan	(14,442,519)	(17,480,219)	-	-
Proceeds from the issuance of debentures	5,000,000,000	3,852,295,441	5,000,000,000	3,852,295,441
Cash paid for redemption of debentures	(3,170,000,000)	(4,000,000,000)	(3,170,000,000)	(4,000,000,000)
Cash paid for interest expenses	(77,075,054)	(121,126,021)	(67,808,280)	(111,503,171)
Dividend paid	(4,865,800,886)	(4,207,882,793)	(4,865,800,126)	(4,207,882,793)
Net cash flows used in financing activities	(3,567,589,767)	(4,915,308,530)	(3,721,131,582)	(4,806,537,793)
Translation adjustments	(895,328)	26,257,326	-	-
Net increase in cash and cash equivalents	874,331,522	1,263,275,197	888,000,477	1,150,986,109
Cash and cash equivalents at beginning of year	4,545,966,294	3,282,691,097	4,216,397,361	3,065,411,252
Cash and cash equivalents at end of year (Note 7)	5,420,297,816	4,545,966,294	5,104,397,838	4,216,397,361
	-	-	-	-
Supplemental cash flows information:				
Non-cash items consist of				
Purchases of equipment that have not yet been paid	896,110,078	242,452,969	895,984,460	237,205,272
Transfer land and land improvement to investment properties	824,685,997	-	824,685,997	-
Transfer right-of-use assets to equipment	4,095,116	3,332,287	4,095,116	3,332,287
Dividend payable	2,239,014	2,099,998	2,239,014	2,099,998
Actuarial gain	-	81,622,550	-	74,072,713

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

Home Product Center Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity

For the year ended 31 December 2022

(Unit: Baht)

Consolidated financial statements									
Equity attributable to owners of the Company									
	Note	Issued and paid-up share capital	Premium on ordinary shares	Retained earnings		Other components of equity	Total equity attributable to owners of the Company	Equity attributable to non-controlling interests of the subsidiaries	Total shareholders' equity
				Appropriated - statutory reserve	Unappropriated	Exchange differences on translation of financial statements in foreign currency			
Balance as at 1 January 2021		13,151,198,025	646,323,076	1,315,120,000	6,509,107,203	(56,508,373)	21,565,239,931	3,029	21,565,242,960
Profit for the year		-	-	-	5,440,519,272	-	5,440,519,272	-	5,440,519,272
Other comprehensive income for the year		-	-	-	65,298,040	27,405,175	92,703,215	-	92,703,215
Total comprehensive income for the year		-	-	-	5,505,817,312	27,405,175	5,533,222,487	-	5,533,222,487
Dividend paid	31	-	-	-	(4,208,032,661)	-	(4,208,032,661)	-	(4,208,032,661)
Balance as at 31 December 2021		<u>13,151,198,025</u>	<u>646,323,076</u>	<u>1,315,120,000</u>	<u>7,806,891,854</u>	<u>(29,103,198)</u>	<u>22,890,429,757</u>	<u>3,029</u>	<u>22,890,432,786</u>
Balance as at 1 January 2022		13,151,198,025	646,323,076	1,315,120,000	7,806,891,854	(29,103,198)	22,890,429,757	3,029	22,890,432,786
Profit for the year		-	-	-	6,217,089,265	-	6,217,089,265	-	6,217,089,265
Other comprehensive income for the year		-	-	-	-	4,299,491	4,299,491	-	4,299,491
Total comprehensive income for the year		-	-	-	6,217,089,265	4,299,491	6,221,388,756	-	6,221,388,756
Dividend paid	31	-	-	-	(4,865,939,142)	-	(4,865,939,142)	-	(4,865,939,142)
Subsidiary paid dividend to non-controlling interest of subsidiaries		-	-	-	-	-	-	(760)	(760)
Balance as at 31 December 2022		<u>13,151,198,025</u>	<u>646,323,076</u>	<u>1,315,120,000</u>	<u>9,158,041,977</u>	<u>(24,803,707)</u>	<u>24,245,879,371</u>	<u>2,269</u>	<u>24,245,881,640</u>
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-

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

Home Product Center Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity

For the year ended 31 December 2022

(Unit: Baht)

Separate financial statements					
	Issued and paid-up share capital	Premium on ordinary shares	Retained earnings		Total shareholders' equity
Note			Appropriated - statutory reserve	Unappropriated	
Balance as at 1 January 2021	13,151,198,025	646,323,076	1,315,120,000	5,608,787,904	20,721,429,005
Profit for the year	-	-	-	4,985,000,231	4,985,000,231
Other comprehensive income for the year	-	-	-	59,258,170	59,258,170
Total comprehensive income for the year	-	-	-	5,044,258,401	5,044,258,401
Dividend paid	-	-	-	(4,208,032,661)	(4,208,032,661)
Balance as at 31 December 2021	<u>13,151,198,025</u>	<u>646,323,076</u>	<u>1,315,120,000</u>	<u>6,445,013,644</u>	<u>21,557,654,745</u>
Balance as at 1 January 2022	13,151,198,025	646,323,076	1,315,120,000	6,445,013,644	21,557,654,745
Profit for the year	-	-	-	6,021,664,858	6,021,664,858
Other comprehensive income for the year	-	-	-	-	-
Total comprehensive income for the year	-	-	-	6,021,664,858	6,021,664,858
Dividend paid	-	-	-	(4,865,939,142)	(4,865,939,142)
Balance as at 31 December 2022	<u>13,151,198,025</u>	<u>646,323,076</u>	<u>1,315,120,000</u>	<u>7,600,739,360</u>	<u>22,713,380,461</u>
	-	-	-	-	-
	-	-	-	-	-

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