

**SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED
AND ITS SUBSIDIARIES**

Interim Financial Information

For the Period Ended September 30, 2025

and Report on Review of Interim Financial Information

Performed by Certified Public Accountant

M.R. & ASSOCIATES CO., LTD.

Certified Public Accountants

REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION PERFORMED BY CERTIFIED PUBLIC ACCOUNTANT

To the Board of Directors of Siam Global House Public Company Limited

I have reviewed the accompanying consolidated statement of financial position of Siam Global House Public Company Limited and its subsidiaries as at September 30, 2025, and the consolidated statement of comprehensive income for the three-month and nine-month periods then ended, consolidated statement of changes in shareholders' equity and consolidated statement of cash flows for the nine-month period then ended, and the condensed notes to the consolidated financial statements. I have also reviewed the accompanying separate statement of financial position of Siam Global House Public Company Limited as at September 30, 2025, and the separate statement of comprehensive income for the three-month and nine-month periods then ended, separate statement of changes in shareholders' equity and separate statement of cash flows for the nine-month period then ended, and the condensed notes to the separate financial statements. Management is responsible for the preparation and presentation of this interim financial information in accordance with Thai Accounting Standard No.34 "Interim Financial Reporting". My responsibility is to express a conclusion on this interim financial information based on my review.

Scope of Review

I conducted my review in accordance with Thai Standard on Review Engagement 2410 "Review of Interim Financial Information Performed by the Certified Public Accountant of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Thai Standards on Auditing and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

Conclusion

Based on my review, nothing has come to my attention that causes me to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard No.34 "Interim Financial Reporting".

Other

The comparative consolidated statements of financial position of Siam Global House Public Company Limited and its subsidiaries and the comparative separate statement of financial position of Siam Global House Public Company Limited as of December 31, 2024, were audited by another auditor in my office whose report dated February 11, 2025, expressed an unmodified opinion on those statements. In addition, the consolidated statement of comprehensive income for the three-month and nine-month, consolidated statement of changes in shareholders' equity and consolidated statement of cash flows for the nine-month period ended September 30, 2024 of Siam Global House Public Company Limited and its subsidiaries and the comparative separate statement of comprehensive income for the three-month and nine-month, separate statement of changes in shareholders' equity and separate statement of cash flows for the nine-month period ended September 30, 2024 of Siam Global House Public Company Limited were reviewed by another auditor in my office whose report dated October 28, 2024 stated that nothing has come to his attention that causes him to believe that the accompanying interim financial information is not prepared, in all material respects, in accordance with Thai Accounting Standard No. 34 "Interim Financial Reporting".

(Ms. Muntana Supanuruk)
Certified Public Accountant
Registration No. 4151

M.R. & ASSOCIATES CO., LTD.
Bangkok
October 27, 2025

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF FINANCIAL POSITION
AS AT SEPTEMBER 30, 2025 AND DECEMBER 31, 2024

ASSETS

	Note	In Thousand Baht			
		Consolidated		Separate	
		financial statements		financial statements	
		September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024
		"Unaudited" "Reviewed"	"Audited"	"Unaudited" "Reviewed"	"Audited"
CURRENT ASSETS					
Cash and cash equivalents		855,819	1,661,200	732,654	1,567,158
Trade and other current receivables					
- Related parties	2	18,078	30,135	67,003	36,447
- Others	3	715,252	596,584	661,911	574,594
Current portion of lease receivables	2	92	91	-	-
Current portion of long-term loan to related party	2	-	-	-	57,500
Inventories	4	14,852,554	13,270,239	14,521,049	12,901,972
Other current financial assets	5, 16	208,118	60,047	208,118	60,047
Total current assets		<u>16,649,913</u>	<u>15,618,296</u>	<u>16,190,735</u>	<u>15,197,718</u>
NON-CURRENT ASSETS					
Other non-current financial assets	6, 16	254,000	260,000	254,000	260,000
Lease receivables	2	27,736	29,260	-	-
Investments in subsidiaries	7	-	-	309,845	304,845
Investment in joint venture	8	2,227,143	2,176,797	1,641,435	1,641,435
Long-term loan to related party	2	-	-	172,500	115,000
Land not use in operation		500,357	500,357	500,357	500,357
Property, plant and equipment	9	19,636,161	19,288,342	19,212,692	18,811,241
Right-of-use assets	2, 10	1,063,938	1,127,870	603,277	626,841
Intangible assets		429	953	429	953
Deferred tax assets		392,967	391,777	278,153	269,929
Other non-current assets		158,299	109,794	154,977	106,379
Total non-current assets		<u>24,261,030</u>	<u>23,885,150</u>	<u>23,127,665</u>	<u>22,636,980</u>
TOTAL ASSETS		<u><u>40,910,943</u></u>	<u><u>39,503,446</u></u>	<u><u>39,318,400</u></u>	<u><u>37,834,698</u></u>

The accompanying condensed notes are an integral part of these financial statements.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF FINANCIAL POSITION
AS AT SEPTEMBER 30, 2025 AND DECEMBER 31, 2024

LIABILITIES AND SHAREHOLDERS' EQUITY

	Note	In Thousand Baht			
		Consolidated		Separate	
		financial statements		financial statements	
		September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024
		"Unaudited" "Reviewed"	"Audited"	"Unaudited" "Reviewed"	"Audited"
CURRENT LIABILITIES					
Short-term loans from financial institutions		10,532,655	8,612,275	10,532,655	8,612,275
Trade and other current payables					
- Related parties	2	49,724	86,492	51,461	87,705
- Others		2,479,258	3,047,331	2,433,768	2,986,095
Current portion of long-term loans		470,000	470,000	470,000	470,000
Current portion of lease liabilities	2, 11	26,223	25,426	13,708	13,179
Income tax payable		67,483	158,021	67,483	158,021
Other current financial liabilities	16	4,531	14,717	4,531	14,717
Total current liabilities		13,629,874	12,414,262	13,573,606	12,341,992
NON-CURRENT LIABILITIES					
Long-term loans		370,000	605,000	370,000	605,000
Lease liabilities	2, 11	1,028,939	1,081,380	470,073	483,810
Deferred tax liabilities		173,787	184,356	77,018	80,431
Non-current provision for employee benefits		281,913	254,662	281,913	254,662
Other non-current liabilities		1,063	5,869	950	5,750
Total non-current liabilities		1,855,702	2,131,267	1,199,954	1,429,653
Total liabilities		15,485,576	14,545,529	14,773,560	13,771,645

The accompanying condensed notes are an integral part of these financial statements.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF FINANCIAL POSITION
AS AT SEPTEMBER 30, 2025 AND DECEMBER 31, 2024

LIABILITIES AND SHAREHOLDERS' EQUITY (Continued)

	Note	In Thousand Baht			
		Consolidated		Separate	
		financial statements		financial statements	
		September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024
		"Unaudited" "Reviewed"	"Audited"	"Unaudited" "Reviewed"	"Audited"
SHAREHOLDERS' EQUITY					
Share capital	12				
Authorized share capital		5,401,932	5,201,875	5,401,932	5,201,875
Issued and paid-up share capital		5,401,925	5,201,861	5,401,925	5,201,861
Share premium		4,739,296	4,739,296	4,739,296	4,739,296
Retained earnings					
Appropriated for legal reserve		526,183	526,183	526,183	526,183
Unappropriated		14,692,388	14,316,566	13,856,959	13,575,236
Other components of shareholders' equity		(205,474)	(120,989)	20,477	20,477
Equity attributable to equity holders of the parent		25,154,318	24,662,917	24,544,840	24,063,053
Non-controlling interest		271,049	295,000	-	-
Total shareholders' equity		25,425,367	24,957,917	24,544,840	24,063,053
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY					
		40,910,943	39,503,446	39,318,400	37,834,698

The accompanying condensed notes are an integral part of these financial statements.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THREE-MONTH PERIODS ENDED SEPTEMBER 30, 2025 AND 2024

"UNAUDITED"
"REVIEWED"

		In Thousand Baht				
		Consolidated		Separate		
		financial statements		financial statements		
Note		2025	2024	2025	2024	
REVENUES						
	Net sales	2, 14	7,416,041	7,181,762	7,302,668	7,048,817
	Transportation income		35,800	33,109	35,697	33,012
	Other income	2	145,560	104,660	147,388	106,194
	Total revenues		7,597,401	7,319,531	7,485,753	7,188,023
EXPENSES						
	Cost of goods sold	2	5,451,202	5,323,272	5,371,525	5,231,972
	Distribution costs		870,333	855,168	855,920	838,995
	Administrative expenses	2	766,618	706,196	745,179	682,024
	Total expenses		7,088,153	6,884,636	6,972,624	6,752,991
	Profit from operating activities		509,248	434,895	513,129	435,032
	Finance costs	11	(59,373)	(82,542)	(54,690)	(77,329)
	Reversal of loss (Loss) on impairment of financial assets		(2,598)	235	(2,598)	235
	Share of profit of joint venture		29,086	78,794	-	-
	Profit before Income Tax		476,363	431,382	455,841	357,938
	Income tax expense		(87,836)	(70,591)	(87,923)	(69,146)
	PROFIT FOR THE PERIOD		388,527	360,791	367,918	288,792

The accompanying condensed notes are an integral part of these financial statements.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF COMPREHENSIVE INCOME (Continued)
FOR THE THREE-MONTH PERIODS ENDED SEPTEMBER 30, 2025 AND 2024

"UNAUDITED"
"REVIEWED"

		In Thousand Baht			
		Consolidated		Separate	
		financial statements		financial statements	
Note		2025	2024	2025	2024
OTHER COMPREHENSIVE INCOME					
Items that will be reclassified					
subsequently to profit or loss					
	- Currency translation differences				
	of subsidiaries	(5,689)	(119,000)	-	-
	- Share of other comprehensive				
	income of joint venture				
	(Currency translation differences)	(13,367)	(88,149)	-	-
Other comprehensive income					
for the period		(19,056)	(207,149)	-	-
TOTAL COMPREHENSIVE					
INCOME FOR THE PERIOD		369,471	153,642	367,918	288,792
Profit (loss) attributable to:					
	Equity holders of the parent	392,161	363,664	367,918	288,792
	Non-controlling interests	(3,634)	(2,873)	-	-
		388,527	360,791	367,918	288,792
Total comprehensive income					
attributable to:					
	Equity holders of the parent	375,300	197,310	367,918	288,792
	Non-controlling interests	(5,829)	(43,668)	-	-
		369,471	153,642	367,918	288,792
Earnings per share					
attributable to equity holders					
	of the parent (Baht)	0.0726	0.0673	0.0681	0.0535
13					

The accompanying condensed notes are an integral part of these financial statements.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF COMPREHENSIVE INCOME
FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2025 AND 2024

"UNAUDITED"
"REVIEWED"

		In Thousand Baht			
		Consolidated		Separate	
		financial statements		financial statements	
Note		2025	2024	2025	2024
REVENUES					
	Net sales	23,972,657	24,664,630	23,614,302	24,264,179
	Transportation income	117,998	114,766	117,679	114,549
	Other income	480,020	442,084	485,371	445,863
	Total revenues	24,570,675	25,221,480	24,217,352	24,824,591
EXPENSES					
	Cost of goods sold	17,822,373	18,296,085	17,569,731	18,026,649
	Distribution costs	2,613,893	2,606,551	2,568,990	2,554,011
	Administrative expenses	2,183,727	1,993,076	2,113,402	1,919,260
	Total expenses	22,619,993	22,895,712	22,252,123	22,499,920
	Profit from operating activities	1,950,682	2,325,768	1,965,229	2,324,671
	Finance costs	(183,046)	(239,019)	(168,341)	(237,365)
	Loss on impairment of financial assets	(2,828)	(566)	(2,828)	(566)
	Share of profit of joint venture	107,999	190,543	-	-
	Profit before Income Tax	1,872,807	2,276,726	1,794,060	2,086,740
	Income tax expense	(347,844)	(428,205)	(353,702)	(422,032)
	PROFIT FOR THE PERIOD	1,524,963	1,848,521	1,440,358	1,664,708
OTHER COMPREHENSIVE INCOME					
	Items that will be reclassified				
	subsequently to profit or loss				
	- Currency translation differences				
	of subsidiaries	(41,289)	(56,506)	-	-
	- Share of other comprehensive				
	income of joint venture				
	(Currency translation differences)	(57,855)	(83,751)	-	-
		(99,144)	(140,257)	-	-

The accompanying condensed notes are an integral part of these financial statements.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF COMPREHENSIVE INCOME (Continued)
FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2025 AND 2024

"UNAUDITED"
"REVIEWED"

		In Thousand Baht			
		Consolidated		Separate	
		financial statements		financial statements	
Note		2025	2024	2025	2024
	Items that will not be reclassified subsequently to profit or loss				
	- Share of other comprehensive income of joint venture (Net tax)	202	-	-	-
		202	-	-	-
	Other comprehensive income for the period	<u>(98,942)</u>	<u>(140,257)</u>	<u>-</u>	<u>-</u>
	TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>1,426,021</u>	<u>1,708,264</u>	<u>1,440,358</u>	<u>1,664,708</u>
	Profit (loss) attributable to:				
	Equity holders of the parent	1,534,457	1,853,503	1,440,358	1,664,708
	Non-controlling interests	<u>(9,494)</u>	<u>(4,982)</u>	<u>-</u>	<u>-</u>
		<u>1,524,963</u>	<u>1,848,521</u>	<u>1,440,358</u>	<u>1,664,708</u>
	Total comprehensive income attributable to:				
	Equity holders of the parent	1,449,972	1,731,180	1,440,358	1,664,708
	Non-controlling interests	<u>(23,951)</u>	<u>(22,916)</u>	<u>-</u>	<u>-</u>
		<u>1,426,021</u>	<u>1,708,264</u>	<u>1,440,358</u>	<u>1,664,708</u>
	Earnings per share attributable to equity holders of the parent (Baht)	13	<u>0.2841</u>	<u>0.3431</u>	<u>0.2666</u>
			<u>0.3082</u>		

The accompanying condensed notes are an integral part of these financial statements.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2025 AND 2024

"UNAUDITED"
"REVIEWED"

In Thousand Baht												
Consolidated financial statements												
	Note	Retained earnings				Other components of shareholders' equity				Equity attributable to equity holders of the parent	Non - controlling interest	Total shareholder's equity
		Issued and paid-up share capital	Share premium	Appropriated for legal reserve	Unappropriated	Currency translation differences	Actuarial gain on defined benefit plan	Share of other comprehensive income of joint venture	Total other components of shareholders' equity			
Balance as at January 1, 2024		5,001,803	4,739,296	526,183	13,012,124	(70,684)	30,121	359	(40,204)	23,239,202	308,005	23,547,207
Profit for the period		-	-	-	1,853,503	-	-	-	-	1,853,503	(4,982)	1,848,521
Other comprehensive income for the period		-	-	-	-	(122,323)	-	-	(122,323)	(122,323)	(17,934)	(140,257)
Total comprehensive income for the period		-	-	-	1,853,503	(122,323)	-	-	(122,323)	1,731,180	(22,916)	1,708,264
Stock dividends	12	200,058	-	-	(200,058)	-	-	-	-	-	-	-
Dividends	12	-	-	-	(872,502)	-	-	-	-	(872,502)	-	(872,502)
Balance as at September 30, 2024		<u>5,201,861</u>	<u>4,739,296</u>	<u>526,183</u>	<u>13,793,067</u>	<u>(193,007)</u>	<u>30,121</u>	<u>359</u>	<u>(162,527)</u>	<u>24,097,880</u>	<u>285,089</u>	<u>24,382,969</u>
Balance as at January 1, 2025		5,201,861	4,739,296	526,183	14,316,566	(141,824)	20,476	359	(120,989)	24,662,917	295,000	24,957,917
Profit for the period		-	-	-	1,534,457	-	-	-	-	1,534,457	(9,494)	1,524,963
Other comprehensive income for the period		-	-	-	-	(84,687)	-	202	(84,485)	(84,485)	(14,457)	(98,942)
Total comprehensive income for the period		-	-	-	1,534,457	(84,687)	-	202	(84,485)	1,449,972	(23,951)	1,426,021
Stock dividends	12	200,064	-	-	(200,064)	-	-	-	-	-	-	-
Dividends	12	-	-	-	(958,571)	-	-	-	-	(958,571)	-	(958,571)
Balance as at September 30, 2025		<u>5,401,925</u>	<u>4,739,296</u>	<u>526,183</u>	<u>14,692,388</u>	<u>(226,511)</u>	<u>20,476</u>	<u>561</u>	<u>(205,474)</u>	<u>25,154,318</u>	<u>271,049</u>	<u>25,425,367</u>

The accompanying condensed notes are an integral part of these financial statements.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY
FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2025 AND 2024

"UNAUDITED"
"REVIEWED"

In Thousand Baht							
Separate financial statements							
	Note	Issued and paid-up share capital	Share premium	Retained earnings		Other components of shareholders' equity	Total shareholders' equity
				Appropriated for legal reserve	Unappropriated	Actuarial gain on defined benefit plan	
Balance as at January 1, 2024		5,001,803	4,739,296	526,183	12,533,109	30,121	22,830,512
Profit for the period		-	-	-	1,664,708	-	1,664,708
Stock dividends	12	200,058	-	-	(200,058)	-	-
Dividends	12	-	-	-	(872,502)	-	(872,502)
Balance as at September 30, 2024		<u>5,201,861</u>	<u>4,739,296</u>	<u>526,183</u>	<u>13,125,257</u>	<u>30,121</u>	<u>23,622,718</u>
Balance as at January 1, 2025		5,201,861	4,739,296	526,183	13,575,236	20,477	24,063,053
Profit for the period		-	-	-	1,440,358	-	1,440,358
Stock dividends	12	200,064	-	-	(200,064)	-	-
Dividends	12	-	-	-	(958,571)	-	(958,571)
Balance as at September 30, 2025		<u>5,401,925</u>	<u>4,739,296</u>	<u>526,183</u>	<u>13,856,959</u>	<u>20,477</u>	<u>24,544,840</u>

The accompanying condensed notes are an integral part of these financial statements.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CASH FLOWS
FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2025 AND 2024

"UNAUDITED"
"REVIEWED"

	In Thousand Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2025	2024	2025	2024
Cash flows from operating activities				
Profit for the period	1,524,963	1,848,521	1,440,358	1,664,708
Adjustments for				
Depreciation and amortization	1,039,556	989,761	992,340	945,567
Reduction of inventories to net realizable value (reversal)	(425)	5,803	(425)	5,803
Increase in allowance for obsolete and slow-moving inventories	22,362	28,204	20,395	27,890
Increase in allowance for impairment of other non-current assets	203	326	203	326
Provision expense for employee benefits	29,779	24,025	29,779	24,025
Interest income	(20,249)	(19,848)	(28,239)	(28,161)
Interest expense	183,046	238,308	168,341	236,654
Increase in allowance for impairment of expected credit losses	2,828	566	2,828	566
Unrealized loss (gain) on exchange rate	(9,655)	44,470	(9,655)	44,470
Gain on sale of fixed assets	(1,155)	(1,522)	(1,155)	(1,522)
Gain from insurance claim	(14,080)	(253)	(14,080)	(253)
Loss on write-off fixed assets	9,553	7,878	9,553	7,878
Loss (gain) on remeasurements of other financial assets	(71)	224	(71)	224
Share of profit of joint venture	(107,999)	(190,543)	-	-
Gain on sale of other current financial assets	(8)	-	(8)	-
Income tax expense	347,844	428,205	353,702	422,032
	<u>3,006,492</u>	<u>3,404,125</u>	<u>2,963,866</u>	<u>3,350,207</u>
Changes in operating assets and liabilities				
Trade and other current receivables	(101,423)	125,131	(120,355)	116,576
Inventories	(1,622,927)	522,375	(1,639,047)	577,790
Other non-current assets	(166,598)	(215,745)	(166,547)	(215,745)
Trade and other current payables	(465,468)	(348,534)	(452,479)	(299,826)
Payment of post-employment benefits	(2,528)	(2,904)	(2,528)	(2,904)
Other non-current liabilities	(4,800)	100	(4,800)	100
Income tax paid	(459,622)	(602,444)	(455,877)	(594,618)
Net cash provided by operating activities	<u>183,126</u>	<u>2,882,104</u>	<u>122,233</u>	<u>2,931,580</u>

The accompanying condensed notes are an integral part of these financial statements.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CASH FLOWS (Continued)
FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2025 AND 2024

"UNAUDITED"
"REVIEWED"

	In Thousand Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2025	2024	2025	2024
Cash flows from investing activities				
Interest received	17,289	17,739	27,144	26,939
Decrease in current investment				
- deposit at bank	-	96,072	-	-
Increase in investments in subsidiaries	-	-	(5,000)	-
Increase in long-term loan to related party	-	-	-	(80,000)
Collection from long-term loan to related party	-	-	-	28,750
Proceeds from insurance claim	14,080	253	14,080	253
Proceeds from sale of fixed assets	2,611	2,763	2,611	2,763
Cash received from lease receivables	1,858	1,856	-	-
Proceeds from sale of other current financial assets	22,008	70,000	22,008	70,000
Increase in property, plant and equipment	(1,400,302)	(1,177,437)	(1,399,685)	(1,135,633)
Increase in other financial assets	(164,000)	(100,000)	(164,000)	(100,000)
Net cash used in investing activities	<u>(1,506,456)</u>	<u>(1,088,754)</u>	<u>(1,502,842)</u>	<u>(1,186,928)</u>
Cash flows from financing activities				
Interest paid	(182,201)	(258,825)	(167,496)	(243,577)
Increase in short-term loans from				
financial institutions	1,920,380	840,532	1,920,380	840,532
Repayment of long-term loans	(235,000)	(1,533,263)	(235,000)	(1,533,263)
Repayment of lease liabilities	(21,011)	(19,863)	(13,208)	(12,908)
Dividends	(958,571)	(872,502)	(958,571)	(872,502)
Net cash provided (used in) financing activities	<u>523,597</u>	<u>(1,843,921)</u>	<u>546,105</u>	<u>(1,821,718)</u>
Currency translation difference	(5,648)	(21,055)	-	-
Net decrease in cash and cash equivalents	(805,381)	(71,626)	(834,504)	(77,066)
Cash and cash equivalents at beginning of period	1,661,200	1,052,704	1,567,158	953,103
Cash and cash equivalents at end of period	<u>855,819</u>	<u>981,078</u>	<u>732,654</u>	<u>876,037</u>

The accompanying condensed notes are an integral part of these financial statements.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
STATEMENTS OF CASH FLOWS (Continued)
FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2025 AND 2024

"UNAUDITED"
"REVIEWED"

	In Thousand Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2025	2024	2025	2024
Supplementary disclosures of statement of cash flow information:				
a. Cash and cash equivalent at end of period				
Cash in hand	27,606	29,518	26,608	28,412
Current accounts at banks	133,096	100,854	70,256	43,467
Saving deposits at banks	695,117	850,706	635,790	804,158
	<u>855,819</u>	<u>981,078</u>	<u>732,654</u>	<u>876,037</u>
b. Non-cash transaction				
Purchases of property, plant and equipment for which no cash has been paid	136,719	78,539	136,719	79,273
Stock dividends	200,064	200,058	200,064	200,058
Transfer of other non-current assets to property, plant and equipment	117,746	162,486	117,746	162,486
Transfer of property, plant and equipment to right-of-use assets	-	5,296	-	-
Transfer of depreciation and interest expense of lease to property, plant and equipment	-	17,124	-	-

The accompanying condensed notes are an integral part of these financial statements.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
Condensed notes to interim financial statements
September 30, 2025 and 2024 (Unaudited/Reviewed)
December 31, 2024 (Audited)

1. GENERAL INFORMATION

COMPANY INFORMATION

Siam Global House Public Company Limited, “the Company”, is incorporated in Thailand. The Company was listed on the Stock Exchange of Thailand on August 19, 2009.

The Company is principally engaged in merchandising of construction materials, home decorative products, tools and equipment used in construction, home improvement and household and gardening decoration.

The registered address and head office of the Company is 232 Moo 19, Rob Muang Sub-district, Mueang Roi Et District, Roi Et Province. The company has one Distribution Center located in Wang Noi District, Phra Nakhon Si Ayutthaya Province and operating branch of 93 branches as of September 30, 2025, 90 branches as of December 31, 2024 and 87 branches as of September 30, 2024.

BASIS FOR PREPARATION OF INTERIM FINANCIAL INFORMATION

This interim financial information are prepared in accordance with Thai Accounting Standard No. 34 “Interim Financial Reporting”. The Company has presented the statement of financial position, statement of comprehensive income, statement of changes in shareholders’ equity, and statement of cash flows in the same format as the annual financial statements and has prepared the notes to the interim financial statements in a condensed format.

This interim financial information is prepared to provide information additional to that included in the latest annual financial statements. They focus on new activities, events and circumstances to avoid repetition of information previously reported. Accordingly, this interim financial information should therefore be read in conjunction with the latest annual financial statements.

The consolidated interim financial information comprises the financial statements of the Company and its subsidiaries (together referred to as “the Group”) and the Company’s interest in a joint venture. Significant intra-group transactions between the Company, its subsidiaries and the joint venture are eliminated on consolidation.

During the current period, the Company established a new subsidiary as disclosed in Note 7.

The interim financial information in English language has been translated from the Thai language interim financial information.

ACCOUNTING POLICIES

The Group applied significant accounting policies and methods of computation to the preparation of interim financial information for the nine-month periods ended September 30, 2025 and 2024 which are similar to those applied to the preparation of financial statements for the year ended December 31, 2024.

The revised Thai Financial Reporting Standards, which are effective for accounting periods beginning on or after January 1, 2025, did not have any significant impact on the Group’s financial statements.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
Condensed notes to interim financial statements (Continue)
September 30, 2025 and 2024 (Unaudited/Reviewed)
December 31, 2024 (Audited)

2. RELATED PARTY TRANSACTIONS AND BALANCES

The Group has significant balances and transactions with related parties during the period. These transactions were made under commercial terms and agreed-upon criteria that are in the ordinary course of business. There has been no significant change in the pricing policy for related parties transactions during the current period.

Significant transactions for the three-month periods ended September 30, 2025 and 2024 with related parties were as follows:

	In Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	2025	2024	2025	2024
Joint Venture				
Other income	60	60	60	60
Subsidiaries				
Purchase of merchandises	-	-	154,903	68,086
Interest income	-	-	3,630	4,236
Related companies				
Revenue from sales of goods	9,910	8,624	9,881	8,566
Other income	5,805	5,599	5,781	5,382
Distribution management income	455	447	455	447
Gross amount (lease income) received for lease receivables	618	667	-	-
Purchase of merchandises	354,822	331,718	353,736	331,197
Volume incentives	17,544	14,547	17,536	14,547
Management fee expense	2,400	2,400	2,400	2,400
Other expense	103	1,005	103	698
Related persons				
Revenue from sales of goods	30	224	30	224
Gross amount (lease fee) paid for lease liabilities	7,643	7,397	-	-

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
Condensed notes to interim financial statements (Continue)
September 30, 2025 and 2024 (Unaudited/Reviewed)
December 31, 2024 (Audited)

	In Thousand Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2025	2024	2025	2024
Remuneration of key management				
Short-term benefit				
- employment management	19,760	19,398	19,760	19,398
- non-employment management	2,695	2,369	2,695	2,369
Meeting remuneration	515	435	515	435
Total short-term benefits	<u>22,970</u>	<u>22,202</u>	<u>22,970</u>	<u>22,202</u>
Post-employment benefits	779	519	779	519
Total	<u><u>23,749</u></u>	<u><u>22,721</u></u>	<u><u>23,749</u></u>	<u><u>22,721</u></u>

Significant transactions for the nine-month periods ended September 30, 2025 and 2024 with related parties were as follows:

	In Thousand Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2025	2024	2025	2024
Joint Venture				
Other income	<u>180</u>	<u>180</u>	<u>180</u>	<u>180</u>
Subsidiaries				
Purchase of merchandises	<u>-</u>	<u>-</u>	<u>326,731</u>	<u>197,125</u>
Interest income	<u>-</u>	<u>-</u>	<u>10,773</u>	<u>12,081</u>
Related companies				
Revenue from sales of goods	<u>26,491</u>	<u>31,612</u>	<u>26,424</u>	<u>17,647</u>
Other income	<u>13,258</u>	<u>19,670</u>	<u>12,983</u>	<u>19,281</u>
Distribution management income	<u>1,205</u>	<u>1,509</u>	<u>1,205</u>	<u>1,509</u>
Gross amount (lease income) received for lease receivables	<u>1,904</u>	<u>2,054</u>	<u>-</u>	<u>-</u>
Purchase of merchandises	<u>1,359,348</u>	<u>1,216,280</u>	<u>1,355,319</u>	<u>1,213,094</u>
Volume incentives	<u>49,918</u>	<u>53,186</u>	<u>49,889</u>	<u>53,186</u>
Management fee expense	<u>7,200</u>	<u>7,200</u>	<u>7,200</u>	<u>7,200</u>
Other expense	<u>1,736</u>	<u>2,801</u>	<u>1,736</u>	<u>1,501</u>

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
Condensed notes to interim financial statements (Continue)
September 30, 2025 and 2024 (Unaudited/Reviewed)
December 31, 2024 (Audited)

	In Thousand Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	2025	2024	2025	2024
Related persons				
Revenue from sales of goods	679	464	679	464
Gross amount (lease fee) paid for lease liabilities	23,008	24,005	-	-
Remuneration of key management				
Short-term benefit				
- employment management	59,275	57,906	59,275	57,906
- non-employment management	8,085	8,411	8,085	8,411
Meeting remuneration	1,465	1,350	1,465	1,350
Total short-term benefits	68,825	67,667	68,825	67,667
Post-employment benefits	1,616	1,545	1,616	1,545
Total	70,441	69,212	70,441	69,212

Balances as at September 30, 2025 and December 31, 2024 with related parties were as follows:

	In Thousand Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024
Trade and other current receivables				
Trade accounts receivables				
Related companies	3,793	3,445	3,769	2,809
Related persons	43	3	43	3
	3,836	3,448	3,812	2,812
Other current receivables				
Joint venture	180	240	180	240
Subsidiary	-	-	48,958	7,002
Related companies	14,062	26,447	14,053	26,393
	14,242	26,687	63,191	33,635
Total	18,078	30,135	67,003	36,447

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
Condensed notes to interim financial statements (Continue)
September 30, 2025 and 2024 (Unaudited/Reviewed)
December 31, 2024 (Audited)

	In Thousand Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024
The trade accounts receivable are aged as follows:				
Current	2,456	2,429	2,432	2,426
Overdue:				
- Not over 3 months	1,380	386	1,380	386
- Over 3 months to 6 months	-	633	-	-
Total	3,836	3,448	3,812	2,812
Lease receivables				
Related person	27,828	29,351	-	-
<u>Less</u> current portion	(92)	(91)	-	-
Net	27,736	29,260	-	-

Balances as at September 30, 2025 and December 31, 2024 of the long-term loan to related party presented by due for repayment was as follows:

	In Thousand Baht	
	Separate financial statements	
	September 30, 2025	December 31, 2024
Long-term loan to subsidiary		
Current portion of long-term loan	-	57,500
Long-term loan	172,500	115,000
Total	172,500	172,500

Movements for the nine-month periods ended September 30, 2025 and 2024 of long-term loan to related party were as follows:

	In Thousand Baht	
	Separate financial statements	
	2025	2024
Balance as at January 1,	172,500	150,000
Increase	-	80,000
Decrease	-	(28,750)
Balance as at September 30,	172,500	201,250

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
Condensed notes to interim financial statements (Continue)
September 30, 2025 and 2024 (Unaudited/Reviewed)
December 31, 2024 (Audited)

On August 1, 2023 and April 1, 2024, the Company provided long-term loan to a subsidiary amounting to Baht 150 million and Baht 80 million, respectively. The loan is due to be repaid within 5 years, payable every 6 months on June 20 and December 20th. The first repayment of principal will be on June 20, 2024 and the last repayment will be on December 20, 2027 with interest rate of 8.35 % per annum. The interest is due for payment at each month-end.

On May 27, 2025, the executive committee meeting of the company No. 3/2025 approved a revision of the loan conditions mentioned above. The loan term was extended from 5 years to 10 years while maintaining the same interest rate. Under the revised terms, the subsidiary is required to pay only monthly interest at each month-end while repayment of principal will depend on the subsidiary's cash flows. Early repayment is allowed if sufficient cash flows are available. Accordingly, the Company reclassified the entire outstanding loan balance as long-term loans.

	In Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024
Right-of-use assets				
Related persons	459,519	499,476	-	-
Trade and other current payables				
Trade accounts payables				
Subsidiaries	-	-	2,330	1,369
Related companies	49,669	86,445	49,076	86,289
	49,669	86,445	51,406	87,658
Other current payables				
Related companies	52	43	52	43
Related persons	3	4	3	4
	55	47	55	47
Total	49,724	86,492	51,461	87,705
Lease liabilities				
Related persons	570,341	608,767	-	-
Less current portion	(12,002)	(11,729)	-	-
Net	558,339	597,038	-	-

Agreement with related party

The subsidiary had entered into two land rental agreements with a related person for the period of 30 years expiring in March 2047 and August 2050. The subsidiary is committed to pay a monthly rental as stipulated in agreement (totaling U.S. Dollar 31.3 million). The subsidiary must comply with conditions indicated in the agreements.

The subsidiary made a sublease agreement on a partial of land with a related company for the period of 28 years 2 months, due in March 2047. Related company is committed to pay a monthly rental as stipulated in agreement (totaling U.S. Dollar 2.5 million).

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
Condensed notes to interim financial statements (Continue)
September 30, 2025 and 2024 (Unaudited/Reviewed)
December 31, 2024 (Audited)

3. TRADE AND OTHER ACCOUNTS RECEIVABLES - OTHERS

	In Thousand Baht			
	Consolidated		Separate	
	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024
Trade accounts receivables	117,587	112,201	117,427	111,965
<u>Less</u> allowance for impairment of expected credit losses	(4,386)	(3,579)	(4,386)	(3,579)
Net	<u>113,201</u>	<u>108,622</u>	<u>113,041</u>	<u>108,386</u>
Other current receivables				
- Accrued volume incentives	213,132	175,690	213,132	175,690
- Accrued income from supplier	191,945	130,366	191,178	129,136
- Prepaid expenses	68,879	27,156	59,322	25,726
- Deposits for purchase of merchandises	64,709	37,088	28,091	24,213
- Accrued service income	15,149	22,033	15,119	22,033
- Provision for sales returns	16,941	18,439	16,623	17,883
- Input value added tax	28,705	26,662	23,526	23,176
- Others	8,218	54,134	7,506	51,957
	<u>607,678</u>	<u>491,568</u>	<u>554,497</u>	<u>469,814</u>
<u>Less</u> allowance for impairment of expected credit losses	(5,627)	(3,606)	(5,627)	(3,606)
Net	<u>602,051</u>	<u>487,962</u>	<u>548,870</u>	<u>466,208</u>
Total	<u><u>715,252</u></u>	<u><u>596,584</u></u>	<u><u>661,911</u></u>	<u><u>574,594</u></u>

As at September 30, 2025 and December 31, 2024, the Company had an outstanding balance of trade accounts receivables - others, aged as follows:

	In Thousand Baht			
	Consolidated		Separate	
	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024
Current	76,243	78,400	76,083	78,164
Overdue:				
- Not over 3 months	37,021	25,040	37,021	25,040
- Over 3 months to 6 months	2,196	5,664	2,196	5,664
- Over 6 months to 12 months	-	1,150	-	1,150
- Over 12 months	2,127	1,947	2,127	1,947
Total	<u>117,587</u>	<u>112,201</u>	<u>117,427</u>	<u>111,965</u>
<u>Less</u> allowance for impairment of expected credit losses	(4,386)	(3,579)	(4,386)	(3,579)
Net	<u><u>113,201</u></u>	<u><u>108,622</u></u>	<u><u>113,041</u></u>	<u><u>108,386</u></u>

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
Condensed notes to interim financial statements (Continue)
September 30, 2025 and 2024 (Unaudited/Reviewed)
December 31, 2024 (Audited)

4. INVENTORIES

	In Thousand Baht			
	Consolidated		Separate	
	financial statements		financial statements	
	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024
Merchandises	15,319,094	13,546,500	14,992,004	13,187,198
Raw Materials	9,729	9,247	9,729	9,247
<u>Less</u> cost reduction to net realizable value	(4,848)	(5,273)	(4,848)	(5,273)
<u>Less</u> allowance for obsolete and slow-moving merchandises	(349,377)	(327,192)	(345,675)	(325,281)
<u>Less</u> volume incentives	(199,465)	(188,541)	(199,125)	(188,250)
Net	14,775,133	13,034,741	14,452,085	12,677,641
Goods in transit	77,421	235,498	68,964	224,331
Total	<u>14,852,554</u>	<u>13,270,239</u>	<u>14,521,049</u>	<u>12,901,972</u>

**5. OTHER CURRENT FINANCIAL ASSETS
(FORMERLY “INVESTMENTS IN DEBT SECURITIES DUE WITHIN ONE YEAR”)**

As at September 30, 2025 and December 31, 2024, the Group had other current financial assets in the consolidated and separate financial statements, as follows:

	In Thousand Baht	
	September 30, 2025	December 31, 2024
Investments in Debt Instruments		
- Debt instruments measured at amortized cost	150,000	50,000
- Debt instruments measured at fair value through profit or loss (Level 2 of the fair value hierarchy)	30,111	10,047
Investments in Equity Instruments		
- Equity instruments measured at fair value through profit or loss (Level 2 of the fair value hierarchy)	28,007	-
Total	<u>208,118</u>	<u>60,047</u>

During the quarter ended September 30, 2025, the Company invested in equity instruments in the form of open-ended funds for the purpose of short-term investment for liquidity management.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
Condensed notes to interim financial statements (Continue)
September 30, 2025 and 2024 (Unaudited/Reviewed)
December 31, 2024 (Audited)

The movements of other current financial assets for the nine-month periods ended September 30, 2025 and 2024 are as follows:

	In Thousand Baht	
	September 30, 2025	December 31, 2024
Net book value as at January 1,	60,047	120,223
Additions during the period	70,000	-
Portion due within one year	100,000	10,000
Disposals and redemptions during the period	(22,000)	(70,000)
Remeasurement	71	(175)
Net book value as at September 30,	<u>208,118</u>	<u>60,048</u>

**6. OTHER NON-CURRENT FINANCIAL ASSETS
(FORMERLY “INVESTMENTS IN DEBT SECURITIES”)**

As at September 30, 2025 and December 31, 2024, the Group had other non-current financial assets in the consolidated and separate financial statements, as follows:

	In Thousand Baht	
	September 30, 2025	December 31, 2024
Investments in Debt Instruments		
- Debt instruments measured at amortized cost	404,000	310,000
- Debt instruments measured at fair value through profit or loss (Level 2 of the fair value hierarchy)	30,111	10,047
Total	<u>434,111</u>	<u>320,047</u>
<u>Less</u> portion due within one year	<u>(180,111)</u>	<u>(60,047)</u>
Other non-current financial assets	<u>254,000</u>	<u>260,000</u>

The movements of other non-current financial assets for the nine-month periods ended September 30, 2025 and 2024 are as follows:

	In Thousand Baht	
	September 30, 2025	December 31, 2024
Net book value as at January 1,	260,000	220,049
Additions during the period	94,000	100,000
Portion due within one year	(100,000)	(10,049)
Net book value as at September 30,	<u>254,000</u>	<u>310,000</u>

On February 14, 2025, the Company invested Baht 30 million in a structured note with a financial institution. The instrument has a maturity of 1 year and 6 months, maturing on August 14, 2026, featuring 100% principal protection and a return referenced to the US Government Bond Index with maturities of 20 years and above.

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
Condensed notes to interim financial statements (Continue)
September 30, 2025 and 2024 (Unaudited/Reviewed)
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On May 27, 2025, the Company invested Baht 94 million in a debenture issued by a company. The debenture has a term of 5 years and maturing on May 27, 2030 with interest rate of 3.9% per annum payable every three months. The first interest payment starting on August 27, 2025.

7. INVESTMENT IN SUBSIDIARIES

As at September 30, 2025 and December 31, 2024, the details of investments in subsidiaries in the separate financial statements were as follows:

Company	In Thousand Baht					
	Ownership interest (%)		Paid-up capital		Cost method	
	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024
Global House (Cambodia) Co., Ltd.	55	55	521,320 ⁽¹⁾	521,320 ⁽¹⁾	287,765	287,765
Guangxi Global House International Trade Co., Ltd.	100	100	17,080 ⁽²⁾	17,080 ⁽²⁾	17,080	17,080
Chiq (Thailand) Co., Ltd.	100	-	5,000	-	5,000	-
Total					309,845	304,845

⁽¹⁾ Paid-up capital amounted to U.S. Dollars 16.0 million.

⁽²⁾ Paid-up capital amounted to CNY 3.5 million.

On May 23, 2025, CHiQ (Thailand) Company Limited (“CHiQ”) was registered and established in Thailand. Siam Global House Public Company Limited was the major shareholder, holding 100% of the registered capital of Baht 5 million (50,000 shares at a par value of Baht 100 per share). CHiQ has primary objective to operate as the sole distributor of electrical appliance products under the “CHiQ” brand. The Company has paid for the shares amounting to Baht 5 million (49,998 shares) on July 18, 2025 and this subsidiary has been included in the consolidated financial statements since the acquisition date of control.

8. INVESTMENT IN JOINT VENTURE

As at September 30, 2025 and December 31, 2024, the details of investment in joint venture were as follows:

Company	In Thousand Baht							
	Ownership interest (%)		Paid-up capital		Equity method		Cost method	
	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024
Global House International Co., Ltd. (“GBI”)	50	50	3,282,870	3,282,870	2,227,143	2,176,797	1,641,435	1,641,435

SIAM GLOBAL HOUSE PUBLIC COMPANY LIMITED AND ITS SUBSIDIARIES
Condensed notes to interim financial statements (Continue)
September 30, 2025 and 2024 (Unaudited/Reviewed)
December 31, 2024 (Audited)

9. PROPERTY, PLANT AND EQUIPMENT

Movements for the nine-month period ended September 30, 2025 of property, plant and equipment were as follows:

	In Thousand Baht	
	Consolidated financial statements	Separate financial statements
Net book value as at January 1, 2025	19,288,342	18,811,241
Additions during the period - cost	1,263,583	1,262,966
Transfer from other non-current assets	117,746	117,746
Disposals/write - off - Net	(11,009)	(11,009)
Depreciation charge for the period	(999,570)	(968,252)
Currency translation differences	(22,931)	-
Net book value as at September 30, 2025	<u>19,636,161</u>	<u>19,212,692</u>

10. RIGHT-OF-USE ASSETS

Movements for the nine-month period ended September 30, 2025 of right-of-use assets were as follows:

	Consolidated financial statements (In Thousand Baht)		
	Land	Building space	Total
Net book value as at January 1, 2025	1,121,958	5,912	1,127,870
Depreciation charge for the period	(37,983)	(1,479)	(39,462)
Currency translation differences	(24,432)	(38)	(24,470)
Net book value as at September 30, 2025	<u>1,059,543</u>	<u>4,395</u>	<u>1,063,938</u>

	Separate financial statements (In Thousand Baht)		
	Land	Building space	Total
Net book value as at January 1, 2025	622,482	4,359	626,841
Depreciation charge for the period	(22,458)	(1,106)	(23,564)
Net book value as at September 30, 2025	<u>600,024</u>	<u>3,253</u>	<u>603,277</u>

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11. LEASE LIABILITIES

The movements for the nine-month period ended September 30, 2025 of lease liabilities were as follows:

	In Thousand Baht	
	Consolidated financial statements	Separate financial statements
Net book value as at January 1, 2025	1,106,806	496,989
Amortization of deferred interest during the period	25,971	11,506
Repayment of lease liabilities during the period	(46,982)	(24,714)
Currency translation differences	(30,633)	-
Net book value as at September 30, 2025	<u>1,055,162</u>	<u>483,781</u>

As at September 30, 2025 and December 31, 2024, lease liabilities consisted of the following:

	In Thousand Baht			
	Consolidated financial statements		Separate financial statements	
	September 30, 2025	December 31, 2024	September 30, 2025	December 31, 2024
Lease liabilities				
- Due for payments within one year	59,639	60,430	28,658	28,442
- Due for payments after one year but within five years	239,159	242,519	113,060	111,583
- Due for payments after 5 years	1,194,976	1,282,185	524,976	551,383
Total	<u>1,493,774</u>	<u>1,585,134</u>	<u>666,694</u>	<u>691,408</u>
<u>Less</u> deferred interest	<u>(438,612)</u>	<u>(478,328)</u>	<u>(182,913)</u>	<u>(194,419)</u>
Lease liabilities - net of deferred interest	1,055,162	1,106,806	483,781	496,989
<u>Less</u> current portion	<u>(26,223)</u>	<u>(25,426)</u>	<u>(13,708)</u>	<u>(13,179)</u>
Lease liabilities - net of due for payments within one year	<u>1,028,939</u>	<u>1,081,380</u>	<u>470,073</u>	<u>483,810</u>

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12. SHARE CAPITAL AND DIVIDENDS

Share Capital

At the annual general meeting of the shareholders of the Company held on April 8, 2025, the shareholders passed the following resolutions:

- a) decrease authorized share capital from Baht 5,201,874,978 (5,201,874,978 ordinary shares at Baht 1 par value) to Baht 5,201,860,623 (5,201,860,623 ordinary shares at Baht 1 par value). The Company registered the capital decrease with the Ministry of Commerce on April 22, 2025;
- b) increase authorized share capital from Baht 5,201,860,623 (5,201,860,623 ordinary shares at Baht 1 par value) to Baht 5,401,932,185 (5,401,932,185 ordinary shares at Baht 1 par value). The 200,064,765 new ordinary shares were reserved for stock dividend. The Company registered the capital increase with the Ministry of Commerce on April 23, 2025.

At the annual general meeting of the shareholders of the Company held on April 10, 2024, the shareholders passed the following resolutions:

- a) decrease authorized share capital from Baht 5,001,809,096 (5,001,809,096 ordinary shares at Baht 1 par value) to Baht 5,001,802,864 (5,001,802,864 ordinary shares at Baht 1 par value). The Company registered the capital decrease with the Ministry of Commerce on April 18, 2024;
- b) increase authorized share capital from Baht 5,001,802,864 (5,001,802,864 ordinary shares at Baht 1 par value) to Baht 5,201,874,978 (5,201,874,978 ordinary shares at Baht 1 par value). The 200,072,114 new ordinary shares were reserved for stock dividend. The Company registered the capital increase with the Ministry of Commerce on April 23, 2024.

Dividends

At the annual general meeting of Shareholders of the Company approved the appropriation of net profit as dividends as follows:

Dividend Payment	Paid from the operating results of the year 2024	Paid from the operating results of the year 2023
Approval Date	April 8, 2025	April 10, 2025
Cash dividend	Baht 958.57 million	Baht 872.50 million
Stock dividend		
Stock dividend ratio	26 existing shares for 1 stock dividend	25 existing shares for 1 stock dividend
Number of stock dividend shares (Baht 1 par value)	200.06 million shares	200.06 million shares
Total value of stock dividend	Baht 200.06 million	Baht 200.06 million
Total dividend paid	Baht 1,158.63 million	Baht 1,072.56 million
Dividend per share	Baht 0.22	Baht 0.21
Dividend payment date	May 6, 2025	May 10, 2024
Registration date for capital increase from stock dividend	May 7, 2025	May 13, 2024

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13. EARNINGS PER SHARE

Basic earnings per share for the three-month and nine-month periods ended September 30, 2025 and 2024 are determined by dividing the profit for the three-month and nine-month periods (excluding other comprehensive income) by the weighted average number of ordinary shares outstanding during the periods, after adjusting the number of ordinary shares in proportion to the change in the number of shares as a result of the increase in share capital arising from the issue of a stock dividend of 200.06 million shares on May 6, 2025. The number of ordinary shares of the prior period has been adjusted as if the stock dividend had been issued at the beginning of the earliest period reported as follows:

	In Thousand Baht / In Thousand Shares			
	For the three-month			
	Consolidated		Separate	
	financial statements		financial statements	
	2025	2024	2025	2024
Profit attributable to equity holders of the parent	392,161	363,664	367,919	288,792
Weighted average number of ordinary shares outstanding	5,401,925	5,401,925	5,401,925	5,401,925
Earnings per share (Baht)	0.0726	0.0673	0.0681	0.0535

	In Thousand Baht / In Thousand Shares			
	For the nine-month			
	Consolidated		Separate	
	financial statements		financial statements	
	2025	2024	2025	2024
Profit attributable to equity holders of the parent	1,534,457	1,853,503	1,440,359	1,664,708
Weighted average number of ordinary shares outstanding	5,401,925	5,401,925	5,401,925	5,401,925
Earnings per share (Baht)	0.2841	0.3431	0.2666	0.3082

14. SEGMENT INFORMATION

The Group is principally engaged in merchandising of construction materials, home decorative products, tools and equipment used in construction, home improvement and household and gardening decoration, therefore, management considers that the Group had only one business segment.

The Group's segment revenues based on the geographic location of customers for the three-month and nine-month periods ended September 30, 2025 and 2024 were as follows:

	In Thousand Baht			
	For the three-month		For the nine-month	
	2025	2024	2025	2024
Thailand	7,302,669	7,035,000	23,567,098	24,165,027
Kingdom of Cambodia	111,528	145,520	401,829	481,585
Lao People's Democratic Republic	-	-	-	13,782
Republic of the Union of Myanmar	1,844	1,242	3,730	4,236
Total	7,416,041	7,181,762	23,972,657	24,664,630

The Group had no transaction with any key customers (customers whose transactions exceeding 10% of total balance of transactions) for the three-month and nine-month periods ended September 30, 2025 and 2024.

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15. COMMITMENTS

As at September 30, 2025, the Group had the following significant commitments:

- a) Domestic contractual commitments
 - Construction contracts with a domestic company totaling Baht 747.26 million.
 - Contracts for the installation of automated warehouse system with a domestic company totaling Baht 20.52 million.
- b) Unutilized letters of credit totaling CNY 17.99 million (equivalent to approximately Baht 81.02 million).

16. FAIR VALUE OF FINANCIAL INSTRUMENTS

As at September 30, 2025 and December 31, 2024, the Group had financial assets and financial liabilities that were measured at fair value in the consolidated and separate financial statements presented by fair value hierarchy as follows:

	In Thousand Baht	
	September 30, 2025	December 31, 2024
Level 2 inputs of fair value Hierarchy		
Financial assets measured at fair value		
- Investments in debt instruments	30,111	10,047
- Investments in equity instruments	28,007	-
Financial liabilities measured at fair value		
- Forward exchange contract	4,531	14,717

17. APPROVAL OF INTERIM FINANCIAL INFORMATION

The interim financial information has been approved for dissemination by the Company's Board of Directors on October 27, 2025.