Statement of financial position

As at 30 September 2024

(Unit: Thousand Baht)

		Consolidated financial statements		Separate financial statements		
	Note	30 September 2024	31 December 2023	30 September 2024	31 December 2023	
		(Unaudited	(Audited)	(Unaudited	(Audited)	
		but reviewed)		but reviewed)		
Assets						
Current assets						
Cash and cash equivalents		2,329,657	2,518,905	201,991	320,984	
Trade and other receivables	2, 3	861,291	1,195,573	184,434	185,114	
Short-term loans to related parties	2	18,870	15,300	59,447	-	
Dividend receivables from related parties	2	-	-	-	152,700	
Inventories		850,040	982,422	18,182	21,701	
Other current financial assets		132,291	334,223	-	-	
Other current assets		524,558	318,524	40,516	33,224	
Total current assets		4,716,707	5,364,947	504,570	713,723	
Non-current assets						
Other non-current financial assets		429,828	363,337	-	-	
Investment in an associate	4	433,676	444,538	427,271	438,627	
Investments in subsidiaries	5	-	-	6,396,293	5,826,293	
Investments in joint ventures	6	3,964,648	4,094,797	-	-	
Long-term loan to related parties	2	-	-	10,205,304	8,667,806	
Investment properties	7	161,942	164,306	161,946	170,615	
Property, plant and equipment	7	33,126,277	29,504,875	7,217,343	6,902,552	
Right-of-use assets	8	11,523,879	11,807,840	875,387	970,090	
Goodwill	9	339,007	360,432	-	-	
Other intangible assets	7	751,814	765,091	44,871	53,680	
Deferred tax assets		274,166	374,045	-	-	
Other non-current assets		814,761	959,404	82,585	5,740	
Total non-current assets		51,819,998	48,838,665	25,411,000	23,035,403	
Total assets		56,536,705	54,203,612	25,915,570	23,749,126	

Statement of financial position (continued)

As at 30 September 2024

(Unit: Thousand Baht)

		Consolidated financial statements		Separate financial statements		
	Note	30 September 2024	31 December 2023	30 September 2024	31 December 2023	
		(Unaudited	(Audited)	(Unaudited	(Audited)	
		but reviewed)		but reviewed)		
Liabilities and shareholders' equity						
Current liabilities						
Bank overdrafts and short-term loans						
from financial institutions	10	2,095,519	927,774	1,885,661	500,000	
Trade and other payables	2, 11	3,499,966	3,445,335	310,643	373,313	
Current portion of long-term loans						
from financial institutions	12	663,064	3,880,454	499,948	3,498,033	
Current portion of debentures	13	600,000	684,199	600,000	600,000	
Short-term loans from related parties	2	11,930	11,930	1,250,000	1,050,000	
Current portion of financial liabilities						
from long-term leases	2	77,086	73,859	-	-	
Current portion of long-term lease liabilities		1,381,014	1,112,115	160,688	156,735	
Current portion of deferred income		19,721	31,171	54,184	52,743	
Income tax payable		97,229	68,815	-	-	
Other current financial liabilities		225,297	86,999	24,933	4,995	
Other current liabilities		369,533	271,815	28,985	35,932	
Total current liabilities		9,040,359	10,594,466	4,815,042	6,271,751	
Non-current liabilities						
Long-term loans from financial institutions,						
net of current portion	12	8,899,233	4,668,356	7,122,313	3,659,506	
Debentures, net of current portion	13	3,500,000	3,500,000	3,500,000	3,500,000	
Long-term loans from related parties	2	57,665	60,525	964,385	943,343	
Financial liabilities from long-term leases,						
net of current portion	2	1,599,442	1,646,753	-	-	
Long-term lease liabilities, net of current portion		10,289,863	10,539,314	572,714	561,839	
Deferred income		64,334	63,137	653,609	691,290	
Deferred tax liabilities		2,632,428	2,622,826	671,261	663,337	
Provision for long-term employee benefits		317,273	321,525	71,590	73,811	
Provision for decommissioning		165,738	168,391	-	-	
Other non-current liabilities		51,190	336	49,850	875	
Total non-current liabilities		27,577,166	23,591,163	13,605,722	10,094,001	
Total liabilities		36,617,525	34,185,629	18,420,764	16,365,752	

Statement of financial position (continued)

As at 30 September 2024

(Unit: Thousand Baht)

	Consolidated fina	ancial statements	Separate financial statements		
	30 September 2024	31 December 2023	30 September 2024	31 December 2023	
	(Unaudited	(Audited)	(Unaudited	(Audited)	
	but reviewed)		but reviewed)		
Liabilities and shareholders' equity (continued)					
Shareholders' equity					
Share capital					
Registered					
1,350,000,000 ordinary shares of Baht 1 each	1,350,000	1,350,000	1,350,000	1,350,000	
Issued and fully paid up					
1,350,000,000 ordinary shares of Baht 1 each	1,350,000	1,350,000	1,350,000	1,350,000	
Share premium	970,000	970,000	970,000	970,000	
Retained earnings					
Appropriated - statutory reserve	158,080	158,080	158,080	158,080	
Unappropriated	7,801,720	7,282,787	2,268,076	2,156,644	
Other component of shareholders' equity	9,376,271	9,914,196	2,748,650	2,748,650	
Equity attributable to company's shareholders	19,656,071	19,675,063	7,494,806	7,383,374	
Non-controlling interests of the subsidiaries	263,109	342,920			
Total shareholders' equity	19,919,180	20,017,983	7,494,806	7,383,374	
Total liabilities and shareholders' equity	56,536,705	54,203,612	25,915,570	23,749,126	

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

Directors

Statement of comprehensive income

For the three-month period ended 30 September 2024

(Unit: Thousand Baht except profit (loss) per share expressed in Baht)

		Consolidated finance	cial statements	Separate financial statements		
	Note	2024	<u>2023</u>	<u>2024</u>	2023	
Revenues						
Revenue from hotel operations		2,229,421	2,154,085	377,105	497,398	
Revenues from food and beverage		3,169,038	3,054,093	-	-	
Dividend income	5	-	-	-	-	
Rental income		3,569	3,569	12,652	12,687	
Other income		137,542	139,806	76,147	56,629	
Total revenues		5,539,570	5,351,553	465,904	566,714	
Expenses						
Cost of hotel operations		1,562,325	1,459,544	303,800	349,908	
Cost of sales - food and beverage		1,695,602	1,702,549	-	-	
Selling expenses		854,031	877,813	22,838	27,577	
Administrative expenses		987,280	931,211	159,514	128,081	
Total expenses		5,099,238	4,971,117	486,152	505,566	
Profit (loss) from operating activities		440,332	380,436	(20,248)	61,148	
Share of profit from investment in an associate	4	6,857	7,046	-	-	
Share of loss from investments in joint ventures		(13,967)	(61,951)	-	-	
Finance income		62,130	64,165	111,537	75,432	
Finance cost		(263,729)	(280,114)	(127,465)	(130,040)	
Profit (loss) before income tax expenses		231,623	109,582	(36,176)	6,540	
Income tax expenses		(81,067)	(55,611)	(21,038)	(5,056)	
Profit (loss) for the period		150,556	53,971	(57,214)	1,484	

Central Plaza Hotel Public Company Limited and its subsidiaries Statements of comprehensive income (continued)

For the three-month period ended 30 September 2024

(Unit: Thousand Baht except profit (loss) per share expressed in Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2024</u>	2023	<u>2024</u>	2023
Other comprehensive income:				
Other comprehensive income reclassified or to be				
reclassified to profit or loss in subsequent periods				
Exchange differences on translation of				
financial statements in foreign currency	(989,089)	139,198		-
Other comprehensive income reclassified or to be reclassified				
to profit or loss in subsequent periods - net of income tax	(989,089)	139,198	<u>-</u>	
Other comprehensive income not to be reclassified				
to profit or loss in subsequent periods				
Loss on investments in equity designated at fair value				
through other comprehensive income - net of income tax	(31)	(53)	<u> </u>	-
Other comprehensive income not to be reclassified to				
profit or loss in subsequent periods - net of income tax	(31)	(53)	<u> </u>	
Other comprehensive income for the period	(989,120)	139,145	<u> </u>	-
Total comprehensive income for the period	(838,564)	193,116	(57,214)	1,484
Profit (loss) attributable to:				
Equity holders of the Company	163,096	73,772	(57,214)	1,484
Non-controlling interests of the subsidiaries	(12,540)	(19,801)	(01,211)	.,
Note of the Substitutes	150,556	53,971		
Total comprehensive income attributable to:				
Equity holders of the Company	(815,308)	211,144	(57,214)	1,484
Non-controlling interests of the subsidiaries	(23,256)	(18,028)	(01,211)	.,
Non-conditing interests of the subsidiaries	(838,564)	193,116		
Profit (loss) per share	(000,001)	100,110		
Profit (loss) attributable to equity holders of				
the Company (Baht)	0.12	0.05	(0.04)	0.00
Weighted average number of ordinary shares (Thousand shares)	1,350,000	1,350,000	1,350,000	1,350,000

Statement of comprehensive income

For the nine-month period ended 30 September 2024

(Unit: Thousand Baht except profit per share expressed in Baht)

		Consolidated financial statements		Separate financial statements		
	Note	<u>2024</u>	<u>2023</u>	<u>2024</u>	2023	
Revenues						
Revenue from hotel operations		7,409,893	6,562,004	1,311,031	1,563,541	
Revenues from food and beverage		9,621,151	9,229,857	-	-	
Dividend income	5	-	-	703,050	273,600	
Rental income		10,709	10,709	37,681	37,647	
Other income		583,461	525,120	256,817	234,503	
Total revenues		17,625,214	16,327,690	2,308,579	2,109,291	
Expenses						
Cost of hotel operations		4,735,334	4,190,698	955,586	1,069,274	
Cost of sales - food and beverage		5,218,781	5,152,531	-	-	
Selling expenses		2,747,182	2,604,059	78,595	94,431	
Administrative expenses		2,957,526	2,716,438	527,909	416,205	
Total expenses		15,658,823	14,663,726	1,562,090	1,579,910	
Profit from operating activities		1,966,391	1,663,964	746,489	529,381	
Share of profit from investment in an associate	4	21,494	20,832	-	-	
Share of loss from investments in joint ventures		(7,198)	(92,531)	-	-	
Finance income		212,535	201,662	317,346	210,850	
Finance cost		(782,306)	(739,152)	(377,480)	(362,320)	
Profit before income tax expenses		1,410,916	1,054,775	686,355	377,911	
Income tax expenses		(350,903)	(220,783)	(7,924)	(14,807)	
Profit for the period		1,060,013	833,992	678,431	363,104	

Central Plaza Hotel Public Company Limited and its subsidiaries Statements of comprehensive income (continued)

For the nine-month period ended 30 September 2024

(Unit: Thousand Baht except profit per share expressed in Baht)

	Consolidated finance	Consolidated financial statements		l statements
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
Other comprehensive income:				
Other comprehensive income reclassified or to be				
reclassified to profit or loss in subsequent periods				
Exchange differences on translation of				
financial statements in foreign currency	(538,536)	314,596		
Other comprehensive income reclassified or to be reclassified				
to profit or loss in subsequent periods - net of income tax	(538,536)	314,596	<u> </u>	
Other comprehensive income not to be reclassified				
to profit or loss in subsequent periods				
Loss on investments in equity designated at fair value				
through other comprehensive income - net of income tax	(22)	(20)	<u> </u>	
Other comprehensive income not to be reclassified to				
profit or loss in subsequent periods - net of income tax	(22)	(20)	<u> </u>	
Other comprehensive income for the period	(538,558)	314,576	<u> </u>	
Total comprehensive income for the period	521,455	1,148,568	678,431	363,104
Profit (loss) attributable to:				
Equity holders of the Company	1,085,932	823,484	678,431	363,104
Non-controlling interests of the subsidiaries	(25,919)	10,508		
	1,060,013	833,992		
Total comprehensive income attributable to:				
Equity holders of the Company	548,007	1,132,585	678,431	363,104
Non-controlling interests of the subsidiaries	(26,552)	15,983		
	521,455	1,148,568		
Profit per share				
Profit attributable to equity holders of				
the Company (Baht)	0.80	0.61	0.50	0.27
Weighted average number of ordinary shares (Thousand shares)	1,350,000	1,350,000	1,350,000	1,350,000

Central Plaza Hotel 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											
				Equ	uity attributable to	parent's shareholde	ers					
	Other components of equity											
					Other compre	ehensive income						
					Exchange							
					differences on	Surplus					Equity	
					translation of	on changes	Change in		Total other	Total equity	attributable to	
	Share capital		Retained	earnings	financial	in value of	ownership	Revaluation	components of	attributable to	non-controlling	Total
	issued and		Appropriated -		statements in	available-for-sale	interest in	surplus on	shareholders'	the shareholders	interests of the	shareholders'
_	fully paid	Share premium	statutory reserve	Unappropriated	foreign currency	investments	a subsidiary	land	equity	of the Company	subsidiaries	equity
Balance as at 1 January 2023	1,350,000	970,000	158,080	6,047,842	250,664	567	143,422	9,597,559	9,992,212	18,518,134	372,594	18,890,728
Profit for the period	-	-	-	823,484	-	-	-	-	-	823,484	10,508	833,992
Other comprehensive income for the period					309,121	(20)			309,101	309,101	5,475	314,576
Total comprehensive income for the period	-	-	-	823,484	309,121	(20)	-	-	309,101	1,132,585	15,983	1,148,568
Change in non-controlling interests of subsidiaries											(33,561)	(33,561)
Balance as at 30 September 2023	1,350,000	970,000	158,080	6,871,326	559,785	547	143,422	9,597,559	10,301,313	19,650,719	355,016	20,005,735
Balance as at 1 January 2024	1,350,000	970,000	158,080	7,282,787	172,706	509	143,422	9,597,559	9,914,196	19,675,063	342,920	20,017,983
Profit for the period	-	-	-	1,085,932	-	-	-	-	-	1,085,932	(25,919)	1,060,013
Other comprehensive income for the period					(537,903)	(22)			(537,925)	(537,925)	(633)	(538,558)
Total comprehensive income for the period	-	-	-	1,085,932	(537,903)	(22)	-	-	(537,925)	548,007	(26,552)	521,455
Dividends to owners of the Company (Note 15)	-	-	-	(566,999)	-	-	-	-	-	(566,999)	-	(566,999)
Dividends paid from subsidiaries											(53,259)	(53,259)
Balance as at 30 September 2024	1,350,000	970,000	158,080	7,801,720	(365,197)	487	143,422	9,597,559	9,376,271	19,656,071	263,109	19,919,180

(Unaudited but reviewed)

Central Plaza Hotel Public Company Limited and its subsidiaries

Statement of changes in shareholders' equity (continued)

For the nine-month period ended 30 September 2024

	-
Balance as at 1 January 2023	
Profit for the period	
Other comprehensive income for the period	-
Total comprehensive income for the period	-
Balance as at 30 September 2023	=
Balance as at 1 January 2024	
Profit for the period	
Other comprehensive income for the period	_
Total comprehensive income for the period	
Total comprehensive income for the period Dividends to owners of the Company (Note 15)	-

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

(Unit: Thousand Baht)

_	Separate financial statements								
					Other components				
	Share capital		Retained	earnings	of equity	Total			
	issued and		Appropriated -		Revaluation	shareholders'			
_	fully paid	Share premium	statutory reserve	Unappropriated	surplus on land	equity			
	1,350,000	970,000	158,080	1,521,915	2,748,650	6,748,645			
	-	-	-	363,104	-	363,104			
_	_								
_				363,104		363,104			
	1,350,000	970,000	158,080	1,885,019	2,748,650	7,111,749			
_									
	1,350,000	970,000	158,080	2,156,644	2,748,650	7,383,374			
	-	-	-	678,431	-	678,431			
	_	-	-	-	-	-			
_	_			678,431	_	678,431			
	-	-	-	(566,999)	_	(566,999)			
_	1,350,000	970,000	158,080	2,268,076	2,748,650	7,494,806			

Cash flow statement

For the nine-month period ended 30 September 2024

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements		
	<u>2024</u>	<u>2023</u>	<u>2024</u>	2023	
Cash flows from operating activities					
Profit before tax	1,410,916	1,054,775	686,355	377,911	
Adjustments to reconcile profit before tax to net cash					
provided by (paid from) operating activities					
Depreciation and amortisation	2,414,622	2,265,547	270,418	241,593	
Increase in allowance for expected credit losses (reversal)	3,192	202	(1,967)	(6,803)	
Loss on disposals of buildings and equipment	98,058	97,908	27,363	29,550	
Loss on write-off of software license	2,171	7,239	-	-	
Reversal in reduction cost of inventory to net realisable value	(2,079)	(951)	-	-	
Increase of impairment losses on assets (reversal)	(17,610)	5,690	-	-	
(Gain) loss on write-off of right-of-use assets	73,481	(22,280)	-	-	
Impairment loss on assets	21,425				
Net difference of right-of-use assets and lease liabilities arising					
from reassessment	(53,640)	(68,786)	-	-	
Reversal of impairment of investment in an associate	-	-	(21,000)	(20,700)	
Share of (profit) loss from investment in an associate and joint ventures	(14,296)	71,698	-	-	
Realisation of deferred income	(19,764)	(26,418)	(41,562)	(42,201)	
Dividend income	-	-	(703,050)	(273,600)	
Provision for long-term employee benefits	27,072	21,210	6,347	4,514	
Interest income	(212,535)	(201,662)	(317,346)	(210,850)	
Interest expense	786,327	739,152	377,480	362,320	
Gain on exchange rate	(69,170)	(63,299)	(69,170)	(63,299)	
Profit from operating activities before changes in					
operating assets and liabilities	4,448,170	3,880,025	213,868	398,435	

Central Plaza Hotel Public Company Limited and its subsidiaries Cash flow statement (continued)

For the nine-month period ended 30 September 2024

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2024</u>	2023	<u>2024</u>	2023
Cash flows from operating activities (continued)				
Operating assets (increase) decrease				
Trade and other receivables	338,890	396,071	7,761	25,338
Inventories	134,461	30,173	3,519	2,304
Other current assets	(224,399)	31,142	(5,649)	(1,757)
Other non-current assets	144,754	(39,424)	(76,845)	564
Operating liabilities increase (decrease)				
Trade and other payables	(339,147)	(642,007)	(77,798)	(99,220)
Other current financial liabilities	138,298	(21,718)	19,938	820
Other current liabilities	97,718	1,210	(6,947)	(245)
Deferred income	9,511	18,077	(75,572)	4,338
Cash paid for long-term employee benefits	(31,324)	(16,118)	(8,568)	(5,710)
Decommissioning paid	(23,914)	(12,837)	-	-
Other non-current liabilities	50,854	(3,625)	48,975	(3,734)
Cash from operating activities	4,743,872	3,620,969	42,682	321,133
Cash received from withholding tax	18,405	9,465	16,222	8,074
Cash paid for corporate income tax expenses	(213,043)	(193,797)	(17,866)	(7,430)
Net cash flows from operating activities	4,549,234	3,436,637	41,038	321,777
Cash flows from investing activities				
Decrease in other current financial assets	200,000	118,392	-	-
Interest income	98,454	252,098	312,232	205,400
Cash received from repayment of loans to related parties	-	-	3,348,992	3,024,201
Increase in loans to related parties	(3,570)	-	(4,945,937)	(2,777,455)
Increase in investments and loans to joint ventures	(41,638)	(129,557)	-	-
Proceeds from disposal of buildings and equipment	10,340	4,873	2,794	139
Cash paid for property, plant and equipment	(4,447,846)	(1,534,619)	(496,697)	(147,271)
Cash paid for right-of-use assets	(128,477)	(59,418)	-	-
Cash paid for intangible assets	(61,041)	(73,860)	(266)	(1,816)
Proceeds from redemption of investment in Property Fund	32,356	31,667	32,356	31,667
Cash paid for investment in a subsidiary	-	-	(570,000)	(33,561)
Dividend received from subsidiaries	-	-	855,750	400,800
Dividend received from joint ventures	51,000	30,600	-	-
Decrease (increase) in prepayment for construction	(111)	3,009		
Net cash flows from (used in) investing activities	(4,290,533)	(1,356,815)	(1,460,776)	702,104

Central Plaza Hotel Public Company Limited and its subsidiaries Cash flow statement (continued)

For the nine-month period ended 30 September 2024

(Unit: Thousand Baht)

	Consolidated financial statements		Separate financial statements	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	2023
Cash flows from financing activities				
Cash received from bank overdrafts and short-term loans				
from financial institutions	2,591,913	420,009	2,485,734	320,000
Cash paid for bank overdrafts and short-term loans				
from financial institutions	(1,421,194)	(637,264)	(1,100,000)	(620,000)
Cash paid for interest expense	(346,686)	(397,806)	(265,603)	(336,010)
Dividends paid to owners of the Company	(566,999)	-	(566,999)	-
Decrease in non-controlling interests of subsidiaries				
from dividend payment of subsidiaries	(53,259)	-	-	-
Payment of principal portion of lease liabilities	(1,144,172)	(1,187,721)	(2,189)	(3,283)
Cash paid for transaction cost of loan from financial institution	(13,670)	(8,534)	(13,670)	(3,500)
Cash received from long-term loans from related parties	-	-	2,777,719	4,037,213
Repayments of loans from related parties	(133,620)	(129,728)	(2,556,677)	(2,986,459)
Cash received from debentures	-	1,500,000	-	1,500,000
Repayment of debentures	(82,773)	(1,042,619)	-	(1,000,000)
Cash received from long-term loans from financial institutions	4,476,247	4,393,471	3,542,430	3,500,000
Repayments of long-term loans from financial institutions	(3,332,382)	(6,099,546)	(3,000,000)	(5,804,927)
Cash paid for purchase of investment in subsidiaries				
from non-controlling interests		(33,561)		
Net cash flows from (used in) financing activities	(26,595)	(3,223,299)	1,300,745	(1,396,966)
Increase (decrease) in translation adjustments	(421,354)	131,629		
Net increase in cash and cash equivalents	(189,248)	(1,011,848)	(118,993)	(373,085)
Cash and cash equivalents at beginning of period	2,518,905	3,136,631	320,984	867,755
Cash and cash equivalents at end of period	2,329,657	2,124,783	201,991	494,670
Supplemental disclosure of cash flows information				
Non-cash related transactions				
Accounts payable for acquisition of buildings and equipment	477,595	57,925	8,375	1,094
Acquisition of property, plant and equipment	,555	3.,020	3,5. 5	.,001
under lease agreement	_	7,829,610	_	_
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