



Castle Peak Holdings Public Co.,Ltd.

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Form 56-1 One Report

2022

(Annual Report)

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### 1. Structure and operation of the company

#### 1.1 Policy and business overview

##### 1.1.1 Vision

Garment business:

To be the leader in technologies in outerwear industry, together with high quality and excellent services by investing in modern machinery and training on existing workers to have excellent skills in order to be more efficient and gain high customer satisfaction

Real estate business:

To be a real estate developer who develops affordable and good quality of horizontal housing projects in good locations and environments.

##### 1.1.2 Significant changes and developments

Castle Peak Holding Public co., Ltd., initially set up as a Castle Peak partnership, operated in September 1976. The purpose of the business is to produce garments for export overseas. Later on, the company grew bigger and established C.P.G. Garment Co., Ltd. The main products of the company are jackets, coats, trousers and sportswear using textile fabrics as the raw materials. Products are manufactured under the customers' brand names and the major export markets are United States and the European Union.

Afterward in 1994, the company diversified the core business into the real estate development business. Products are twin houses, town houses, detached houses and commercial buildings. Later, in 2019, a subsidiary, Sun Property Company Limited started in construction business and build houses for companies in the group.

1.1.3 Use of fundraising - There has been no fundraising in the last 10 years.

1.1.4 The commitment that the company has made in the registration statement and/or conditions for licensing of the Office (if any) and / or conditions for listing securities of the Stock Exchange of Thailand – None

1.1.5 Name, head office, nature of business, company registration number, website and type of all the company's paid shares

## Part 1 Business Operations and Performance (Cont.)

Name	Castle Peak Holdings Public Co., Ltd
Head Office	CPH Tower, 899 Petchkasam Road, Bangkai Sub-district, Bangkai District, Bangkok 10160 Telephone: 02-4550300 Fax: 02-4550358-9
Nature of business	Garment Manufacturing and Property Development
Public Company Registration No.	0107537001056
Website	www.castlepeak.co.th
Issued shares	40,000,000 ordinary shares, Baht 10.00 per share Issued and Paid-up Share Capital 400,000,000 Baht

### 1.2 Nature of business

#### 1.2.1 Income structure

##### Garment business

Operating by	% Shareholder	Year 2022		Year 2021		Year 2020	
		Income	%	Income	%	Income	%
Castle Peak Holdings PCL.	100	1,347.00	61.42	858.11	55.64	684.45	51.39
C.P.G. Garment Co., Ltd	99.94	739.87	33.74	611.06	39.62	535.38	40.20
Total income in garment business		2,086.87	95.16	1,469.17	95.25	1,219.83	91.59

##### Real Estate Business

Operating by	% Shareholder	Year 2022		Year 2021		Year 2020	
		Income	%	Income	%	Income	%
Castle Peak Holdings PCL.	100	37.13	1.69	4.21	0.27	33.45	2.51
Castle Peak Real Estate Co., Ltd	99.99	68.99	3.15	68.98	4.47	65.23	4.90
Aek Thana Property Co., Ltd *	99.98	0.00	0.00	0.00	0.00	13.34	1.00
Total income in real estate business		106.12	4.84	73.19	4.75	112.02	8.41
Total income		2,192.99	100.00	1,542.36	100.00	1,331.85	100.00

\* Indirect owned by Castle Peak Real Estate Co., Ltd

#### 1.2.2 Product information

##### Garment business

##### (1) Type of products

Outerwear such as jacket, coats, down jacket, pants and sportswear which are produced from woven fabrics according to the buyer's design, quantity and trademark



## Part 1 Business Operations and Performance (Cont.)

### (2) Marketing and competition

#### A. Marketing

In 2022, 100% of products are manufactured and exported to overseas customers. The proportion of export markets is divided into 69.17 % for the United States, 28.88 % for EU countries and 1.94 % for other countries. Products are sold in cold climate countries and the demand of products relies on climate and economic conditions of each country. In good economic, the demand of high quality outerwear is high, In contrast, in struggle economic, consumers purchase only basic products. Moreover, 63.59 % of products are sold directly to the trademark owners and 36.41 % are distributed through agents.

#### B. competition

The most important factor is the price. However, other factors are also taken into consideration such as quality of goods, services, on-time delivery and honesty. The company's main strengths are high quality goods, impressive services, and useful advice to customers, on-time delivery and honesty. Number of competitors unidentified because they are many outerwear factories in many countries.

### (3) Procurement of products

#### A. Characteristics

The company imported 85.96 % of raw materials from foreign suppliers and the rest 14.04 % of raw materials are purchase from local suppliers. Foreign materials sources are from China, Korea, Taiwan, Vietnam, Hong Kong and the United States which are mostly synthetic and natural fibers. Accessories items consist of zips, buttons, threads, etc., Materials are delivered to factories of the company which are listed follow.

##### 1. Castle Peak Holdings Public Company Limited.

The Factory is located at 697 Petchkasem Road, Bangkae Sub-district, Bangkae District, Bangkok. Production capacity of 1,200,000 pieces per year.

##### 2. C.P.G. Garment Co., Ltd.

The Factory is located at 2 Soi Petchkasem 50/2 Petchkasem Road, Bang Wa Sub-district, Phasicharoen District, Bangkok. Production capacity of 900,000 pieces per year.

#### B. Environmental impact

Sewing machines in the garment factory are small and quiet. Also, there are no chemicals in the production which cause water and air pollutions



## Part 1 Business Operations and Performance (Cont.)

### (4) Assets used in business operation

The garment business has assets used in the operation of the business as fixed assets which consisting of land, building, machinery and equipment. (Details about assets used in business is in attachment 4)

### (5) Work not yet delivered - none -

#### Real Estate Business :

#### (1) Type of products

Townhouses, townhomes, semi-detached houses and commercial buildings located in Nakhon Pathom and Nonthaburi Provinces

- Siwarat 10 located at Bang Len-Lat Lum Kaeo Road, Bang Pa-si Sub-district, Bang Len District, Nakhon Pathom. The total project value of 527 million Baht which comprise of 443 units of townhouses and commercial buildings, 434 units have been transferred to the buyer as of December 31, 2022 The remaining units are constructed houses for sales

- Siwarat 11 located at Sai Noi-Bang Bua Thong Road, Khlong Khwang Sub-district, Sai Noi District, Nonthaburi. The total project value of 253 million Baht which comprise of 120 units of 2-storey townhouses and 26 units of 3-storey townhomes, 133 units have been transferred to the buyer as of December 31, 2022, The remaining units are under construction and constructed houses for sales

#### (2) Marketing and competition

- The demand of house in low and middle-income housing markets is limited, which make intense competition. The company has to implement new marketing strategies to accelerate buyer decision-making.

- There are many new competitors in nearby locations, which increase choices for buyers. Most new buyers do comparisons such as the quality of the house, the location, the price before making a decision. However, the company has high experienced sales and marketing team to attract new customers.

#### (3) Procurement of products

- The company has developed and selected new house designs in order to meet the needs of customers. The construction company in the group construct houses, utilities to ensure the high standards, together with using good construction materials. Also, materials and equipment for used are good and high quality.

## Part 1 Business Operations and Performance (Cont.)

### B. Impact on the environment

The company focuses on environmental impacts by providing hygienic utilities in every project. Moreover, in projects under construction, safety equipment is installed to prevent air pollution and areas of resident houses and under construction houses are clearly separated.

#### (4) Assets used in business operation

Real estate business has assets used in the operation of business as fixed assets, which consists of land and buildings for sale and investment property. (Details about assets used in business is in attachment 4)

#### (5) Work not yet delivered - none -

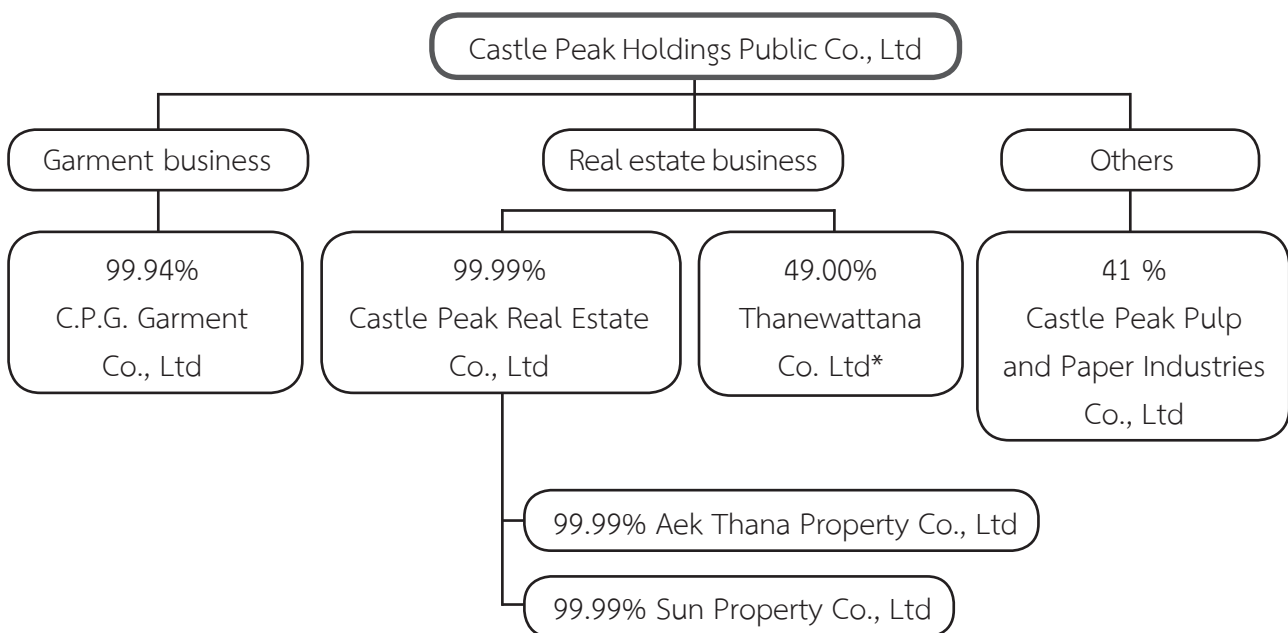
### 1.3 Shareholding structure

#### 1.3.1 Shareholding structure

There are two core businesses under Castle Peak Holding group.

- Garment business is operated by Castle Peak Holdings Public Company Limited and C.P.G. Garment Co., Ltd

- Real estate business is operated by Castle Peak Holdings Public Company Limited and subsidiaries which comprise of Castle Peak Real Estate Co., Ltd., Aek Thana Property Co., Ltd. and Sun Property Co., Ltd.



\* Not started the business





## Part 1 Business Operations and Performance (Cont.)

Castle Peak Holdings PCL., invested in companies at 10 percent or more of the issued shares as follow.

1. C.P.G. Garment Co., Ltd.

Registered office	CPH Tower 899 Petchkasem Road, Bangkai Sub-district, Bangkai district, Bangkok, 10160 TEL. 02-4550300 FAX. 02-4550358-9
Type of Business	Garment Manufacturing
Issued Shares	9,240 ordinary shares at a par value of 5,000 Baht per share. Registered and paid-up capital 46,200,000 Baht

Castle Peak Holdings Public Company Limited holds 99.94% of registered capital.

2. Castle Peak Real Estate Co., Ltd.

Registered office	CPH Tower 899 Petchkasem Road, Bangkai Sub-district, Bangkai district, Bangkok, 10160 TEL. 02-4550300 FAX. 02-4550358-9
Type of Business	Real Estate Development
Issued Shares	20,000,000 common shares with a par value of 10 Baht per share Registered and paid-up capital 200,000,000 Baht

Castle Peak Holdings Public Company Limited holds 99.99% of registered capital.

3. Castle Peak Pulp & Paper Industries Co., Ltd.

Registered office	CPH Tower 899 Petchkasem Road, Bangkai Sub-district, Bangkai District, Bangkok, 10160 TEL. 02-4550289 FAX. 02-4550296
Type of Business	Pulp and Paper
Issued Shares	10,000,000 ordinary shares with a par value of 10 Baht per share Registered and paid-up capital 100,000,000 Baht

Castle Peak Holdings Public Company Limited holds 41.00% of registered capital.

4. Thaneewatana Co., Ltd.

Registered office	1174/4 Phahon Yothin Rd., Chom Phon Sub-district, Chatuchak District, Bangkok TEL. 02-5114005 FAX. 02-9303835
Type of Business	Real Estate Development
Issued Shares	150,000 ordinary shares with a par value of 6.25 Baht per share Registered and paid-up capital 937,500 Baht

Castle Peak Holdings Public Company Limited holds 49.00% of registered capital.

1.3.2 Persons who may have conflicts hold more than 10 percent of the shares in subsidiaries or associated companies.

-None-

1.3.3 Relationship with the business group of major shareholders - None -

1.3.4 Shareholders



## Part 1 Business Operations and Performance (Cont.)

### (1) Major shareholders

(A) The first 10 major shareholders of Castle Peak Holdings Public Co., Ltd., as of December 30, 2022.

	No of shares	%
Thailand Securities Depository Co., Ltd	13,617,779	34.044
Mr.Boonchoo Pongchaloem	11,880,048	29.700
Ms.Vinida Kulsomphob	1,650,000	4.125
Mr. Pongchai Pongchaloem	1,600,000	4.000
Ms.Kankorn Jirayucharoensook	1,500,000	3.750
Ms. Waraporn Hattayavarut	1,453,400	3.634
Ms. Maruyee Pongchaloem	1,442,000	3.550
Ms. Benjaporn Limcharoenngern	1,400,000	3.500
Mr.Phoowet Pongchaloem	1,250,000	3.125

Mr.Boonchoo Pongchaloem and his family hold the total 18,110,904 shares, or 45.28% of total issued shares (Record date of year 2022)

(B) A group of major shareholders who, by their behavior, have significant influence on policy formulation, management or operation of the company.

- None -

#### 1.4 Amount of registered capital and paid-up capital

1.4.1 The company has registered capital of 400 million Baht, paid up 400 million Baht, divided into 40,000,000 common shares, par value of 10 Baht per share, listed on the Stock Exchange of Thailand.

1.4.2 Other types of shares with rights or conditions different from ordinary shares - None -

1.4.3 Other types of securities (shares or convertible securities) -None-

1.5 Issuance of other securities (Convertible securities, debt instruments) -None-

#### 1.6 Dividend Payment Policy

The company's dividend payment policy is 30 % of net profit. However, the final decision would be based on the sufficiency of operating cash flow, investment plan and other laws.

## 2. Risk Management

### 2.1 Policy and Risk Management Plan

Board of directors held the meeting to analyze the company risks. The topic includes the impact of risks from internal and external factors, the chance of an incident, measures and action plans to manage risks. The internal audit is responsible for monitoring and evaluating the results.



## Part 1 Business Operations and Performance (Cont.)

### 2.2 Risk factors affected the business operation of the company

#### 2.2.1 Business risks

Garment business:

##### 1. The decrease of foreign orders

Risk: The number of orders from foreign customers tends to decrease due to the global economic slowdown, especially the USA that faces economic recession and inflation problems. As a result, purchasing power decreases.

Risk management: Adding new orders from other countries to replace orders from USA.

##### 2. The increase of production costs

Risk: Thailand inflation has an effect on the increase of the cost of raw materials , cost of transportation, electricity expenses As a result ,the company's cost of production increases

Risk management: Find alternative suppliers who sell cheaper raw materials to replace the high-priced raw materials and increase production efficiency by training more sewer skill and using high-tech machinery.

##### 3. The increase of financial costs

Risk: Commercial banks raise the loan interest rates, according to the policy of Bank of Thailand. As the results, the company's financial costs increase.

Risk management: The finance department negotiates with banks to decrease the interest rate and looks for other sources of funds such as the issuance of bonds

##### 4. The quality of products do not meet the standard requirements.

Risk: The quality of products might not meet those requirements because of many reasons such as low standard raw materials or sewer mistakes. This will have negative effect toward the company

Risk management: The warehouse department has to check the accuracy of both quantity and quality of raw materials after receiving the materials. Also the Quality Assurance (QA) and the Quality Control (QC) departments to check the quality of products during the production lines until the finished goods. If any mistake occurs, it must be correctly immediately

##### 5. Diseases spread among employees.

Risk: COVID-19 and other diseases in Thailand may spread among employees, which will have effects on the health and productivity of employees.

Risk management: In case of the epidemic among employees or nearby areas, the company will strictly comply with the safety policies such as refraining from traveling in risky areas, wearing a mask all the time, washing your hands with alcohol gel and getting ready for the nurse room and medicines.

## Part 1 Business Operations and Performance (Cont.)

Real estate business

1. The mortgage loan from banks.

Risk: Bank credit approvals are more stringent. Some customers are unable to obtain a loan and some customers receive insufficient loans for houses.

Risk management: Apply for home loans in a variety of banks and recommend finding a joint borrower to increase the chances of getting a loan from the bank.

2. The decrease of demand for houses

Risk: Buyers are more careful in spending and tend to avoid long-term debt borrowing. These are due to the sluggish economy in Thailand and rising prices of consumer goods. As a result, the demand for houses decreases.

Risk management: The company continues to do the promotion and the development of new home designs at a reasonable price and good quality. Therefore, these could create incentives for customers

2.2.2 Investment risk of securities holders

1. The risk of the company deficit, which may affect the dividend payment.

Risk: From the statement of financial position as of December 31, 2022, the company has a cumulative loss of 50.85 million Baht (separate financial statement). Therefore, according to the company policy, no dividend will be paid, unless the company make cumulative profit.

Risk management: The company continuously makes net profit in order to reduce all cumulative loss and be profitable in order to pay dividends to its shareholders according to the dividend payment policy.

2.2.3 Investment risk in foreign securities -None-

### 3. Driving business sustainability

3.1 Sustainable Management Policy and Goals

The company has operated ethically in order to maximize value and return for its shareholders and create long-term, sustainable benefits for society, community, and environment as well as its stakeholders.

3.2 Managing stakeholders in the value chain

3.2.1 Business value chain



## Part 1 Business Operations and Performance (Cont.)

Primary activities	
1. Marketing and Sales	The sales department surveys customer needs and proposes products according to their needs by focusing on modern, high-quality and prices
2. Procurement of raw materials	The procurement department procures raw materials from both foreign and domestic that are good quality at fair prices and transport them to the factory as well as providing machinery that are conducive to work.
3. Production	The quality products are produced in the factory within export deadline. The compliance department will ensure the safety and good health of employees during the work.
4. After-sales service	In case of a problem, the sales department resolve the problem promptly and listen to suggestions from customers.
Support activities	
1. Accounting and finance department	Responsible for receiving and paying the money and prepare financial statements.
2. HR department	Responsible for recruiting, selecting, training and developing employees.
3. Computer department	Responsible for hardware software network, programs and IT devices to support company's operations.

### 3.2.2 Stakeholder analysis in the value chain

Stakeholder	Expectation	Response
Internal stakeholders		
Shareholder	The company continue to grow and provide good returns with transparent corporate governance.	The company pays dividends by considering the cash flows and investments. Transparent information disclosure and fair supervision of activities.
Employee	Appropriate salaries and benefits with a livable working environment.	Employees receive appropriate and fair compensation and benefits by considering the economic and operating conditions and their safety, life, health, and property.

## Part 1 Business Operations and Performance (Cont.)

Stakeholder	Expectation	Response
External stakeholders		
Customer	Products are good quality and fair prices.	Produce quality products, use modern technology in production to differentiate products from competitors and deliver products on time as specified by the customer.
Supplier	Follow the terms and conditions fairly.	Complies with the terms and conditions of trade. All parties have good relationships.
Creditor	Follow the terms and conditions of the contract.	Adhere to the contract and its terms such as on-time payment of loans, interest and collateral. If any case cannot abide by the agreement, company will inform in advance to find solutions.
Competitor	Compete in trade with fairness and transparency	Conducts its business within the rules of competition on the basis of fairness, ethics, and conformity with legal and regulatory requirements.
Government agencies	Comply with relevant laws and regulations to cooperate with the government agencies.	Comply with all relevant laws and regulations, pay taxes on time, and disclose information in a transparent manner as required by law.
Community and Society	Good friendliness	Manage the environment in the community appropriately.

### 3.3 Sustainability management in the environmental dimension

#### 3.3.1 Environmental policies and practices

**Policy:** The company manages the quality of wastewater to meet the standards according to the announcement of the Ministry of Industry, subject: determining standards for control of sewage from factories, B.E. 2560, which audited by outside agencies.

**Regulations:** The company does not have wastewater from the production process. There will be only consumable water used by employees. The consumable water is sent to the sump and the pH is randomly tested before draining.

## Part 1 Business Operations and Performance (Cont.)

**Policy:** The company achieves an international environmental standards in Higg Facility Environmental Module (Higg FEM) modules. The assessment includes environmental management systems, energy use, water use, wastewater, waste management and chemical management

**Regulations:** The company conducts a self-assessment on each topic given to score and has an external audit department that has been certified to inspect and certify again.

### 3.3.2 Environmental performance

**Overall performance:** The company get certified for the quality of wastewater in accordance with the announcement of the Ministry of Industry and get certified in Higg Facility Environmental Module (Higg FEM) from Sustainable apparel coalition (SAC)

### 3.4 Sustainability management in the social dimension

#### 3.4.1 Social policies and practices

**Policy:** The Company treats labor fairly and equitably. Moreover, accident at work statistics is 0.

**Regulations:** There are labor rules regarding employment and working conditions. Workers are treated equally, which make good quality of life, safety, good labor relations.

**Policy:** The company achieves an international standards in Higg Facility Social & Labor Module (Higg FSLM) modules which promotes safe and fair social and labor conditions for workers. The assessment includes recruitment and hiring, working hours, wages and benefits, employee treatment, employee involvement, health and safety, and termination.

**Regulations:** The company conducts a self-assessment on each topic given to score and has an external audit department that has been certified to inspect and certify again.

#### 3.4.2 Social performance

**Overall performance:** The company strictly comply with Thai labor standards (TLS 8001-2563) and accidents at work happened in 2022 was once in Castle Peak Holdings Public Co., Ltd and 5 times in C.P.G. Garment Co., Ltd and get certified in Higg Facility Social & Labor Module (Higg FSLM) from Sustainable apparel coalition (SAC)

## 4. Management Discussion and Analysis: MD&A

4.1 Operational and financial analysis, major changes, factors that affect the financial status and operations

Overview of the business and significant changes

Total sales in garment business in year 2022 were 2,086,869,160.82 Baht, compared to 1,469,172,475.07 Baht of year 2021. It increased 617,696,685.75 Baht or 42.04 % from the increase of foreign orders. This result from the company can build confidence in management during the COVID-19 situation among customers since year 2021. In addition, the exchange rate of Thai Baht against US dollar depreciate which made total sales increased. The cost of sales in year 2022 was 1,589,443,231.99



## Part 1 Business Operations and Performance (Cont.)

Baht, representing 76.16 % of total sales. While, the cost of sales in year 2021 was 1,272,932,173.48 Baht, representing 86.64 % of total sales. The cost to sales ratio decreased because the company was able to better control labor costs and production costs. In 2022, the turnover rate of sewing workers was low and there are few employees infected with COVID-19. Compared to the year 2021, the company has high overtime costs. This was due the infection with COVID-19 among the employees in the factory. Some workers who are sick or in quarantine are unable to come to work. So, other workers had to do work overtime in order to meet the export deadline. In term of cost of materials, purchasing department teams closely monitors foreign suppliers and imports some of foreign materials in advance in order to reduce the risk of delayed imports from the shortage of containers and the closure of supplier's factory from the COVID-19 situation. The selling and administrative expenses year 2022 was 148,533,719.99 Baht compared to 144,519,958.67 Baht of year 2021, increased 4,013,761.32 or 2.78% from the increase of salary and commission fee. In this year, air import-export cost decreased from 2021 due to better management of raw material imports and more efficient production in factories. As a result, there was the net profit amount 296,404,333.41 in year 2022. Compared to year 2021, there was the net profit amount 31,231,525.39 Baht. The net profit increased 265,172,808.02 Baht.

Total sales in property development business in year 2022 were 106,125,000.00 Baht, compared to 73,184,000.00 Baht of sales in year 2021. It increased 32,941,000.00 Baht or 45.01 % because of the increase of houses and land sold. This year, government assistance measures to support buyers is continuously extended. For example, the reduce the transfer fee from 2% to 0.01%, and mortgage fees from 1% to 0.01% for houses priced at no more than 3 million Baht per unit and the relaxation of mortgage loan (LTV measure). The cost of sales in year 2022 was 68,591,494.06 Baht, representing 64.63% of total sales. While, the cost of sales in year 2021 was 50,601,675.28 Baht, representing 69.14% of total sales. The selling and administrative expenses year 2022 was 37,945,594.25 Baht compared to 36,291,712.26 Baht of year 2021. It increased 1,653,881.99 or 4.56 %. from increased specific business tax and infrastructure repair costs. As a result, in year 2022, there was the net loss amount 1,424,537.47 Baht. Compared to year 2021, there was the net loss amount 13,552,784.09 Baht. The net loss decreased 12,128,246.62 Baht.

### 4.2 Forward looking

Garment business sector in 2023, there are several external factors, which has significant impact toward the company's performance. The first factor is the global economic slowdown, especially the USA that faces economic recession and inflation problems which will result in decreased purchasing power in its country. As the result, order placement to the company reduces. The second factor is the increase of labor costs from the government's announcement of an increase in the minimum wage from 331 to 353 Baht per day, which affect the labor costs in production. The third factor is an increase in loan interest rates from commercial banks, which affect the financial costs.



## Part 1 Business Operations and Performance (Cont.)

However, even the impact from external factors mentioned, management team aims to strengthen and development the company by focusing on training workers' skills and using modern machines in order to increase production efficiency and find more orders from new customers

The real estate sector, management estimates the sales of houses in 2023 are close to sales in 2022. This is because the remaining houses of sales in other current projects are limited and the new project in Sai Noi District, Nonthaburi Province is under construction. For the economic factor, houses buyers in Thailand in this year expected to be indecisive due to concern from various factors such as struggle economics, the rising of interest rates on house loans and inflation. In addition, The Bank of Thailand resumes the LTV measure since 1 Jan 2023, causing buyers to receive less credit limits from bank and need to prepare additional down payment. For the construction cost, it tend to rise from the increase of material prices, which come from inflation. However, in 2023, the management focuses on both digital and traditional marketing in order to attract target customers, along with the development of new home designs by increasing usable space at a reasonable price and good quality control.

### 4.3 Information from financial statements and financial ratios

#### (1) Summary of consolidated and separated financial statements

Unit : Baht

	Consolidated financial statement			Separated financial statement		
	2022	2021	2020	2022	2021	2020
Current Assets	959,364,002.69	1,072,122,806.22	765,567,278.21	550,806,806.90	600,553,923.56	429,955,251.25
Total Assets	1,581,849,607.37	1,677,038,237.19	1,428,814,048.69	1,171,009,577.50	1,220,874,854.63	1,099,022,209.34
Current Liabilities	445,702,618.75	856,020,339.70	605,836,541.56	382,820,147.05	676,320,662.19	542,452,706.71
Total Liabilities	614,896,003.00	1,008,551,492.13	779,824,966.02	472,777,207.08	761,018,545.72	638,530,660.46
Equity	966,953,604.37	668,486,745.06	648,989,082.67	698,232,370.42	459,856,308.91	460,491,548.88
Book Value	24.17	16.71	16.22	17.46	11.50	11.51
Sales	2,192,994,160.82	1,542,356,475.07	1,331,845,873.45	1,412,260,798.89	886,214,040.32	741,021,168.03
Total Revenues	2,212,801,397.53	1,556,865,776.09	1,351,573,683.06	1,426,564,748.80	895,732,638.52	757,344,904.53
Gross Profit	534,959,434.77	218,822,626.31	186,456,058.31	382,669,575.84	112,303,981.31	75,076,930.31
Operating Profit (loss)	368,287,357.24	52,520,256.40	36,471,143.83	294,101,247.23	24,538,515.17	1,800,541.88
Net Profit (loss)	294,979,795.94	17,678,741.30	(17,990,727.48)	236,583,351.13	(1,645,076.49)	(48,211,041.64)
Earnings per Share	7.37	0.44	(0.45)	5.91	(0.04)	(1.21)



## Part 1 Business Operations and Performance (Cont.)

### (2) Financial Ratios

		Consolidated			Separated		
		2022	2021	2020	2022	2021	2020
Liquidity ratio							
- Current Ratio	(Times)	2.15	1.25	1.26	1.44	0.89	0.79
- Quick Ratio	(Times)	0.52	0.39	0.37	0.21	0.24	0.22
- Cash Flow from Operation Ratio	(Times)	0.81	(0.21)	0.05	0.69	(0.15)	0.01
- Account receivable Turnover Ratio	(Times)	11.76	7.32	7.19	13.20	6.79	6.26
- Average collection period	(Days)	30.60	49.15	50.09	27.26	53.02	57.47
- Inventory turnover ratio	(Times)	30.64	20.37	17.49	50.09	29.65	24.57
- Average sales period	(Days)	11.75	17.67	20.59	7.19	12.14	14.65
- Accounts payable turnover ratio	(Times)	25.59	26.07	28.93	26.64	24.68	29.29
- Payment period	(Days)	14.07	13.81	12.45	13.52	14.58	12.29
- Cash Cycle	(Days)	28.28	53.01	58.23	32.19	50.58	59.82
Profitability Ratio							
- Gross Profit Ratio	%	24.39	14.19	14.00	27.10	12.67	10.13
- Operating Profit Ratio	%	16.79	3.41	2.74	20.82	2.77	0.24
- Other Profit Ratio	%	0.90	0.93	1.46	1.00	1.06	2.16
- Cash to profitability Ratio	%	142.59	(296.37)	80.20	123.94	(382.13)	267.95
- Net Profit Ratio	%	13.33	1.14	(1.33)	16.58	(0.18)	(6.37)
- Return on Equity	%	36.07	2.68	(2.97)	40.86	(0.36)	(10.79)
Efficiency Ratio							
- Return on Assets	%	18.10	1.14	(1.36)	19.78	(0.14)	(4.55)
- Return on Fixed Assets	%	62.87	7.28	1.27	76.23	3.15	(11.01)
- Assets turnover	(Times)	1.36	1.00	1.02	1.19	0.77	0.71
Financial Ratio							
- Debt to Equity Ratio	(Times)	0.64	1.51	1.20	0.68	1.65	1.39
- Interest Coverage Ratio	(Times)	22.37	(4.45)	2.37	16.82	(2.83)	1.21
- Coverage ratio	(Times)	6.77	(3.19)	0.59	6.97	(2.92)	0.13

## Part 1 Business Operations and Performance (Cont.)

- Results of the operations

The gross profit ratio of the consolidated financial statements in 2022 was 24.39%, in 2021 was 14.19% and the separate financial statement in 2022 was 27.10%, 2021 was 12.67%. The operating profit ratio of the consolidated financial statements in 2022 was 16.79%, in 2021 was 3.41%, and the separate financial statements in 2022 was 20.82%, in 2021 was 2.77%. The net profit ratio of the consolidated financial statements in 2022 was 13.33% in 2021 was 1.14 %, and the separate financial statement in 2022 was 16.58%, in 2021 was (0.18%) from the increasing of sales and better cost control. The Return on Equity (ROE) of the consolidated financial statements in 2022 was 36.07%, in 2021 was 2.68%, and the separate financial statements for 2022 was 40.86% in 2021 was (0.36%). All ratios are improved because the company can generate more profit in this year.

### Assets Management

The return on assets (ROA) from the consolidated financial statements in 2022 was 18.10%, in 2021 was 1.14% and the separate financial statements in 2022 was 19.78%, in 2021 was (0.14%). It indicates the company can utilize its assets more efficiently than last year. The total asset turnover rate from the consolidated financial statements in 2022 was 1.36 times, in 2021 was 1.00 times and the separate financial statements in 2022 was 1.19 times, in 2021 was 0.77 times. Account receivables turnover from the consolidated financial statements in 2022 was 11.76 times, in 2021 was 7.32 times and the separate financial statements in 2022 was 13.20 times, in 2021 was 6.79 times. So, average collection period from the consolidated financial statements in 2022 was 30.60 days , in 2021 was 49.15 days and separate financial statements in year 2022 was 27.26 days, in 2021 was 53.02 days which shows that the payments were received quicker.

The consolidated financial statements as of 31 December 2022 display the total assets 1,581,849,607.37 Baht, compared to the total assets 1,677,038,237.19 Baht in 2021. An decrease of 95,188,629.82 Baht or accounts for 5.68 percent is described as details below.

- Trade accounts receivable and other current receivables in the consolidated financial statements as at 31 December 2022 and 31 December 2021 amounted to 125,292,075.23 Baht and 274,295,725.44 Baht, respectively, a decrease of 149,003,650.21 or 54.32%. The customer set the export date earlier to avoid a shortage of containers from the year 2021, resulting in faster payment of goods and a decrease in trade accounts receivable.
- Inventories in the garment business in the consolidated financial statements as of December 31, 2022 and December 31, 2021 were 555,498,567.20 Baht and 545,820,484.77 Baht respectively, increased by 9,678,082.43 Baht or 1.77%. There is an allowance for the decline in the value of the goods.

## Part 1 Business Operations and Performance (Cont.)

- Inventories in real estate development business in the consolidated financial statements as at December 31, 2022 and December 31, 2021 were 162,057,107.11 Baht and 169,870,525.94 Baht respectively, decreased 7,813,418.83 Baht or 4.60%. It is because of the value of land, land development, construction in process and infrastructure that were transferred to cost of sales increased.
- Property, plant and equipment in the consolidated financial statements as at December 31, 2022 and December 31, 2021 were 454,860,684.95 and 458,584,695.13 Baht respectively, an decrease of 3,724,010.18 Baht or 0.81% from the depreciation of buildings machinery and equipment.
- Rights-of-use assets in the consolidated financial statements as at December 31, 2022 and December 31, 2021 were 55,160,283.86 Baht and 23,862,155.05 Baht, respectively, an increase of 31,298,128.81Baht or 131.16% from the company renewed the office building lease agreement.

The ageing of account receivable is in note no.7 in financial statement.

### Liquidity Ratios

#### Sources and uses of funds

There was no significant change in the sources and uses of funds in operations. The company has strong relationships with customers, suppliers and financial institutions.

The company's liabilities is less than the equity. The debt to equity ratio (Debt to equity ratio) of the consolidated financial statements in 2022 was 0.64 times, in 2021 was 1.51 times and in the separate financial statements in 2022 was 0.68 times, in 2021 was 1.65 times. It shows the company's total liabilities in 2022 decreased while shareholders' equity increased.

Current ratio of the consolidated financial statements in 2022 was 2.15 times, in 2021 was 1.25 times and in the separate financial statements in 2022 was 1.44 times, in 2021 was 0.89 times. It shows that the company has more liquidity in 2022.

### Real estate business

Name of projects	Total sales	Total amount due		Received payment		Overdue payment		Payment not due	
	Baht	Baht	% of total sales	Baht	% of total amount due	Baht	% of total amount due	Baht	% of total sales
Siwarat 10	516,015,501.00	516,015,501.00	100.00	516,015,501.00	100.00	0.00	0.00	0.00	0.00
Siwarat 11	260,863,040.00	260,863,040.00	100.00	260,863,040.00	100.00	0.00	0.00	0.00	0.00
Land	35,372,000.00	35,372,000.00	100.00	35,372,000.00	100.00	0.00	0.00	0.00	0.00
Total	812,250,541.00	812,250,541.00		812,250,541.00		0.00		0.00	

## Part 1 Business Operations and Performance (Cont.)

As at 31 December 2022, there is no outstanding balances in real estate business

### Contractual Obligations

The disclosure of contractual obligations are in Note 13: Leases, Note 14: overdrafts and short-term loans from financial institutions, Note 15: Trade accounts payable and other payables and Note 16: Long-term loans from financial institutions in financial statements.

## 5. General and other important information

### 5.1 General information

Name	Castle Peak Holdings Public Co., Ltd
Head Office location	CPH Tower, 899 Petchkasam Road, Bangkai Sub-District, Bangkai District, Bangkok 10160 Telephone: 02-4550300 Fax: 02-4550358-9
Factory location	697, Petchkasam Road, Bangkai Sub-District, Bangkai District, Bangkok
Registrar	Thailand Securities Depository Co., Ltd. 93 Ratchadaphisek Road, Dindaeng Sub-District, Dindaeng District, Bangkok 10400 Tel: 02-009-9000 Fax: 02-009-9991
Auditor	Ms. Nongrak Pattanabandith from Karin Audit Co., Ltd. 72 CAT Telecom Tower, Floor 24, Charoen Krung Road, Bangrak Sub-District, Bangrak District, Bangkok 10500 Tel: 02-105-4661 Fax: 02-0263760
Consultant of law	Mr. Atiskit Jedsadayanmeta Atiskit Lawyer

### 5.2 Other important information

The Company does not have other information that may materially affect the decision of investors.

### 5.3 Legal disputes

The company does not have any legal disputes that do not arise from normal business operations.

### 5.4 Secondary market

The company is not listed on the stock exchange of other countries.

### 5.5 Contacted financial institution (only if the company issues debt instruments)

The company does not issue debt instruments.

### 6. Corporate Governance Policy

#### 6.1 Overview of policies and practices of corporate governance

##### 6.1.1 Policies and guidelines related to the Board of Directors

In AGM 2022, the shareholders approved remuneration for the Board of Directors in the shareholders' meeting as follow. Approval of remuneration from May 2022- April 2023 was a monthly allowance 10,000 per person to only audit committees and the meeting allowance for the chairman of the Audit Committee is 10,000 and other audit committees are 5,000 Baht for each meeting.

The Board of Directors laid down the policy requiring company director and management member to report to the company each time possible conflict of interests arose by either themselves or connected. And the information of any conflict of interests by company director or management member is public, via the news system of The Stock Exchange of Thailand.

The Company does not have the Nomination Committee, instead the board of director is responsible for nomination. In addition, the company encourage the training to develop knowledge in various fields to increase the knowledge in performing their duties.

##### 6.1.2 Policies and practices related to shareholders and stakeholders

#### Shareholder rights

The Annual Ordinary Shareholders was held once on 28th April 2022. The Company prepares a notice to call the shareholders' meeting complete with an agenda with each item complemented by an opinion of the Board of Directors. The notice and agenda are distributed together with form 56-1 one report (QR CODE) and proxy form with relevant details, at least 14 days in advance of the meeting. The Company publicizes the notice to call shareholders' meeting in Thai daily newspapers for three consecutive days prior to the meeting.

Annual General Meeting 2022 was attended by 30 shareholders and proxies holding 27,135,566 shares or 67.84%. Board of Directors, audit committee, members of executive committee and lawyer attended the meeting. The board of directors reported the previous performance and satisfactorily answered all inquiries from shareholders and considered the shareholder's suggestions and comments. Before commencing the meeting, corporate secretary explained the method of vote. The resolution of the meeting was recorded in the minutes.

#### Equitable Treatment of Shareholders

The Board of Directors takes into account the rights of shareholders under the law, as well as, promoting the exercise of rights and not infringing or depriving shareholders' rights. Before the shareholders' meeting, each shareholder will receive complete and sufficient information at least 14 days in advance of the meeting date. The Company provided the names and relevant personal records of directors to be retired by rotation and who will be appointed for next term.

## Part 2 Corporate Governance (Cont.)

Also, the Company publicizes the notice to call shareholders' meeting in Thai daily newspapers for 3 consecutive days prior to the meeting. So that shareholders and institutional investors have enough time to study and understand the information before the meeting

The Board of Directors and members of executive recognizes the importance of conflicts of interest, connected transactions, or related party transactions and has proceeded in accordance with the principle of good corporate governance. The related transactions are conducted at fair market prices and in accordance with market prices and in the normal course of business (Fair and at arms' length) must be considered and approved by the board. In the event that company has to scrutinize matters where there exists or potentially exists conflicts of interest, connected transactions, or related party transactions, directors who are related persons must not participate in the scrutiny and approval of such transaction.

### **Disclosure and Transparency**

The Board of Directors reports on operating results and discloses financial information accurately, completely, and thoroughly in a timely manner in order to provide investors and related parties with equal information in the annual report through the media of the SET and SEC. The report is showed with the independent auditor's report

The Board of Directors is responsible for the accuracy of the information. The Board of Directors' responsibility for the financial reports and the Audit Committee's report has been prepared and disclosed in the annual report.

### **Intellectual property**

Company has a policy of operating on non-infringement of intellectual property or copyright, especially, when company manufactures brand names products. This rule is strictly inhibited in order to gain trust from customers.

#### **6.2 Code of Business Conduct**

The Company has a Code of Conduct and communicates the requirements and penalties to all executives and employees by posting announcements on the Company's board and website ([www.castlepeak.co.th](http://www.castlepeak.co.th))

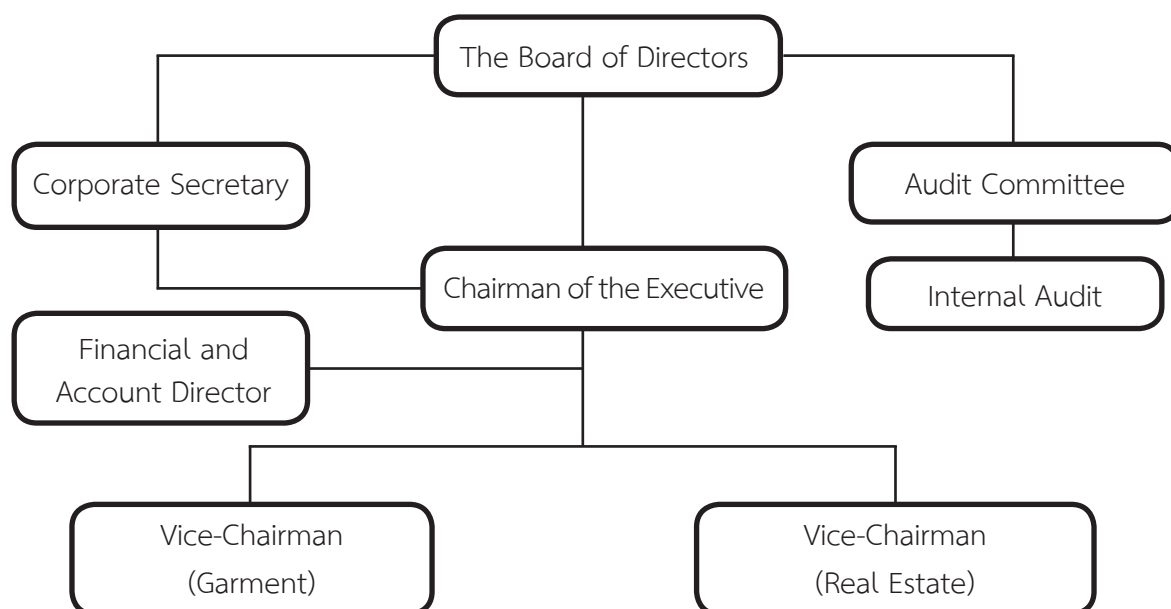
#### **6.3 Major Changes and Developments of Policy, Practice and Corporate Governance System in the past year**

The company focuses on environment and social areas in order to achieve international standards by being certified in Higg Facility Environmental Module (Higg FEM) modules and Higg Facility Social & Labor Module (Higg FSLM) modules from Sustainable apparel coalition (SAC)



### 7. Corporate Governance Structure and important information about the board Sub-committees, management, employees and others

#### 7.1 Corporate Governance Structure



#### 7.2 Board of Directors

##### 7.2.1 Composition of the Board of Directors

In year 2022, the Board of Directors consists of 7 persons. The proportion of independent directors to all directors is 3:7 and the proportion of non-executive directors to total directors is 3:7

##### 7.2.2 Information of the Board of Directors

Name	Position
1. Mr.Boonchoo Pongchaloem	Chairman
2. Mr.Pumit Pongchaloem	Vice-Chairman
3. Mr.Liu Chor Ting	Vice-Chairman
4. Ms.Pilin Janyaniwat	Director
5. Ms.Napaporn Tanawatyanoung	Independent Director
6. Ms.Kanyapat Peerawatsakoonpong	Independent Director
7. Mr.Somchai Ongwararak	Independent Director

##### 7.2.3 Roles and responsibilities of the Board of Directors

- Performance of its duties according to law, the objectives and regulations of the company, and resolutions of shareholders' meetings.
- Compliance with the directives and rules of supervisory and controlling bodies.
- Protection of the interests of shareholders. Every shareholder is to be treated equally in receiving accurate information and news about the Company.

## Part 2 Corporate Governance (Cont.)

- Determining policies and operational plans, and supervising and controlling all managers to ensure their efficient implementation of the said policies and plans.
- Approval of transactions to buy or sell an asset, to incur a debt, or undertake an obligation valued at 50 million Baht or more.

### 7.3 Information of sub-committees

#### 7.3.1 The roles and duties of sub-committees

##### ● The Audit Committee

- Ensuring that the Company's financial reports are accurate, complete, and credible.
- Ensuring that the company implements an appropriate and efficient internal monitoring system.
- Considering and proposing an independent auditor for the Company.
- Ensuring the Company's compliance with all relevant laws and regulations.
- Ensuring that conflicts of interest do not occur.
- Producing a management report from the Audit Committee, to be published in the Company's annual report.
- Performance of any other duties assigned to it by the Board of Directors.

##### ● The Executive Committee

- Acceptance of the policies and operational plans of the Board of Directors.
- Ensuring that the Company's operations are implemented efficiently in order to achieve corporate objectives.
- Submitting reports, plans, and operational results to the Board of Directors.
- Approval of transactions to buy or sell an asset, to incur a debt, or undertake an obligation valued at no more than 50 million Baht. Transactions are authorized by CEO and management team.
- Performance of any other duties assigned by the Board of Directors.

#### 7.3.2 Names of the audit committee

- |                                   |                                 |
|-----------------------------------|---------------------------------|
| 1. Ms.Napaporn Tanawatanyong      | Chairman of the Audit Committee |
| 2. Mr.Somchai Ongwararak          | Auditing Director               |
| 3. Ms.Kanyapat Peerawatsakoonpong | Auditing Director               |

Ms. Napaporn Tanawatanyong has adequate expertise and experience to audit creditability of the financial reports.



## Part 2 Corporate Governance (Cont.)

### 7.4 Names of executive committee

7.4.1 The Executive Committee of Castle Peak Holding Public Co., Ltd. has 6 people in year 2022, by name:

1. Mr.Boonchoo Pongchaloem	Chairman of the Executive Committee
2. Mr.Pumit Pongchaloem	Vice-Chairman of the Executive Committee
3. Mr.Liu Chor Ting	Vice-Chairman of the Executive Committee
4. Ms.Vinida Kulsompub	Financial and Accounting Director
5. Ms.Pilin Janyaniwat	Production Director
6. Mr.Puthep Pongchaloem	Administrative Director

#### 7.4.2 Policy on remuneration for Executive Directors and Executives

Remuneration is considered by knowledge and capability.

#### 7.4.3 Total remuneration of Executive Directors and Executives

##### 1. Remuneration in money

Remuneration received by company directors in 2022

	Monthly allowance	Meeting allowance	Total (Baht)
Ms. Napaporn Tanawatanyong	120,000.00	40,000.00	160,000.00
Ms.Kanyapat Peerawatsakoonpong	120,000.00	20,000.00	140,000.00
Mr. Somchai Ongwararak	120,000.00	20,000.00	140,000.00
Total	360,000.00	80,000.00	440,000.00

Remuneration for directors of subsidiaries: - None -

Remuneration for executives in 2022:

- The 4 persons of the Garments Business received, as salaries and bonuses 7,705,615.28 Baht.
- The 4 persons of the Real Estate Development Business received, as salaries and bonuses 4,366,603.49 Baht.

##### 2. Other forms of remuneration: - None -

### 7.5 Employees

Number of Employees	Year 2022	Year 2021	Year 2020
Garment Business	2,511	2,580	2,255
Real Estate Business	<u>62</u>	<u>61</u>	<u>77</u>
Total	<u>2,573</u>	<u>2,641</u>	<u>2,332</u>

## Part 2 Corporate Governance (Cont.)

Remunerations and types of remunerations to employees in 2022

- Garment business 603,129,217.38 Baht
- Real Estate Development business 18,828,892.73 Baht
- Types of remunerations to employees are salary, wages and other benefits
- Provident fund: none
- Employee development's policy

Garment industry is a labor incentive industry. As a result, the company provides regular trainings to employees in order to be more efficiency. In 2022, there were 449 of employees being trained in the skill training course in Castle Peak Holdings Public Company Limited and 220 employees in C.P.G. Garment Company Limited and the CFO has trained to develop accounting knowledge (Refresh) according to the criteria set by the SEC. The course details are as follows

Course name	Training institute	Date	Hour
Accounting for hedging tools and examples to understand them.	NYC MANAGEMENT CO., LTD	21 October 2022	7 hrs.

### 7.6 Other important information

#### 7.6.1 List of Company Secretary, Accounting Manager and Internal Audit Manager

Ms. Onticha Pongchaloem	Company secretary
Ms. Natpaphat Chuthepship	Accounting Manager
Ms. Pavadee Chansuan	Head of Internal Audit

#### 7.6.2 Supervisors of the Investor Relations and contact information

- None -

#### 7.6.3 Auditor's remuneration

The company's auditor is Ms.Nongrak Pattanabandith from Karin Audit. Audit fees for the quarter and year 2022 is total 2,396,000 Baht. Details are below

Company	Audit fees for Q1, Q2, Q3	Audit fees for The year	Total
Castle Peak Holdings Public Co.,Ltd (Consolidated)	240,000.00	255,000.00	495,000.00
Castle Peak Holdings Public Co.,Ltd	270,000.00	630,000.00	900,000.00
C.P.G. Garment Co., Ltd	201,000.00	330,000.00	531,000.00
Castle Peak Real Estate Co., Ltd	60,000.00	100,000.00	160,000.00
Aek Thana Property Co., Ltd	45,000.00	70,000.00	115,000.00
Sun Property Co., Ltd	45,000.00	150,000.00	195,000.00
Total audit fee			2,396,000.00

Other services - Other related expenses are paid no more than 15,000 Baht for the quarterly audit and 40,000 Baht for yearly audit.



## Part 2 Corporate Governance (Cont.)

### 8. Report on performance of important corporate governance

#### 8.1 Summary of the Board's Performance in the past year

##### 8.1.1 Nomination, Development and Evaluation of the Board's Performance

##### 1. Selection of Independent Directors

Principles in the selection of independent directors which are proposed by the Board of Directors, and should be:

- Knowledgeable, competent, and experience.
- Capable of devoting time to the Company, attending meetings of the Board of Directors or Audit Committee, performing the duties assigned to him/her, and offering advice.
- Free of court-ordered liens, bankruptcy proceedings, or any real or apparent incapacity.
- Not subject to government prosecution, sentencing, or any criminal proceedings related to fraud or malfeasance.
- Clear of all attributes, as set down by the Securities Exchange Commission and the Stock Exchange of Thailand that would disqualify him/her from being an independent director.

All 3 independent directors are members of the Audit Committee of the Company. They are qualified person according to the requirements of the SET and SEC who are independent in voting at the meeting and give advice to the Executive Committee

##### 2. Method of Selecting Directors

Directors are selected according to the Public Company Act, except for article 70. Corporate regulations provide for the appointment of directors in a meeting of shareholders. Each shareholder has as many votes as he/she has shares. One shareholder must use all his/her votes for one or more nominees, and may not divide his/her votes in any way.

- The number of directors from major shareholders each group: not specified

##### 8.1.2 Meeting attendance and remuneration for committees

Name	Position	No. of attendance/ No. of total director's	No. of attendance/ No. of total shareholder's
		meeting	meeting
1. Mr.Boonchoo Pongchaloem	Chairman	13/17	0/1
2. Mr.Pumit Pongchaloem	Vice-Chairman	17/17	1/1
3. Mr.Liu Chor Ting	Vice-Chairman	17/17	1/1
4. Ms.Pilin Janyaniwat	Director	17/17	1/1
5. Ms.Napaporn Tanawatanyong	Independent Director	17/17	1/1
6. Ms.Kanyapat Peerawatsakoonpong	Independent Director	17/17	1/1
7. Mr. Somchai Ongwararak	Independent Director	17/17	1/1

## Part 2 Corporate Governance (Cont.)

### 8.1.3 Supervision of operations of subsidiaries and associates

- Representatives are assigned to be directors and executives in subsidiaries and associates in accordance.
- Defining the scope and authority of directors and executives to participate in important business decisions.
- The financial statements, performance and related person are fully opened.

### 8.1.4 Monitoring to ensure the implementation of the corporate governance policy and practice

#### 1. Prevention of Conflicts of Interest

The Company has set the issue of trading of the Company's securities. In business ethics Company Directors, Executive Officers, and Employees of the Internal Information Division are prohibited from buying or selling the Company's securities during the 1-month period prior to the public disclosure of the financial statements.

The Company has assigned company directors and executives to report the initial holding of securities and report any changes in holding of the Company's securities. To the Office of the Securities and Exchange Commission in accordance with Section 59 of the Securities and Exchange Act B.E. 2535. Has included the agenda to report the holding of the Company's securities Of Company Directors and Executives, as well as their spouses, are regularly scheduled in the Board of Directors' meetings.

#### 2. Monitoring the use of internal information

The Board of Directors, audit committees and management team, together with directors of the company and its subsidiary companies, must acknowledge and abide by the right of equal access principle to be informed about the company's news and information. They must strictly adhere to the regulations of the Stock Exchange of Thailand and the Office of the Securities and Exchange Commission and must not disclose the company's internal information for personal interest or gain, whether directly or indirectly.

Penalties include both those prescribed by the Office of the Securities and Exchange Commission and those stipulated by the Company's Board of Directors.

#### 3. Anti-Corruption

The Company has an anti-corruption policy which has been approved by the Board of Directors as follows: "The Company does not accept any form of corruption. The Company prohibits all forms of bribery, both public and private. The Company will regularly review the operating procedures. In order to comply with the changes in the law, all directors, executives and employees must comply with this policy."

## Part 2 Corporate Governance (Cont.)

### 4. Whistle Blowing Policy

The Board of Directors laid down a Whistle Blowing Policy to justly protect the whistle-blower including the protection from persecution when filing a report, in which the company will receive and carry out the complaints with fairness, transparency, and justification following a systematic and unbiased protection measures.

The company provided the channel for all the stakeholders to file the report or complaint on those matters likely to cause damage to the company, whether they concerned the accuracy of financial statements, internal control system deficiency, or any act likely to violate the laws and business ethics, or the matters that the stakeholders' right is violated or the corruption. They could directly communicate through the channel as follows:

1. Audit Committee E-Mail: [audit@castlepeak.co.th](mailto:audit@castlepeak.co.th)
2. Company Secretary E-Mail: [seretary@castlepeak.co.th](mailto:seretary@castlepeak.co.th)
3. Send a registered mail to audit committee team or company secretary at:  
899 CPH Tower, Petchkasam Road,  
Bangkae Sub-District, Bangkae District,  
Bangkok 10160.

The company would carefully examine the complaints by the rules, using mechanism that does not cause an impact on the whistle-blower. The results obtained through the investigation would then be reported directly to The Board of Directors, whereby the information of the claimant would be kept secret by the company, unless it is required to be disclosed by law. Apart from the above complaint channels, the company has established a process to manage with employees' complaints about matters that may be misconduct or considered as corruption, by allowing them to file a complaint directly to the supervisor. If employees are unable to file a complaint through the supervisor directly, they may submit suggestion boxes located inside the company.

Summary of whistleblowing and handling of complaints "None"

### 8.2 Report on the performance of duties of the Audit Committee for the past year

8.2.1 The number of meetings and attendance of individual audit committee members shall be shown.

Name	Position	No. Audit committee	No of attend.
Ms.Napaporn Tanawatanyong	Head of Audit Committee	4	4
Ms.Kanyapat Peerawatsakoonpong	Audit Committee	4	4
Mr.Somchai Ongwararak	Audit Committee	4	4



### 8.2.2 Performance of the Audit Committee

In Audit committee's report in attachment 6

### 8.3 Summary of performance of duties of other committees

- None

## 9. Internal control and related transactions

### 9.1 Internal control

9.1.1 Summary of the Board of Directors' opinions toward the company's internal control system.

The Board of director held the meeting on November 21, 2022. The committees assess five components of internal control by using the Committee of Sponsoring Organizations of the Tread way Commission (COSO) framework. It includes internal control system, risk assessment, the operational control system, the information systems and evaluation system. In conclusion, the committees all agree that the company has a good internal control

9.1.2 Mistake related to the internal control system.

- None

9.1.3 The opinion of the Audit Committee that differs from the opinion of the Board of Directors.

- None

9.1.4 The opinion of the Audit Committee whether head of Internal Audit is suitable

- Suitable

9.1.5 Appointment, removal and transfer of head of Internal Audit

- Must be approved by the Audit Committee

### 9.2 Connected transactions

- Related transactions are in the notes to the statement no.5

## INDEPENDENT AUDITOR'S REPORT

To the Shareholders of Castle Peak Holdings Public Company Limited

### Opinion

I have audited the financial statements of Castle Peak Holdings Public Company Limited and its subsidiaries, which comprise the consolidated and separate statements of financial position as at December 31, 2022, and the related consolidated and separate statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In my opinion, the consolidated and separate financial statements referred to above present fairly, in all material respects, the financial position of Castle Peak Holdings Public Company Limited and its subsidiaries and of Castle Peak Holdings Public Company Limited as at December 31, 2022, their financial performance and cash flows for the year then ended in accordance with Thai Financial Reporting Standards.

### Basis for Opinion

I conducted my audit in accordance with Thai Standards on Auditing. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my report. I am independent of the Company in accordance with the Code of Ethics for Professional Accountants including Independence Standards issued by the Federation of Accounting Professions (Code of Ethics for Professional Accountants) that are relevant to my audit of the financial statements, and I have fulfilled my other ethical responsibilities in accordance with the Code of Ethics for Professional Accountants. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

### Key Audit Matters

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the financial statements of the current period. These matters were addressed in the context of my audit of the financial statements as a whole, and in forming my opinion thereon, and I do not provide a separate opinion on these matters.

## INDEPENDENT AUDITOR'S REPORT (Cont.)

Key audit matter and how audit procedures respond to the matter are described below.

### Revenue recognition

Revenue from sales of goods is significant to the financial statements and directly affects the Group's operating results. I have examined the revenue from sales recognition by

- Assessing and testing the Group's internal controls with respect to the revenue cycle by making enquiry of responsible executives, gaining an understanding of the controls and selecting representative samples to test the operation of the designed controls.
- Examining supporting documents on a sampling basis for actual sale transactions occurring during the year, audit near the end of the reporting period and testing sale transactions with respect to the accuracy and timing of revenue recognition.
- Examining credit notes issued by the Group after the period end.
- Performing analytical procedures on disaggregated data and significant ratios relating to revenue recognition including comparison with historical data, in order to detect possible irregularities in sale transactions throughout the period, particularly accounting entries made through journal vouchers.

### Other Information

Management is responsible for the other information. The other information comprise the information included in annual report of the Group, but does not include the financial statements and my auditor's report thereon. The annual report of the Group is expected to be made available to me after the date of this auditor's report.

My opinion on the financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit or otherwise appears to be materially misstated.

When I read the annual report of the Group, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance for correction of the misstatement.

### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Thai Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.



## INDEPENDENT AUDITOR'S REPORT (Cont.)

### Auditor's Responsibilities for the Audit of Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Thai Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Thai Standards on Auditing, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements. I am responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion.

## INDEPENDENT AUDITOR'S REPORT (Cont.)

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. I describe these matters in my auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Ms. Nonglak Pattanabandith.

(Ms. Nonglak Pattanabandith)  
Certified Public Accountant  
Registration No. 4713

Karin Audit Company Limited  
Bangkok  
February 24, 2023



## STATEMENTS OF FINANCIAL POSITION

CASTLE PEAK HOLDINGS PUBLIC COMPANY LIMITED AND SUBSIDIARIES

AS AT DECEMBER 31, 2022

Unit : Baht

		Consolidated financial statements		Separate financial statements	
	Note	2022	2021	2022	2021
Assets					
Current assets					
Cash and cash equivalents	6	116,516,253.15	82,136,070.07	22,998,970.25	15,922,828.27
Trade and other current receivables	7	125,292,075.23	274,295,725.44	62,914,201.07	165,950,371.09
Inventories					
- Garment business	8	555,498,567.20	545,820,484.77	342,107,945.05	324,902,868.10
- Real estate business	5, 9	162,057,107.11	169,870,525.94	122,785,690.53	93,777,856.10
Total current assets		959,364,002.69	1,072,122,806.22	550,806,806.90	600,553,923.56
Non-current assets					
Other non-current financial assets		1,171,060.00	1,196,180.00	965,700.00	991,700.00
Investments in subsidiaries and associates	10	463,137.64	473,735.74	246,629,255.00	246,629,255.00
Investment properties	11	37,384,210.12	55,854,082.64	32,469,685.12	56,255,737.64
Property, plant and equipment	12	454,860,684.95	458,584,695.13	282,832,598.07	283,298,016.53
Right-of-use assets	13	55,160,283.86	23,862,155.05	24,410,509.49	7,662,781.85
Deferred tax assets	17	2,570,371.28	803,972.27	-	-
Deposits with commitment	14	54,891,598.61	47,621,540.23	25,746,836.17	17,521,112.28
Other non - current assets		15,984,258.22	16,519,069.91	7,148,186.75	7,962,327.77
Total non - current assets		622,485,604.68	604,915,430.97	620,202,770.60	620,320,931.07
Total assets		1,581,849,607.37	1,677,038,237.19	1,171,009,577.50	1,220,874,854.63
Liabilities and equity					
Current liabilities					
Overdrafts and short - term					
loans from financial institutions	15	251,708,271.99	679,283,124.29	164,306,357.64	491,720,733.57
Trade and other current payables	16	140,895,805.88	151,070,317.54	79,488,556.97	91,277,228.49
Current portion of long-term					
loans form a financial institution		1,249,999.97	3,750,000.00	-	-
Current portion of lease liabilities	13	17,435,893.84	18,293,441.92	7,682,732.27	8,125,700.13
Short-term loans	5	-	-	101,197,000.00	85,197,000.00



## INDEPENDENT AUDITOR'S REPORT (Cont.)

CASTLE PEAK HOLDINGS PUBLIC COMPANY LIMITED AND SUBSIDIARIES

AS AT DECEMBER 31, 2022

Unit : Baht

	Note	Consolidated financial statements		Separate financial statements	
		2022	2021	2022	2021
Income tax payable		34,412,647.07	3,623,455.95	30,145,500.17	-
Total current liabilities		<u>445,702,618.75</u>	<u>856,020,339.70</u>	<u>382,820,147.05</u>	<u>676,320,662.19</u>
<b>Non-current liabilities</b>					
long-term loans from a financial institution		-	1,250,000.00	-	-
Lease liabilities	13	35,692,489.86	4,062,020.52	16,727,777.22	-
Deferred tax liabilities	17	63,590,338.55	73,857,969.33	39,086,171.29	49,361,989.53
Non-current provisions for employee benefit	18	69,910,555.84	73,361,162.58	34,143,111.52	35,335,894.00
Total non-current liabilities		<u>169,193,384.25</u>	<u>152,531,152.43</u>	<u>89,957,060.03</u>	<u>84,697,883.53</u>
<b>Total liabilities</b>		<u><b>614,896,003.00</b></u>	<u><b>1,008,551,492.13</b></u>	<u><b>472,777,207.08</b></u>	<u><b>761,018,545.72</b></u>
<b>Equity</b>					
Share capital					
Authorized share capital					
40,000,000 common shares, Baht 10 par value		<u>400,000,000.00</u>	<u>400,000,000.00</u>	<u>400,000,000.00</u>	<u>400,000,000.00</u>
Issued and paid - up share capital					
40,000,000 common shares, Baht 10 par value		400,000,000.00	400,000,000.00	400,000,000.00	400,000,000.00
Premium on ordinary shares		164,000,000.00	164,000,000.00	164,000,000.00	164,000,000.00
Retained earnings					
Appropriated - legal reserve		31,839,616.42	31,839,616.42	31,839,616.42	31,839,616.42
Unappropriated		63,118,676.86	(243,481,437.85)	(82,693,148.26)	(325,393,505.39)
Other components of equity		<u>307,965,071.09</u>	<u>316,098,326.49</u>	<u>185,085,902.26</u>	<u>189,410,197.88</u>
Equity attributable to owners of the Company		966,923,364.37	668,456,505.06	698,232,370.42	459,856,308.91
Non-controlling interests		30,240.00	30,240.00	-	-
<b>Total equity</b>		<u><b>966,953,604.37</b></u>	<u><b>668,486,745.06</b></u>	<u><b>698,232,370.42</b></u>	<u><b>459,856,308.91</b></u>
<b>Total liabilities and equity</b>		<u><b>1,581,849,607.37</b></u>	<u><b>1,677,038,237.19</b></u>	<u><b>1,171,009,577.50</b></u>	<u><b>1,220,874,854.63</b></u>





## STATEMENTS OF COMPREHENSIVE INCOME

CASTLE PEAK HOLDINGS PUBLIC COMPANY LIMITED AND SUBSIDIARIES

FOR THE YEAR ENDED DECEMBER 31, 2022

Unit : Baht

	Note	Consolidated financial statements		Separate financial statements	
		2022	2021	2022	2021
Revenue from sales	5	2,192,994,160.82	1,542,356,475.07	1,412,260,798.89	886,214,040.32
Cost of sales	5	<u>1,658,034,726.05</u>	<u>1,323,533,848.76</u>	<u>1,029,591,223.05</u>	<u>773,910,059.01</u>
<b>Gross profit</b>		<b>534,959,434.77</b>	<b>218,822,626.31</b>	<b>382,669,575.84</b>	<b>112,303,981.31</b>
Dividend income		15,000.00	50,000.00	15,000.00	50,000.00
Interest income	5	97,350.83	1,577,151.97	55,811.23	1,548,436.64
Gain on exchange rate		17,208,162.80	-	12,737,881.37	-
Other income		<u>2,486,723.08</u>	<u>12,882,149.05</u>	<u>1,495,257.31</u>	<u>7,920,161.56</u>
<b>Profit before expenses</b>		<b>554,766,671.48</b>	<b>233,331,927.33</b>	<b>396,973,525.75</b>	<b>121,822,579.51</b>
Distribution costs		65,555,203.70	67,585,713.78	41,718,830.27	36,769,191.36
Administrative expenses	5	120,924,110.54	113,225,957.15	61,153,448.25	60,514,872.98
Financial costs	5	<u>28,285,930.78</u>	<u>30,091,813.57</u>	<u>25,217,362.87</u>	<u>27,416,926.08</u>
Total expenses		<u>214,765,245.02</u>	<u>210,903,484.50</u>	<u>128,089,641.39</u>	<u>124,700,990.42</u>
Share of loss (profit) of investment in an associate	10	<u>10,598.10</u>	<u>36,832.93</u>	-	-
<b>Profit (loss) before income tax expense</b>		<b>339,990,828.36</b>	<b>22,391,609.90</b>	<b>268,883,884.36</b>	<b>(2,878,410.91)</b>
Income tax expense (income)	20	<u>45,011,032.42</u>	<u>4,712,868.60</u>	<u>32,300,533.23</u>	<u>(1,233,334.42)</u>
<b>Profit (loss) for the year</b>		<b>294,979,795.94</b>	<b>17,678,741.30</b>	<b>236,583,351.13</b>	<b>(1,645,076.49)</b>
<b>Other comprehensive income</b>					
Item that will not be reclassified to profit or loss :					
Defined benefit plan actuarial gain (loss)	18	4,373,728.70	2,005,443.04	2,240,887.98	1,009,836.52
Income tax expense (income)	20	<u>886,665.33</u>	<u>186,521.95</u>	<u>448,177.60</u>	-
<b>Other comprehensive income (loss) for the period, net of income tax expense</b>		<b>3,487,063.37</b>	<b>1,818,921.09</b>	<b>1,792,710.38</b>	<b>1,009,836.52</b>
<b>Total comprehensive income for the year</b>		<b>298,466,859.31</b>	<b>19,497,662.39</b>	<b>238,376,061.51</b>	<b>(635,239.97)</b>
<b>Profit (loss) attributable to :</b>					
Owners of the Company		294,979,795.94	17,678,741.30	236,583,351.13	(1,645,076.49)
Non-controlling interests		-	-	-	-
<b>Profit (loss) for the year</b>		<b>294,979,795.94</b>	<b>17,678,741.30</b>	<b>236,583,351.13</b>	<b>(1,645,076.49)</b>
Total comprehensive income attributable to:					Owners of the
Company		298,466,859.31	19,497,662.39	238,376,061.51	(635,239.97)
Non-controlling interests		-	-	-	-
<b>Total comprehensive income for the year</b>		<b>298,466,859.31</b>	<b>19,497,662.39</b>	<b>238,376,061.51</b>	<b>(635,239.97)</b>
<b>Basic earnings (loss) per share</b>		<b>7.37</b>	<b>0.44</b>	<b>5.91</b>	<b>(0.04)</b>
<b>Weighted average number of ordinary shares (shares)</b>		<b>40,000,000</b>	<b>40,000,000</b>	<b>40,000,000</b>	<b>40,000,000</b>



## STATEMENTS OF CHANGES IN EQUITY

### CASTLE PEAK HOLDINGS PUBLIC COMPANY LIMITED AND SUBSIDIARIES FOR THE YEAR ENDED DECEMBER 31, 2022

Unit : Baht										
Consolidated financial statements										
	Issued and paid-up share capital	Premium on ordinary shares	Retained earnings		Revaluation increment in land and building	Total other components of equity		Equity attributable to owners of the Company	Non- controlling interests	Total equity
			Legal reserve	Unappropriated						
<b>Balance as of January 1, 2021</b>	<b>400,000,000.00</b>	<b>164,000,000.00</b>	<b>31,839,616.42</b>	<b>(271,112,355.64)</b>	<b>324,231,581.89</b>	<b>324,231,581.89</b>	<b>648,958,842.67</b>	<b>30,240.00</b>	<b>648,989,082.67</b>	
Comprehensive income for the year :										
Profit (loss)	-	-	-	17,678,741.30	-	-	17,678,741.30	-	-	17,678,741.30
Other comprehensive income	-	-	-	1,818,921.09	-	-	1,818,921.09	-	-	1,818,921.09
Total comprehensive income for the year	-	-	-	19,497,662.39	-	-	19,497,662.39	-	-	19,497,662.39
Transfer to retained earnings	-	-	-	8,133,255.40	(8,133,255.40)	(8,133,255.40)	-	-	-	-
<b>Balance at December 31, 2021</b>	<b>400,000,000.00</b>	<b>164,000,000.00</b>	<b>31,839,616.42</b>	<b>(243,481,437.85)</b>	<b>316,098,326.49</b>	<b>316,098,326.49</b>	<b>668,456,505.06</b>	<b>30,240.00</b>	<b>668,486,745.06</b>	
Comprehensive income for the year :										
Profit or loss	-	-	-	294,979,795.94	-	-	294,979,795.94	-	-	294,979,795.94
Other comprehensive income	-	-	-	3,487,063.37	-	-	3,487,063.37	-	-	3,487,063.37
Total comprehensive income (loss) for the year	-	-	-	298,466,859.31	-	-	298,466,859.31	-	-	298,466,859.31
Transfer to retained earnings	-	-	-	8,133,255.40	(8,133,255.40)	(8,133,255.40)	-	-	-	-
<b>Balance at December 31, 2022</b>	<b>400,000,000.00</b>	<b>164,000,000.00</b>	<b>31,839,616.42</b>	<b>63,118,676.86</b>	<b>307,965,071.09</b>	<b>307,965,071.09</b>	<b>966,923,364.37</b>	<b>30,240.00</b>	<b>966,953,604.37</b>	

## STATEMENTS OF CHANGES IN EQUITY (Cont.)

### CASTLE PEAK HOLDINGS PUBLIC COMPANY LIMITED AND SUBSIDIARIES

FOR THE YEAR ENDED DECEMBER 31, 2022

		Separate financial statements					Unit : Baht
		Retained earnings		Other components of equity			
		Legal reserve	Unappropriated	Revaluation increment in land and building	other components of equity	Total	
Issued and paid - up share capital	Premium on ordinary shares						
<b>Balance as of January 1, 2021</b>	<b>400,000,000.00</b>	<b>31,839,616.42</b>	<b>(329,082,561.04)</b>	<b>193,734,493.50</b>	<b>193,734,493.50</b>	<b>460,491,548.88</b>	
Comprehensive income for the year :							
Profit or loss	-	-	(1,645,076.49)	-	-	(1,645,076.49)	
Other comprehensive income	-	-	1,009,836.52	-	-	1,009,836.52	
Total comprehensive income (loss) for the year	-	-	(635,239.97)	-	-	(635,239.97)	
Transfer to retained earnings	-	-	4,324,295.62	(4,324,295.62)	(4,324,295.62)	-	
<b>Balance at December 31, 2021</b>	<b>400,000,000.00</b>	<b>31,839,616.42</b>	<b>(325,393,505.39)</b>	<b>189,410,197.88</b>	<b>189,410,197.88</b>	<b>459,856,308.91</b>	
Comprehensive income for the year :							
Profit or loss	-	-	236,583,351.13	-	-	236,583,351.13	
Other comprehensive income	-	-	1,792,710.38	-	-	1,792,710.38	
Total comprehensive income (loss) for the year	-	-	238,376,061.51	-	-	238,376,061.51	
Transfer to retained earnings	-	-	4,324,295.62	(4,324,295.62)	(4,324,295.62)	-	
<b>Balance at December 31, 2022</b>	<b>400,000,000.00</b>	<b>31,839,616.42</b>	<b>(82,693,148.26)</b>	<b>185,085,902.26</b>	<b>185,085,902.26</b>	<b>698,232,370.42</b>	



## STATEMENTS OF CASH FLOWS

CASTLE PEAK HOLDINGS PUBLIC COMPANY LIMITED AND SUBSIDIARIES  
FOR THE YEAR ENDED DECEMBER 31, 2022

Unit : Baht

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>				
Profit (loss) before income tax	294,979,795.94	17,678,741.30	236,583,351.13	(1,645,076.49)
Adjustments to reconcile profit (loss) to cash provided by (used in) :				
Income tax expense (income)	45,011,032.42	4,712,868.60	32,300,533.23	(1,233,334.42)
Trade receivables (increase) decrease	130,246,655.97	(82,041,529.94)	88,430,397.35	(41,194,449.00)
Other current receivables (increase) decrease	14,887,703.87	(14,981,391.83)	12,224,246.94	(10,599,197.99)
Inventories (increase) decrease				
- Garment business	(1,595,889.98)	(199,612,907.78)	(11,690,594.80)	(122,871,378.20)
- Real estate business	27,105,004.83	13,684,108.04	(4,400,068.43)	2,563,232.59
Other non - current assets (increase) decrease	181,051.20	141,671.50	7,771.50	65,871.50
Trade payables increase (decrease)	11,462,316.16	16,608,205.19	1,645,987.40	10,236,162.96
Other current payables increase (decrease)	(19,194,080.61)	16,490,068.40	(11,312,561.28)	13,028,011.91
Non-current provisions for employee benefit	5,377,244.96	5,548,095.33	2,579,037.50	2,781,323.85
Depreciation and amortization	40,232,100.40	39,354,970.62	21,330,211.65	21,209,171.22
Loss on written-off of assets	717,991.49	516,580.04	717,991.49	-
Loss (gain) on disposal of property, plants and equipment	(234,995.25)	(1,163,096.22)	(156,437.26)	(615,379.92)
Unrealized loss (gain) on exchange rate	(9,864,711.85)	14,003,590.57	(7,665,007.61)	11,999,921.64
Share of loss (profit) of investment in an associate	10,598.10	36,832.93	-	-
Allowance for (reversal of) declining value of inventories - garment business	(8,082,192.45)	1,420,573.75	(5,514,482.15)	2,747,241.34
Loss (gain) on revaluation	131,943.17	-	40,218.69	-
Allowance for (reversal of) valuation adjustment of investment	25,120.00	(139,630.00)	26,000.00	(106,700.00)
Dividend income	(15,000.00)	(50,000.00)	(15,000.00)	(50,000.00)
Interest income	(97,350.83)	(1,577,151.97)	(55,811.23)	(1,548,436.64)
Interest expense	25,860,041.78	27,220,578.09	23,852,652.29	24,651,483.60
Cash from operating activities	557,144,379.32	(142,148,823.38)	378,928,436.40	(90,581,532.05)
Non-current employee benefit paid	(4,454,123.00)	(6,164,719.00)	(1,530,932.00)	(3,792,523.00)
Income tax return	138,667.02	2,134,710.29	-	1,107,331.06
Income tax paid	(27,681,828.56)	9,475,655.08)	(12,879,028.90)	(501,244.62)
<b>Net cash provided by (used in) operating activities</b>	<b>525,147,094.78</b>	<b>(155,654,487.17)</b>	<b>364,518,475.50</b>	<b>(93,767,968.61)</b>



## STATEMENTS OF CASH FLOWS (Cont.)

CASTLE PEAK HOLDINGS PUBLIC COMPANY LIMITED AND SUBSIDIARIES  
FOR THE YEAR ENDED DECEMBER 31, 2022

Unit : Baht

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>				
Cash paid for purchases of investment properties	(1,765,600.00)	(125,190.00)	(1,765,600.00)	(125,190.00)
Cash paid for purchases of property, plants and equipment	(16,913,741.38)	(5,181,340.19)	(11,695,608.51)	(2,727,073.77)
Proceeds from disposal of property, plants and equipment	331,092.33	1,389,234.37	252,449.34	737,649.31
Cash paid for purchases of intangible assets	(941,930.91)	(641,539.62)	(570,150.36)	(343,767.42)
Interest received	97,350.83	1,577,151.97	55,811.23	1,548,436.64
Dividend received	15,000.00	50,000.00	15,000.00	50,000.00
Decrease (increase) in deposits with commitment	(7,270,058.38)	27,856,392.74	(8,225,723.89)	32,725,429.88
<b>Net cash provided by (used in) investing activities</b>	<b>(26,447,887.51)</b>	<b>24,924,709.27</b>	<b>(21,933,822.19)</b>	<b>31,865,484.64</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>				
Increase (decrease) in overdrafts and short - term loans from financial institutions	(414,002,689.65)	190,755,368.84	(317,360,280.20)	104,667,186.95
Repayment of borrowings from related parties	-	-	(81,500,000.00)	(42,500,000.00)
Proceeds from borrowings from related parties	-	-	97,500,000.00	30,500,000.00
Repayment of long-term loans from financial institutions	(3,750,000.03)	-	-	-
Proceeds from of long-term loans from financial institutions	-	5,000,000.00	-	-
Repayment of lease liabilities	(18,293,441.92)	(17,313,001.47)	(8,125,700.13)	(7,653,640.35)
Interest paid	(28,272,892.59)	(26,466,439.12)	(26,022,531.00)	(24,380,821.88)
<b>Net cash provided by (used in) financing activities</b>	<b>(464,319,024.19)</b>	<b>151,975,928.25</b>	<b>(335,508,511.33)</b>	<b>60,632,724.72</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>34,380,183.08</b>	<b>21,246,150.35</b>	<b>7,076,141.98</b>	<b>(1,269,759.25)</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>82,136,070.07</b>	<b>60,889,919.72</b>	<b>15,922,828.27</b>	<b>17,192,587.52</b>
<b>Cash and cash equivalents at the end of the year</b>	<b>116,516,253.15</b>	<b>82,136,070.07</b>	<b>22,998,970.25</b>	<b>15,922,828.27</b>

### Supplemental disclosures of cash flow information:

#### Non-cash transactions

##### Year 2022

-The Company transferred investment properties of Baht 19.29 million and Baht 24.61 million to inventories- real estate business in the consolidated and separate financial statements, respectively.

- Right-of-use assets increased from lease liabilities of Baht 49.1 million in the consolidated financial statements and Baht 24.4 million in separate financial statements, respectively.

##### Year 2021

- The Company and a subsidiary purchased machinery and equipment of Baht 3.7 million, and Baht 2.7 million but had not paid in the consolidated financial statements and separate financial statements, respectively.

## Notes to Financial Statements

### 1. General information

Castle Peak Holdings Public Company Limited (“the Company”) was registered on April 1, 1994, with registration number 0107537001056. The registered office is located at 899 Petchkasam Road, Bangkae Sub-district, Bangkae District, Bangkok.

The principal business activities of the Company and subsidiaries (“the Group”) are garment manufacturing to export and property development.

### 2. Basis for preparation of the consolidated financial statements

The consolidated financial statements comprise the financial statements of the Company and subsidiaries (“the Group”). Subsidiaries, whose financial and operating policies are substantially direct or indirect controlled by the Company as follows:

Subsidiaries	Nature of business	Incorporate and operate	Percentage of holding	
			2022	2021
Direct :				
C.P.G. Garment Co., Ltd.	Manufacturing and export garment	Thailand	99.94	99.94
Castle Peak Real Estate Co., Ltd.	Real estate	Thailand	99.99	99.99
Indirect :				
Sun Property Co., Ltd.	Construction/ Real estate	Thailand	99.98	99.98
Aek Thana Property Co., Ltd.	Real estate	Thailand	99.98	99.98

Investment in other companies in which the Company significant influence is shown as “Investments in associates” under equity method in the consolidated financial statements, and record under cost method for the separate financial statements.

### 3. Basis of preparation of the financial statements

#### 3.1 Statement of compliance

The financial statements are prepared in accordance with Thai Financial Reporting Standards (“TFRS”) including related interpretations and guidelines promulgated by the Federation of Accounting Professions (FAP); applicable rules and regulations of the Thai Securities and Exchange Commission.

New financial reporting standards

Financial reporting standards that became effective in the current year

During the year, the Group has adopted the revised and new financial reporting standards and interpretations which are effective for fiscal periods beginning on or after January 1, 2022. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and providing accounting guidance for users of the standards.

## Notes to Financial Statements (Cont.)

The adoption of these financial reporting standards does not have any significant impact on the Group's financial statements.

Financial reporting standard that will become effective for fiscal years beginning on or after January 1, 2023

The Federation of Accounting Professions issued a number of revised financial reporting standards, which are effective for fiscal years beginning on or after January 1, 2023. These financial reporting standards were aimed at alignment with the corresponding International Financial Reporting Standards with most of the changes directed towards clarifying accounting treatment and, for some standards, providing temporary reliefs or temporary exemptions for users.

The management of the Group believes that adoption of these amendments will not have any significant impact on the Group's financial statements.

### 3.2 Functional and presentation currency

The financial statements are presented in Thai Baht, which is the Group's functional currency.

### 3.3 Use of judgements and estimates

The preparation of financial statements in conformity with TFRS requires management to make judgements, estimates and assumptions that affect the application of the Group's accounting policies. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

#### Significant judgments and estimates are as follow :

Revenue recognition	<ul style="list-style-type: none"><li>- Whether revenue from sales of made-to-order products is recognised over time or at a point in time</li><li>- Estimate of expected returns</li></ul>
Real estate development costs estimation	<ul style="list-style-type: none"><li>- The management estimates all project development costs based on its business experience and revisits the estimations on a periodical basis or when the actual costs incurred significantly vary from the estimated costs.</li></ul>
Leases	<ul style="list-style-type: none"><li>- In determining whether an arrangement contains a lease, the management considers whether the Group is reasonably certain to exercise extension options or exercise termination options.</li><li>- Determining incremental rate to measure lease liabilities</li></ul>
Trade receivables	<ul style="list-style-type: none"><li>- Determining expected credit losses of each trade receivable.</li></ul>
Deferred tax assets	<ul style="list-style-type: none"><li>- Recognition of deferred tax asset; availability of future taxable profit against which deductible temporary differences and tax losses carried forward can be utilised</li></ul>
Employee benefit obligations	<ul style="list-style-type: none"><li>- Measurement of defined benefit obligations: key actuarial assumptions</li></ul>

### 4. Significant accounting policies

#### 4.1 Income

##### 4.1.1 Sale of goods and services

Revenue is recognised when a customer obtains control of the goods or services in an amount that reflects the consideration to which the Group expects to be entitled, excluding those amounts collected on behalf of third parties, value added tax and is after deduction of any trade discounts and volume rebates.

Revenue from sales of goods is recognised when a customer obtains control of the goods, generally on delivery of the goods to the customers. For contracts that permit the customers to return the goods, revenue is recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur. Therefore the amount of revenue recognised is adjusted for estimated returns, which are estimated based on the historical data.

Revenue for rendering of services is recognised over time based on stage as the services are provided. The stage of completion is assessed based on cost-to-cost method. The related costs are recognized in profit or loss when they are incurred.

##### 4.1.2 Revenues from sale of real estate development project

Revenues from the sales of real estate development projects are recognized when the construction works are completed and the ownerships have been transferred to buyers.

##### 4.1.3 Dividend income is recognised when obtain the right to receive the dividend.

#### 4.2 Interest

##### Effective Interest Rate (EIR)

Interest income or expense is recognised using the effective interest method. The EIR is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

In calculating interest income and expense, the effective interest rate is applied to the gross carrying amount of the asset (when the asset is not credit-impaired) or to the amortised cost of the liability. However, for financial assets that have become credit-impaired subsequent to initial recognition, interest income is calculated by applying the effective interest rate to the amortised cost of the financial asset. If the asset is no longer credit-impaired, then the calculation of interest income reverts to the gross basis.

#### 4.3 Income tax

Income tax expense for the year comprises current and deferred tax. Current and deferred tax are recognised in profit or loss except to the extent that they relate to a business combination, or items recognised directly in equity or in other comprehensive income.



## Notes to Financial Statements (Cont.)

Current tax is the expected tax payable or receivable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the following temporary differences: the initial recognition of goodwill; the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss; and differences relating to investments in subsidiaries and jointly-controlled entities to the extent that it is probable that they will not reverse in the foreseeable future.

The measurement of deferred tax reflects the tax consequences that would follow the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reviewed at each reporting date and reduced to the extent that it is no longer probable that the related tax benefit will be realised.

### 4.4 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, saving deposits, call and highly liquid short-term investments.

Deposits restricted in use are shown as other non-current assets.

### 4.5 Inventories

#### Garment business

The Group values its inventories at the lower of cost or net realizable value. Inventories are valued as follows:

- Finished goods and work in process at specific batch costing
- Raw materials and supplies at moving average.

### Real estate business

Real estate development projects are presented at lower of cost or net realizable value. Cost comprises expenditure that is directly attributable to the acquisition of land, land improvement, construction cost, utilities, project management cost, borrowing costs and other direct relevance costs to the project.

### 4.6 Investments in subsidiaries and associates

Investments in subsidiary companies and associates are recorded at cost method in the separate financial statements and investments in associated companies are recorded at equity method in the consolidated financial statements.

### 4.7 Property, plant and equipment

Equipment is presented at cost less accumulated depreciation and impairment losses.

Land and buildings are stated at their revalued amounts. The revalued amount is the fair value determined on the basis of the property's existing use at the date of revaluation less any subsequent accumulated depreciation and impairment losses.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and direct labour, any other costs directly attributable to bringing the assets to a working condition for their intended use, the costs of dismantling and removing the items and restoring the site on which they are located, and capitalised borrowing. Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment.

Gains and losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment, and are recognised net within other income in profit or loss. When revalued assets are sold, the amounts included in the revaluation reserve are transferred to retained earnings.

Depreciation is charged to profit or loss on a straight-line basis over the estimated useful lives of each component of an item as follows :

Land improvement	42 years
Buildings and revaluation surplus	42 years
Machinery and equipment	5 - 10 years
Furniture, fixture and office equipment	5 - 10 years
Other constructions	20 years
Vehicles	5 - 10 years

Depreciation methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

### 4.8 Investment properties

Investment properties are properties which are held to earn rental income, for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Investment properties are stated at cost less accumulated depreciation and impairment losses.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, and other costs directly attributable to bringing the investment property to a working condition for its intended use and capitalised borrowing costs.

Depreciation is charged to profit or loss on a straight-line basis over the estimated useful lives of each component of an item as follows:

Building and other constructions	20 years
----------------------------------	----------

Depreciation methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

### 4.9 Impairment of non-financial assets

The carrying amounts of the Group's assets are reviewed at each report date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimate. Impairment with cost, if assets exceed its recoverable amount, the Group will recognize an impairment loss in profit or loss.

Calculation of recoverable amount

The recoverable amount is the greater of the asset's net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For an asset that does not generate cash inflows largely independent of those from other assets, the recoverable amount is determined for the cash-generating unit to which the asset belongs.

Reversal of impairment

An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount.

An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized. All reversals of impairment losses are recognized in profit or loss.

### 4.10 Employee benefit obligations

The Group's employee benefit obligation in respect of post-employment benefits under defined benefit plans recognized in the financial statements based on calculations by the independent actuary using the projected unit credit method estimating the amount of future benefit that employees have earned in return for their service in the current and prior periods; that benefit is discounted to determine its present value.

The Group recognises all actuarial gains and losses arising from defined benefit plans in other comprehensive income and all expenses related to defined benefit plans in profit or loss.

#### Short-term employee benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided.

### 4.11 Provisions

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognised as finance cost.

### 4.12 Foreign currency risk

Transactions in foreign currencies are translated to Thai Baht at the foreign exchange rates ruling at the dates of the transactions.

Monetary assets and liabilities denominated in foreign currencies at the reporting date are translated to Thai Baht at the foreign exchange rates ruling at that date. Foreign exchange differences arising on translation are recognised in profit or loss.

Non-monetary assets and liabilities measured at cost in foreign currencies are translated to Thai Baht using the foreign exchange rates ruling at the dates of the transactions.

The revenues and expenses of foreign entities are translated to Thai Baht at rates approximating the foreign exchange rates ruling at the dates of the transactions.

Foreign exchange differences arising on translation are recognised in other comprehensive income and presented in the foreign currency translation reserve in equity until disposal of the investment.

### 4.13 Financial instruments

Financial assets and financial liabilities are initially recognised when the Group becomes a party to the contractual provisions of the instrument.

A financial asset and financial liability (unless it is a trade receivable without a significant financing component or measured at FVTPL) is initially measured at fair value plus transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price. A financial asset and a financial liability measured at FVTPL are initially recognised at fair value.

### **Classification and measurement of financial assets**

Financial assets are classified, at initial recognition, as to be subsequently measured at amortised cost, fair value through other comprehensive income (“FVOCI”), or fair value through profit or loss (“FVTPL”). The classification of financial assets at initial recognition is driven by the Group’s business model for managing the financial assets and the contractual cash flows characteristics of the financial assets.

#### **Financial assets at amortised cost**

The Group measures financial assets at amortised cost if the financial asset is held in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest rate (“EIR”) method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

#### **Financial assets at FVTPL**

Financial assets measured at FVTPL are carried in the statement of financial position at fair value with net changes in fair value recognised in profit or loss.

These financial assets include derivatives, security investments held for trading, equity investments which the Group has not irrevocably elected to classify at FVOCI and financial assets with cash flows that are not solely payments of principal and interest.

Dividends on equity investments are recognised as other income in profit or loss.

### **Classification and measurement of financial liabilities**

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

### **Derecognition of financial instruments**

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

## Notes to Financial Statements (Cont.)

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire. The Group also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value. On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in profit or loss.

### **Offsetting**

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

### **Derivatives**

Derivative are recognised at fair value. At the end of each reporting period the fair value is measured. The gain or loss on remeasurement to fair value is recognised immediately in profit or loss.

### **Impairment of financial assets**

For trade receivables, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. It is based on its historical credit loss experience and adjusted for forward-looking factors specific to the debtors and the economic environment.

A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows.

### **4.14 Leases**

At inception of contract, the Group assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Group assesses the lease term for the non-cancellable period as stipulated in lease contract or the remaining period of active leases together with any period covered by an option to extend the lease if it is reasonably certain to be exercised or any periods covered by an option to terminate the lease if it is reasonably certain not to be exercise by considering the effect of changes in technology and/or the other circumstance relating to the extension of the lease term.

## Notes to Financial Statements (Cont.)

As a lessee

At commencement or on modification of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of its relative stand-alone prices. However, for the leases of property the Group has elected not to separate non-lease components and account for the lease and non-lease components as a single lease component.

The Group recognises a right-of-use asset and a lease liability at the lease commencement date, except for leases of low-value assets and short-term leases which is recognised as an expense on a straight-line basis over the lease term.

Right-of-use asset is measured at cost, less any accumulated depreciation and impairment loss, and adjusted for any remeasurements of lease liability. The cost of right-of-use asset includes the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of restoration costs, less any lease incentives received. Depreciation is charged to profit or loss on a straight-line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Group by the end of the lease term or the cost of the right-of-use asset reflects that the Group will exercise a purchase option. In that case the right-of-use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's incremental borrowing rate. The lease payments included fixed payments less any lease incentive receivable, and amounts expected to be payable under a residual value guarantee. The lease payments also include amount under purchase, extension or termination option if the Group is reasonably certain to exercise option. Variable lease payments that do not depend on index or a rate are recognised as expenses in the accounting period in which they are incurred.

The Group determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in lease term, change in lease payments, change in the estimate of the amount expected to be payable under a residual value guarantee, or a change in the assessment of purchase, extension or termination options. When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

### 4.15 Basic earnings (loss) per share

Basic earnings (loss) per share are calculated by dividing profit (loss) for the year attributable to equity holders of the Company by weighted average number of ordinary shares outstanding during the year. The Company does not have any other equivalent ordinary share for diluted earnings per share calculation.

### 4.16 Segment reporting

Segment results that are reported to the Group's executive committee (the chief operating decision maker) include items directly attributable to a segment as well as those that can be allocated on a reasonable basis.

### 4.17 Fair value measurement

'Fair value' is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Group has access at that date. The fair value of a liability reflects its non-performance risk.

A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

When one is available, the Group measures the fair value of an instrument using the quoted price in an active market for that instrument. A market is regarded as 'active' if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

If there is no quoted price in an active market, then the Group uses valuation techniques that maximise the use of relevant observable inputs and minimise the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Group measures assets and long positions at a bid price and liabilities and short positions at an ask price.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price – i.e. the fair value of the consideration given or received. If the Group determines that the fair value on initial recognition differs from the transaction price and the fair value is evidenced neither by a quoted price in an active market for an identical asset or liability nor based on a valuation technique for which any unobservable inputs are judged to be insignificant in relation to the measurement, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value on initial recognition and the transaction price. Subsequently, that difference is recognised in profit or loss on an appropriate basis over the life of the instrument but no later than when the valuation is wholly supported by observable market data or the transaction is closed out.



## Notes to Financial Statements (Cont.)

Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: inputs for the asset or liability that are based on unobservable input.

If the inputs used to measure the fair value of an asset or liability might be categorised in different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

### 5. Related party transactions

#### 5.1 The related parties and relationship

Parties	Relationship
C.P.G. Garment Co., Ltd.	Subsidiary
Castle Peak Real Estate Co., Ltd.	Subsidiary
Aek Thana Property Co., Ltd.	Subsidiary (indirect owned throughout Castle Peak Real Estate Co., Ltd.)
Sun Property Co., Ltd.	Subsidiary (indirect owned throughout Castle Peak Real Estate Co., Ltd.)
Castle Peak Pulp & Paper Industries Co., Ltd.	Associate
Yueyang Fengli Pulp & Paper Industry Co., Ltd.	Associate (indirect owned throughout Castle Peak Pulp & Paper Co., Ltd.)

## Notes to Financial Statements (Cont.)

5.2 Significant transactions for the years 2022 and 2021 with related parties, were as follows:

		Unit : Baht			
	Pricing policy	Consolidated financial statements		Separate financial statements	
		2022	2021	2022	2021
<b>Sales - raw materials and wages</b>	(1)				
C.P.G. Garment Co., Ltd.		-	-	28,129,826.49	23,891,441.03
<b>Sales - machinery</b>	(1)				
C.P.G. Garment Co., Ltd.		-	-	-	124,280.00
<b>Interest income</b>	(2)				
Yueyang Fengli Pulp & Paper Industry Co., Ltd.		-	1,491,542.69	-	1,491,542.69
<b>Purchases - raw materials and wages</b>	(1)				
C.P.G. Garment Co., Ltd.		-	-	17,807,329.12	22,930,663.49
<b>Construction costs</b>					
Sun Property Co., Ltd.	(1)	-	-	7,217,260.00	-
<b>Service expenses</b>	(1)				
Sun Property Co., Ltd.		-	-	2,060,970.00	889,000.00
<b>Interest expense</b>	(2)				
Castle Peak Real Estate Co., Ltd.		-	-	4,767,531.67	4,472,842.47
C.P.G. Garment Co., Ltd.		-	-	1,238,989.45	945,503.42
<b>Total</b>		<u>-</u>	<u>-</u>	<u>6,006,521.12</u>	<u>5,418,345.89</u>
<b>Management remuneration</b>		<b>12,072,218.77</b>	<b>11,966,237.85</b>	<b>8,651,352.09</b>	<b>8,537,754.67</b>

Pricing policies are as follows:

(1) Cost plus margin

(2) Interest rate at MLR/ MLR+0.25 of a local bank or actual incurred rate



## Notes to Financial Statements (Cont.)

5.3 Significant assets and liabilities at December 31, 2022 and 2021 with related parties, were as follows:

	Unit : Baht			
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
<b>Trade account receivable</b>				
<b>Subsidiary</b>				
C.P.G. Garment Co., Ltd.	-	-	1,944,444.36	5,585,030.86
<b>Other current receivables</b>				
<b>Interest receivable</b>				
<b>Associate</b>				
Castle Peak Pulp & Paper Industries Co., Ltd.	56,872,353.40	56,872,353.40	56,872,353.40	56,872,353.40
Less allowance for expected credit loss	(56,872,353.40)	(56,872,353.40)	(56,872,353.40)	(56,872,353.40)
Net	-	-	-	-
<b>Other receivable</b>				
<b>Associate</b>				
Castle Peak Pulp & Paper Industries Co., Ltd.	10,981,655.49	10,981,655.49	10,981,655.49	10,981,655.49
Less allowance for expected credit loss	(10,981,655.49)	(10,981,655.49)	(10,981,655.49)	(10,981,655.49)
Net	-	-	-	-
<b>Total</b>	-	-	-	-
<b>Current portion of long-term loans to</b>				
Castle Peak Pulp & Paper Industries Co., Ltd.	32,500,000.00	32,500,000.00	32,500,000.00	32,500,000.00
Less allowance for expected credit loss	(32,500,000.00)	(32,500,000.00)	(32,500,000.00)	(32,500,000.00)
Net	-	-	-	-
<b>Short-term loans</b>				
<b>Associates</b>				
Yueyang Fengli Pulp & Paper Industry Co., Ltd.	24,415,418.00	24,415,418.00	24,415,418.00	24,415,418.00
Castle Peak Pulp & Paper Industries Co., Ltd.	176,415,000.00	176,415,000.00	176,415,000.00	176,415,000.00
Less allowance for expected credit loss	(200,830,418.00)	(200,830,418.00)	(200,830,418.00)	(200,830,418.00)
Total	-	-	-	-
<b>Trade accounts payable</b>				
<b>Subsidiaries</b>				
C.P.G. Garment Co., Ltd.	-	-	14,594.46	2,602,705.89

## Notes to Financial Statements (Cont.)

Unit : Baht

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
<b>Other current payable - interest payable</b>				
<b>Subsidiary</b>				
Castle Peak Real Estate Co., Ltd.	-	-	489,382.28	379,885.25
C.P.G. Garment Co., Ltd.	-	-	-	107,963.01
<b>Total</b>	<b>-</b>	<b>-</b>	<b>489,382.28</b>	<b>487,848.26</b>
<b>Short-term loans from</b>				
<b>Subsidiary</b>				
Castle Peak Real Estate Co., Ltd.	-	-	101,197,000.00	85,197,000.00

Commitment as at December 31, 2022 and December 31, 2021 with related party were as follows :

Unit : Baht

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
<b>Commitments on the agreements construction of real estate projects</b>				
Sun Property Co., Ltd.	-	-	12,262,370.00	-

5.4 Movement of short-term loans from related parties during the year 2022 were as follows:

(Unit : Baht)

	Separate financial statements				Interest rate (%)
	December 31, 2021	Increase	(Decrease)	December 31, 2022	
<b>Subsidiary</b>					
Castle Peak Real Estate Co., Ltd.	85,197,000.00	19,500,000.00	(3,500,000.00)	101,197,000.00	5.25 – 5.85
C.P.G. Garment Co., Ltd.	-	78,000,000.00	(78,000,000.00)	-	5.25 – 5.65
<b>Total</b>	<b>85,197,000.00</b>	<b>97,500,000.00</b>	<b>(81,500,000.00)</b>	<b>101,197,000.00</b>	



## Notes to Financial Statements (Cont.)

Except loans to Castle Peak Pulp & Paper Industries Co., Ltd. (“CPPP”) and Yueyang Fengli Pulp & Paper Industry Co., Ltd. (“Yueyang”), loans to and loans from related parties are in term of promissory notes, which are due on call, bear interest rate at MLR or MLR+0.25 p.a. of a local bank.

Loans to and loans from related parties have no collateral.

### 6. Cash and cash equivalents

	Unit : Baht			
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Cash	95,000.00	79,471.00	45,000.00	41,835.00
Current accounts	75,005,072.00	73,609,391.60	22,953,970.25	7,636,942.50
Saving deposits	41,416,181.15	8,447,207.47	-	8,244,050.77
Total	116,516,253.15	82,136,070.07	22,998,970.25	15,922,828.27

### 7. Trade and other current receivables

	Note	Unit : Baht			
		Consolidated financial statements		Separate financial statements	
		2022	2021	2022	2021
Trade accounts receivable					
- Related party	5	-	-	1,944,444.36	5,585,030.86
- Other parties		119,320,487.66	253,481,032.76	59,561,051.45	146,825,084.67
Less allowance for expected credit loss		(4,140,355.06)	(4,140,355.06)	(4,140,355.06)	(4,140,355.06)
Trade accounts receivables, net		115,180,132.60	249,340,677.70	57,365,140.75	148,269,760.47
Other current receivables					
- Related party	5	67,854,008.89	67,854,008.89	67,854,008.89	67,854,008.89
- Other parties		10,178,660.52	25,021,765.63	5,615,778.21	17,747,328.51
Less allowance for expected credit loss	5	(67,920,726.78)	(67,920,726.78)	(67,920,726.78)	(67,920,726.78)
Other current receivables, net		10,111,942.63	24,955,047.74	5,549,060.32	17,680,610.62
Total		125,292,075.23	274,295,725.44	62,914,201.07	165,950,371.09

## Notes to Financial Statements (Cont.)

### Aging analyses for trade accounts receivable were as follows:

	Unit : Baht			
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Related party				
Within credit term	-	-	1,944,444.36	5,585,030.86
Total	-	-	1,944,444.36	5,585,030.86
Other parties				
Within credit term	102,398,716.26	240,843,097.03	42,639,280.05	135,357,053.97
Over due				
- Not over 3 months	12,781,416.34	8,497,580.67	12,781,416.34	7,327,675.64
- Over 12 months	4,140,355.06	4,140,355.06	4,140,355.06	4,140,355.06
Less allowance for expected credit loss	(4,140,355.06)	(4,140,355.06)	(4,140,355.06)	(4,140,355.06)
Total	115,180,132.60	249,340,677.70	55,420,696.39	142,684,729.61

### 8. Inventories - garment business

	Unit : Baht			
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Finished goods	3,830,948.59	15,761,139.07	3,211,591.79	9,501,627.54
Work in process	343,860,156.45	291,481,910.15	198,884,851.33	159,860,155.86
Raw materials and supplies	175,216,727.83	192,097,860.23	126,212,437.59	119,571,724.57
Raw materials in transit	35,784,862.92	57,755,896.36	16,539,236.13	44,224,014.07
Total	558,692,695.79	557,096,805.81	344,848,116.84	333,157,522.04
Less allowance for declining in value of inventories	(3,194,128.59)	(11,276,321.04)	(2,740,171.79)	(8,254,653.94)
Net	555,498,567.20	545,820,484.77	342,107,945.05	324,902,868.10

## Notes to Financial Statements (Cont.)

The cost of inventories which is recognised as an expense and included in cost of sale of goods for the year ended December 31, 2022 amounted to Baht 1,589.44 million (2021: Baht 1,272.93 million) in the consolidated statements of comprehensive income and Baht 1,001.67 million (2021: Baht 770.84 million) in the separate statements of comprehensive income.

In 2022, the Group recognised an allowance for decline in value of inventories adjusted to net realisable value of Baht 3.38 million and recognised a recovery of allowance for decline in value of inventories of Baht 11.46 million (2021 : recognised an allowance for decline in value of inventories of Baht 5.76 million and recognised a reversal of allowance for decline in value of inventories of Baht 4.34 million).

### 9. Inventories- real estate business

	Unit : Baht			
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Land	199,259,866.00	181,849,070.00	145,896,448.00	123,169,472.00
Land development	35,698,681.50	15,509,987.50	30,276,546.50	10,087,852.50
Construction in progress	392,983,983.68	377,371,920.31	262,790,810.38	258,671,900.38
Infrastructure	69,346,145.89	58,408,539.19	52,348,349.85	43,257,849.85
Construction development costs	30,446,052.14	28,563,873.05	16,257,025.36	15,452,315.77
Total	727,734,729.21	661,703,390.05	507,569,180.09	450,639,390.50
Less cumulative costs transferred to cost of sales	(565,677,622.10)	(491,832,864.11)	(384,783,489.56)	(356,861,534.40)
Net	162,057,107.11	169,870,525.94	122,785,690.53	93,777,856.10

As at December 31, 2022, inventories- real estate business of the Company and subsidiaries totaling Baht 136.19 million (2021 : Baht 105.65 million) in consolidated financial statements and Baht 109.35 million (2021 : Baht 78.81 million) in separate financial statements are mortgaged as collateral for letters of guarantee for construction and maintenance of infrastructures (Note 25).

## Notes to Financial Statements (Cont.)

### 10. Investments in subsidiaries and associates

Name	Type of business	Paid-in capital (Thousand Baht)	Ownership interest (%)	Unit : Baht	
				Consolidated financial statements	
				Investment at equity method	
				2022	2021
<b>Investment in associates :-</b>					
Castle Peak Pulp & Paper Co., Ltd.	Pulp & paper	100,000	41.00	-	-
Thanee Watana Co., Ltd. (1)	Real estate	938	49.00	463,137.64	473,735.74
Total investment in associates				<u>463,137.64</u>	<u>473,735.74</u>

Name	Type of business	Paid-in capital (Thousand Baht)	Ownership interest (%)	Unit : Baht			
				Separate financial statements			
				Investment at cost method		Dividend income	
				2022	2021	2022	2021
<b>Investments in subsidiaries :-</b>							
C.P.G. Garment Co., Ltd.	Manufacturing and export garment	46,200	99.94	46,170,000.00	46,170,000.00	-	-
Castle Peak Real Estate Co., Ltd.	Real estate	200,000	99.99	199,999,880.00	199,999,880.00	-	-
<b>Investment in Associates :-</b>							
Castle Peak Pulp & Paper Co., Ltd.	Holding	100,000	41.00	41,000,000.00	41,000,000.00	-	-
Thanee Watana Co., Ltd. <sup>(1)</sup>	Real estate	938	49.00	459,375.00	459,375.00	-	-
Less allowance for impairment				(41,000,000.00)	(41,000,000.00)	-	-
Total				<u>246,629,255.00</u>	<u>246,629,255.00</u>	<u>-</u>	<u>-</u>

<sup>(1)</sup> Not started its core business.

All subsidiaries and direct associate were incorporated and operate in Thailand and indirect associate was incorporated and operates in China.

The share of comprehensive income (loss) of two associates in the consolidated statements of comprehensive income for the year ended December 31, 2022 amounted to Baht 0.00 million (2021: Baht 0.00 million), were computed from the financial statements which have not been audited by auditors.



## Notes to Financial Statements (Cont.)

### 11. Investment properties

Unit : Baht

	Consolidated financial statements				
	As at December 31, 2021	Increase	Decrease	Transfer in (out)	As at December 31, 2022
Cost					
Land and land improvement	49,769,624.00	1,765,600.00	-	(19,291,586.00)	32,243,638.00
Buildings and other constructions	33,861,732.66	-	-	-	33,861,732.66
Total cost	83,631,356.66	1,765,600.00	-	(19,291,586.00)	66,105,370.66
Accumulated depreciation					
Land improvement	(80,552.01)	-	-	-	(80,552.01)
Buildings and other constructions	(27,696,722.01)	(943,886.52)	-	-	(28,640,608.53)
Total accumulated depreciation	(27,777,274.02)	(943,886.52)	-	-	(28,721,160.54)
Net	55,854,082.64				37,384,210.12

Unit : Baht

	Separate financial statements				
	As at December 31, 2021	Increase	Decreas	Transfer in (out)	As at December 31, 2022
Cost					
Land and land improvement	50,171,279.00	1,765,600.00	-	(24,607,766.00)	27,329,113.00
Buildings	33,861,732.66	-	-	-	33,861,732.66
Total cost	84,033,011.66	1,765,600.00	-	(24,607,766.00)	61,190,845.66
Accumulated depreciation					
Land improvement	(80,552.01)	-	-	-	(80,552.01)
Buildings	(27,696,722.01)	(943,886.52)	-	-	(28,640,608.53)
Total accumulated depreciation	(27,777,274.02)	(943,886.52)	-	-	(28,721,160.54)
Net	56,255,737.64				32,469,685.12

## Notes to Financial Statements (Cont.)

Fair value of investment properties as at December 31, 2022 and 2021 were as follows :

Unit : Baht

	Consolidated financial statements			
	2022		2021	
	At cost	Fair value	At cost	Fair value
Land	4,914,525.00	18,031,400.00	22,440,511.00	48,031,400.00
Land and buildings	32,469,685.12	113,605,856.00	33,413,571.64	113,605,856.00
Total	<u>37,384,210.12</u>		<u>55,854,082.64</u>	

Unit : Baht

	Separate financial statements			
	2022		2021	
	At cost	Fair value	At cost	Fair value
Land	-	-	22,842,166.00	30,000,000.00
Land and buildings	32,469,685.12	113,605,856.00	33,413,571.64	113,605,856.00
Total	<u>32,469,685.12</u>		<u>56,255,737.64</u>	

Fair values are appraised values, performed by independence appraisers, UK. Valuations and Agency Co., Ltd., Chartered Valuation and Consultant Co., Ltd. and Siamappraisal and service Co., Ltd., and announced by the Treasury Department, Land is valued by comparable sale price and buildings are valued by cost approach, level 2 of fair values hierarchy.

As at December 31, 2022, investment properties with net carrying value of Baht 22.78 million (2021: Baht 23.34 million) in the consolidated and separate financial statements, were mortgaged as collateral for overdrafts and short-term loans from financial institutions of the Group (Note 15).

## Notes to Financial Statements (Cont.)

### 12. Property, plant and equipment

Unit : Baht

	Consolidated financial statements				As at December 31, 2022
	As at December 31, 2021	Increase	Decrease	Transfer in (out)	
Cost plus revaluation surplus					
Land and improvement	46,304,335.50	-	-	-	46,304,335.50
Land - revaluation surplus	273,083,063.20	-	-	-	273,083,063.20
Buildings	117,767,269.25	-	-	-	117,767,269.25
Buildings - revaluation surplus	412,494,961.47	-	-	-	412,494,961.47
Cost					
Machinery and equipment	305,865,967.00	6,547,744.17	(9,827,121.59)	679,878.13	303,266,467.71
Furniture and office equipment	121,148,001.20	1,998,059.13	(1,239,039.95)	2,102.81	121,909,123.19
Leasehold building improvement	3,949,846.28	-	-	-	3,949,846.28
Vehicles	36,424,138.42	-	-	-	36,424,138.42
Assets in transit	115,000.00	8,367,938.08	-	(681,980.94)	7,800,957.14
Total cost	1,317,152,582.32	16,913,741.38	(11,066,161.54)	-	1,323,000,162.16
Accumulated depreciation					
Land improvement	(10,298,398.70)	-	-	-	(10,298,398.70)
Building	(111,194,630.95)	(478,241.58)	-	-	(111,672,872.53)
Building - revaluation surplus	(290,455,116.53)	(10,166,569.25)	-	-	(300,621,685.78)
Machinery and equipment	(289,491,202.15)	(7,904,074.98)	9,731,058.51	-	(287,664,218.62)
Furniture and office equipment	(117,186,304.06)	(1,658,493.60)	1,239,005.95	-	(117,605,791.71)
Leasehold building improvement	(3,934,262.51)	(5,076.00)	-	-	(3,939,338.51)
Vehicles	(36,007,972.29)	(329,199.07)	-	-	(36,337,171.36)
Total accumulated depreciation	(858,567,887.19)	(20,541,654.48)	10,970,064.46	-	(868,139,477.21)
Net	458,584,695.13				454,860,684.95

## Notes to Financial Statements (Cont.)

Unit : Baht

	Consolidated financial statements				
	As at December 31, 2021	Increase	Decrease	Transfer in (out)	As at December 31, 2022
Cost plus revaluation surplus					
Land and land improvement	40,104,335.50	-	-	-	40,104,335.50
Land - revaluation surplus	179,939,063.20	-	-	-	179,939,063.20
Buildings	91,630,030.12	-	-	-	91,630,030.12
Buildings - revaluation surplus	259,650,068.74	-	-	-	259,650,068.74
Cost					
Machinery and equipment	201,240,160.19	2,459,331.98	(7,890,325.62)	679,878.13	196,489,044.68
Furniture and office equipment	74,637,318.26	868,338.45	-	2,102.81	75,507,759.52
Vehicles	2,857,692.94	-	-	-	2,857,692.94
Asset on the way	115,000.00	8,367,938.08	-	(681,980.94)	7,800,957.14
Total cost	850,173,668.95	11,695,608.51	(7,890,325.62)	-	853,978,951.84
Accumulated depreciation					
Land improvement	(10,298,398.70)	-	-	-	(10,298,398.70)
Building	(89,556,029.07)	(149,812.12)	-	-	(89,705,841.19)
Building - revaluation	(202,826,384.57)	(5,405,369.52)	-	-	(208,231,754.09)
surplus					
Machinery and equipment	(189,349,699.26)	(5,429,775.22)	7,794,313.54	-	(186,985,160.94)
Furniture and office equipment	(71,987,457.88)	(1,080,058.03)	-	-	(73,067,515.91)
Vehicles	(2,857,682.94)	-	-	-	(2,857,682.94)
Total accumulated depreciation	(566,875,652.42)	(12,065,014.89)	7,794,313.54	-	(571,146,353.77)
Net	283,298,016.53				282,832,598.07



## Notes to Financial Statements (Cont.)

As at December 31, 2022, substantial parcels of land and construction thereon of the Group, with net carrying value of Baht 424.73 million (2021 : Baht 452.36 million) in the consolidated financial statements, and Baht 260.76 million (2021 : Baht 283.30 million) in the separate financial statements, were mortgaged as collateral for overdrafts and short-term loans from financial institutions of the Group (Note 15) and letter of guarantee to Government agencies (Note 25).

As at December 31, 2022, the Group had fully depreciated fixed assets which were still in active use at gross carrying value totaling Baht 415.65 million (2021 : Baht 421.86 million) in the consolidated financial statements and Baht 242.44 million (2021 : Baht 247.59 million) in the separate financial statements.

### 13. Leases

Movement of right-of-use assets for the year ended December 31, 2022 are summarised below:

	Consolidated financial statements			Unit : Baht
	Buildings	Vehicles	Total	Buildings
At January 1, 2022	15,402,580.38	8,459,574.67	23,862,155.05	7,662,781.85
Additions	49,066,363.18	-	49,066,363.18	24,410,509.49
Depreciation for the year	(15,402,580.38)	(2,365,653.99)	(17,768,234.37)	(7,662,781.85)
At December 31, 2022	49,066,363.18	6,093,920.68	55,160,283.86	24,410,509.49

Lease liabilities as at December 31, 2022 and 2021 were as follows :

	Consolidated financial statements		Separate financial statements		Unit : Baht
	2022	2021	2022	2021	
Lease payments	57,632,677.00	23,108,471.00	26,595,000.00	8,392,200.00	
Deferred interest expenses	(4,504,293.30)	(753,008.56)	(2,184,490.51)	(266,499.87)	
Total	53,128,383.70	22,355,462.44	24,410,509.49	8,125,700.13	
Less current portion	(17,435,893.84)	(18,293,441.92)	(7,682,732.27)	(8,125,700.13)	
Lease liabilities, net of current portion	35,692,489.86	4,062,020.52	16,727,777.22	-	

## Notes to Financial Statements (Cont.)

The following are the amounts recognised in profit or loss for the year 2022 and 2021 below:

Unit : Baht

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Depreciation of right-of-use assets	17,768,234.37	17,768,234.19	7,662,781.85	7,662,781.68
Interest expense on lease liabilities	869,174.19	1,620,082.53	380,692.06	738,559.65
Leases of low - value assets	292,511.37	363,457.98	73,333.00	223,136.44
Total	18,929,919.93	19,751,774.70	8,116,806.91	8,624,477.77

### 14. Deposits with commitment

As at December 31, 2022 and 2021 all deposits with commitment are guaranteed for short-term loans from financial institutions of the Company (Note 15), and for bank's issuance of letter of guarantee to Government agencies of the Group (Note 25).

### 15. Overdrafts and short-term loans from financial institutions

Unit : Baht

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Bank overdrafts	276,475.04	6,268,277.83	276,475.04	6,268,277.83
Short - term loans from banks				
- Packing credits	35,000,000.00	282,000,000.00	20,000,000.00	237,000,000.00
- Liability under trust receipts	216,431,796.95	364,014,846.46	144,029,882.60	241,452,455.74
- Promissory notes	-	27,000,000.00	-	7,000,000.00
Total	251,708,271.99	679,283,124.29	164,306,357.64	491,720,733.57

As at December 31, 2022, the Group has credit facilities with several banks totaling Baht 882.00 million (2021: Baht 882.00 million) in the consolidated financial statements and Baht 584.00 million (2021 : Baht 584.00 million) in the separate financial statements. All loans are guaranteed by mortgaging investment properties (Note 11) and land and construction thereon (Note 12), and bank deposits (Note 14), and personally guaranteed by certain Company directors.

## Notes to Financial Statements (Cont.)

### 16. Trade and other current payables

Unit : Baht

	Note	Consolidated financial statements		Separate financial statements	
		2022	2021	2022	2021
Trade accounts payable					
- Related parties	5	-	-	14,594.46	2,602,705.89
- Other parties		70,461,006.07	59,104,971.57	39,451,173.78	35,242,175.70
Total trade accounts		70,461,006.07	59,104,971.57	39,465,768.24	37,844,881.59
Other current payables					
- Related party	5	-	-	489,382.28	487,848.26
- Other parties		70,434,799.81	91,965,345.97	39,533,406.45	52,944,498.64
Total other current payables		70,434,799.81	91,965,345.97	40,022,788.73	53,432,346.90
Total		140,895,805.88	151,070,317.54	79,488,556.97	91,277,228.49

### 17. Deferred tax

Deferred tax assets and liabilities as at December 31, 2022 and 2021 were as follows:

Unit : Baht

	Consolidated financial statements			
	Assets		Liabilities	
	2022	2021	2022	2021
Deferred tax assets	4,166,739.27	1,242,734.62	-	-
Deferred tax liabilities	-	-	(88,169,060.89)	(83,648,024.06)
Total	4,166,739.27	1,242,734.62	(88,169,060.89)	(83,648,024.06)
Set off of tax	(1,596,367.99)	(438,762.35)	24,578,722.34	9,790,054.73
Net deferred tax assets (liabilities)	2,570,371.28	803,972.27	(63,590,338.55)	(73,857,969.33)

Unit : Baht

	Separate financial statements	
	2022	2021
Deferred tax assets	9,041,748.82	-
Deferred tax liabilities	(48,127,920.11)	(49,361,989.53)
Net deferred tax assets (liabilities)	(39,086,171.29)	(49,361,989.53)

## Notes to Financial Statements (Cont.)

Movements in deferred tax assets and liabilities for the year 2022 were as follows:

Unit : Baht

	Consolidated financial statements			
	(Charged) / Credited to:			
	As at December 31, 2021	Profit or loss	Other Comprehensive Income	As at December 31, 2022
Deferred tax assets :				
Trade account receivable	-	841,414.59	-	841,414.59
Inventories	604,333.42	34,492.30	-	638,825.72
Lease liabilities	2,752,898.76	7,779,596.75	-	10,532,495.51
Non-current provisions for employee benefit	7,138,963.43	7,288,897.15	(886,665.33)	13,541,195.25
Tax losses	507,495.84	1,801,429.13	-	2,308,924.97
Others	29,097.90	853,507.67	-	882,605.57
Total deferred tax assets	11,032,789.35	18,599,337.59	(886,665.33)	28,745,461.61
Deferred tax liabilities :				
Investment in associate	(2,872.15)	2,119.62	-	(752.53)
Land and buildings	(79,213,950.33)	1,909,566.97	-	(77,304,383.36)
Right-of-use assets	(3,152,122.19)	(7,752,370.18)	-	(10,904,492.37)
Investment properties	(1,717,841.74)	188,777.31	-	(1,529,064.43)
Others	-	(26,736.19)	-	(26,736.19)
Total deferred tax liabilities	(84,086,786.41)	(5,678,642.47)	-	(89,765,428.88)
Total credited (charged)		12,920,695.12	(886,665.33)	



## Notes to Financial Statements (Cont.)

Unit : Baht

	Separate financial statements		
	(Charged) / Credited to:		As at December 31, 2022
	As at December 31, 2021	Profit or loss	Other Comprehensive Income
Deferred tax assets :			
Trade account receivable	-	841,414.59	-
Inventories	-	548,034.36	-
Other non-current financial assets	-	806,860.00	-
Other current payables	-	16,817.57	-
Non-current provisions for employee benefit	-	7,276,799.90	(448,177.60)
Total deferred tax assets	-	9,489,926.42	(448,177.60)
Deferred tax liabilities :			
Land and buildings	(47,644,147.79)	1,045,292.11	-
Investment properties	(1,717,841.74)	188,777.31	-
	(49,361,989.53)	1,234,069.42	-
Total credited (charged)		10,723,995.84	(448,177.60)

As at December 31, 2022, deferred tax assets arising from temporary differences and unused tax losses of Baht 5.13 million (2021 : Baht 39.49 million in the consolidated financial statements and Baht 29.48 million in the separate financial statements) that have not been recognised because it is not probable that they will be able to utilise the tax benefit in the foreseeable future.

## Notes to Financial Statements (Cont.)

### 18. Non-current provisions for employee benefit

Movements of the present value of the defined benefit obligations were as follows:

Unit : Baht

	Consolidated financial statements	Separate financial statements
Defined benefit obligations as at January 1, 2022	73,361,162.58	35,335,894.00
Recognised through profit or loss :		
Current service costs and interest	5,377,244.96	2,579,037.50
Benefit paid by projects	(4,454,123.00)	(1,530,932.00)
Recognised in other comprehensive income:		
Actuarial gain	(4,373,728.70)	(2,240,887.98)
Defined benefit obligations as at December 31, 2022	69,910,555.84	34,143,111.52

### Actuarial assumptions

The following were the principal actuarial assumptions as at December 31, 2022 and 2021

%

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Discount rate	2.52 – 3.65	1.91 – 2.98	2.75	1.94
Future salary growth	4.00 and 5.00	4.00 and 5.00	4.00	4.00

Assumptions regarding future mortality have been based on published statistics and mortality tables.

### Sensitivity analysis

Reasonably possible changes as at December 31, 2022 and 2021 to one of the relevant actuarial assumptions, holding other assumptions constant, would have affected the defined benefit obligations by the amounts shown below:

Unit : Baht

	งบการเงินรวม			
	2022		2021	
	Increase	Decrease	Increase	Decrease
Discount rate (0.5% movement)	(2,453,419.29)	2,601,222.12	(2,516,113.21)	2,836,032.37
Future salary growth (1% movement)	6,706,400.40	(6,035,290.92)	6,235,876.35	(5,628,320.90)
Discount rate (0.5% movement)	(1,317,122.52)	1,397,677.50	(1,333,765.37)	1,507,805.41
Future salary growth (1% movement)	3,549,144.55	(3,184,230.64)	3,283,555.93	(2,952,475.83)

## Notes to Financial Statements (Cont.)

### 19. Expenses by nature

Significant expenses by nature for the years 2022 and 2021, were as follows:

Unit : Baht

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Raw materials and supplies used	1,111,769,580.51	849,487,473.91	732,639,866.84	526,921,138.17
Changes in finished goods and work in process	(40,448,055.82)	(109,589,420.77)	(32,734,659.72)	(67,727,136.55)
Increase in real estate developing projects during the year	66,031,339.16	38,270,210.49	56,929,789.59	506,170.94
Changes in real estate developing Projects	7,813,418.83	13,684,108.04	(29,007,834.43)	2,563,232.59
Salary, wages and other employee benefits	567,953,110.11	569,655,387.33	323,952,480.50	322,853,297.85
Depreciation and amortization	40,279,595.58	39,354,970.62	21,330,211.65	21,209,171.22
Utility expenses	28,833,444.43	26,812,246.05	18,194,909.16	17,023,940.80
Transportation expense	7,899,320.42	21,773,562.77	4,738,674.37	11,846,392.20
Repair and maintenance expenses	15,397,068.57	11,518,080.65	8,674,056.50	7,476,237.79
Commission and advertising Expense	19,914,123.68	11,142,913.32	15,495,655.93	6,368,252.65

### 20. Income tax expense (income)

Unit : Baht

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
<b>Income tax recognised in profit or loss</b>				
Current tax expense :				
Current year	57,931,727.54	7,232,703.96	43,024,529.07	-
Deferred tax expense :				
Movements in temporary differences	(11,119,265.99)	(2,012,339.52)	(10,723,995.84)	(1,233,334.42)
Benefit of tax losses recognised	(1,801,429.13)	(507,495.84)	-	-
	(12,920,695.12)	(2,519,835.36)	(10,723,995.84)	(1,233,334.42)
Net	45,011,032.42	4,712,868.60	32,300,533.23	(1,233,334.42)
<b>Income tax recognized in other comprehensive income</b>				
Defined benefit plan actuarial gain	886,665.33	186,521.95	448,177.60	-
Total	886,665.33	186,521.95	448,177.60	-

## Notes to Financial Statements (Cont.)

### Reconciliation of effective tax rate

Unit : Baht

	Consolidated financial statements			
	Applicable tax rate (%)	2022	Applicable tax rate (%)	2021
Accounting profit (loss) before income tax	20	339,990,828.36	20	22,391,609.90
Tax at the applicable tax rate		67,998,165.67		4,478,321.98
Tax effect of income and expenses that are not taxable income or not deductible in determining taxable profit, net		(11,103,852.26)		234,546.62
Benefit of tax losses recognised		(11,883,280.99)		-
Net		45,011,032.42		4,712,868.60
Accounting profit (loss) before income tax	20	268,883,884.36	20	(2,878,410.91)
Tax at the applicable tax rate		53,776,776.87		(575,682.18)
Tax effect of income and expenses that are not taxable income or not deductible in determining taxable profit, net		(9,592,962.65)		(657,652.24)
Benefit of tax losses recognised		(11,883,280.99)		-
Net		32,300,533.23		(1,233,334.42)

## 21. Segment information

The Group has two reportable segments, as described below, which are the Group's strategic divisions. The strategic divisions offer different manufacturing and products, and are managed separately because they require different technology and marketing strategies. For each of the strategic divisions, the chief operating decision maker (CODM) reviews internal management reports on at least a quarterly basis. The following summary describes the operations in each of the Group's reportable segments.

Segment 1 Garment manufacturing

Segment 2 Development of real estate for sale

Information regarding the results of each reportable segment is included below. Performance is measured based on segment profit before tax and finance costs, as included in the internal management reports that are reviewed by the Group's CODM. Segment profit before tax and finance costs is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.



## Notes to Financial Statements (Cont.)

Information relating to business segments for the years ended 2022 and 2021 as follows:

	Consolidated financial statements										Unit : Million Baht
	2022					2021					
	Garment	Real estate	Total	Add (less) inter - transactions	Net	Garment	Real estate	Total	Add (less) inter - transactions	Net	
External revenue	2,087	106	2,193	-	2,193	1,469	73	1,542	-	1,542	
Inter-segment revenue	46	17	63	(63)	-	47	35	82	(82)	-	
Total revenue	2,133	123	2,256	(63)	2,193	1,516	108	1,624	(82)	1,542	
Segment results	369	(2)	367	1	368	65	(9)	56	(3)	53	
Share of profit (loss) from investment in associate	-	-	-	-	-	-	-	-	-	-	
Financial costs	-	-	-	-	(28)	-	-	-	-	(30)	
Income tax (expense) income	-	-	-	-	(45)	-	-	-	-	(5)	
Profit (loss) for the year	-	-	-	-	295	-	-	-	-	18	
Segment assets	1,576	437	2,013	(431)	1,582	1,673	423	2,096	(419)	1,677	

## Notes to Financial Statements (Cont.)

### Geographical segments

In presenting information on the basis of geographical segments, segment revenue is based on the geographical location of customers. However, the Group has no assets located in foreign countries.

#### Geographical information

	Unit : Million Baht	
	2022	2021
Foreign countries	2,084	1,469
Domestic	109	73
Total revenue	2,193	1,542

### Major customer

Revenues from three major customers of the Group's garment manufacturing segment represent approximately Baht 1,945 million for the year 2022 (2021: four major customers amounted to Baht 1,463 million) of the consolidated revenues.

## 22. Financial instruments

### 22.1 Financial risk management policies

Risk management is integral to the whole business of the Group. The Group has a system of controls in place to create an acceptable balance between the cost of risks occurring and the cost of managing the risks.

#### a) Credit risk

Credit risk is the potential financial loss resulting from the failure of a customer or a counterparty to settle its financial and contractual obligations to the Group as and when they fall due.

The Group is exposed to credit risk primarily with respect to trade and other receivables, deposits with banks and other financial instruments. The maximum exposure to credit risk is limited to the carrying amounts as stated in the statement of financial position.

#### b) Liquidity risk

The Group monitors its liquidity risk and maintains a level of cash and cash equivalents deemed adequate by management to finance the Group's operations and to mitigate the effects of fluctuations in cash flows.

The following table are the remaining contractual maturities of financial liabilities as at December 31, 2022 and 2021. The amounts are gross and undiscounted and include contractual interest payments and exclude the impact of netting agreements.

## Notes to Financial Statements (Cont.)

Unit : Million Baht

Consolidated financial statements				
2022				
Contractual cash flows				
Carrying amount	1 year or less	More than 1 year but less than 2 years	More than 2 years but less than 5 years	Total
Overdrafts and short - term loans				
from financial institutions	251.71	251.71	-	251.71
Trade and other current payables	140.90	140.90	-	140.90
Lease liabilities	53.12	19.88	37.75	57.63
long-term loans	1.25	1.25	-	1.25
	<u>446.98</u>	<u>413.74</u>	<u>37.75</u>	<u>451.49</u>

Unit : Million Baht

Consolidated financial statements				
2021				
Contractual cash flows				
Carrying amount	1 year or less	More than 1 year but less than 2 years	More than 2 years but less than 5 years	Total
Overdrafts and short - term loans				
from financial institutions	679.28	679.28	-	679.28
Trade and other current payables	151.07	151.07	-	151.07
Lease liabilities	22.36	18.93	3.68	23.10
long-term loans	5.00	3.75	1.25	5.00
	<u>857.71</u>	<u>853.03</u>	<u>4.93</u>	<u>858.45</u>

## Notes to Financial Statements (Cont.)

Unit : Million Baht

Separate financial statements				
2022				
Contractual cash flows				
Carrying amount	1 year or less	More than 1 year but less than 2 years	More than 2 years but less than 5 years	Total
Overdrafts and short - term loans				
from financial institutions	164.30	164.30	-	164.30
Trade and other current payables	79.49	79.49	-	79.49
Short-term loans	101.20	101.20	-	101.20
Lease liabilities	24.41	8.87	17.73	26.60
	<u>369.40</u>	<u>353.86</u>	<u>17.73</u>	<u>371.59</u>

Unit : Million Baht

Separate financial statements				
2021				
Contractual cash flows				
Carrying amount	1 year or less	More than 1 year but less than 2 years	More than 2 years but less than 5 years	Total
Overdrafts and short - term loans				
from financial institutions	491.72	491.72	-	491.72
Trade and other current payables	91.28	91.28	-	91.28
Short-term loans	85.20	85.20	-	85.20
Lease liabilities	8.12	8.39	-	8.39
	<u>676.32</u>	<u>676.59</u>	<u>-</u>	<u>676.59</u>





## Notes to Financial Statements (Cont.)

### c) Market risk

The Group is exposed to normal business risks from changes in market interest rates and currency exchange rates and from non-performance of contractual obligations by counterparties. The Group does not hold or issue derivatives for speculative or trading purposes.

#### c.1) Foreign currency risk

The Group is exposed to foreign currency risk relating to sales and purchases which are denominated in foreign currencies.

Exposure to foreign currency as at December 31, 2022 and 2021, were as follows:

	Unit : Million Baht					
	Consolidated financial statements					
	2022			2021		
	USD	HKD	Total	USD	HKD	Total
Trade and other current receivables	116.24	2.00	118.24	266.38	2.03	268.41
Short - term loans from						
financial institutions	(69.13)	(31.98)	(101.11)	(295.00)	(67.35)	(362.35)
Trade and other current payables	(29.26)	(6.76)	(36.02)	(26.24)	(9.58)	(35.82)
Net exposure	17.85	(36.74)	(18.89)	(54.86)	(74.90)	(129.76)

	Unit : Million Baht					
	Separate financial statements					
	2022			2021		
	USD	HKD	Total	USD	HKD	Total
Trade and other current receivables	56.43	0.57	57.00	155.15	1.38	156.53
Short - term loans from						
financial institutions	(49.49)	(19.61)	(69.10)	(195.39)	(44.40)	(239.79)
Trade and other current payables	(12.26)	(3.49)	(15.75)	(16.16)	(5.96)	(22.12)
Net exposure	(5.32)	(22.53)	(27.85)	(56.40)	(48.98)	(105.38)

## Notes to Financial Statements (Cont.)

### Sensitivity analysis

A reasonably possible strengthening (weakening) of Baht against all other currencies as at December 31, 2022 and 2021 would have affected the measurement of financial instruments denominated in a foreign currency and affected profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant and ignores any impact of forecast sales and purchases.

		Unit : Million Baht			
		Consolidated financial statements			
		Profit or loss before tax			
		2022		2021	
	Movement (%)	Strengthening	Weakening	Strengthening	Weakening
USD	10	(1.78)	1.78	5.40	(5.40)
HKD	10	3.67	(3.67)	7.49	(7.49)

		Unit : Million Baht			
		Separate financial statements			
		Profit or loss before tax			
		2022		2021	
	Movement (%)	Strengthening	Weakening	Strengthening	Weakening
USD	10	0.53	(0.53)	5.64	(5.64)
HKD	10	2.25	(2.25)	4.90	(4.90)

## Notes to Financial Statements (Cont.)

### c.2) Interest rate risk

Interest rate risk is the risk that future movements in market interest rates will affect the results of the Group's operations and its cash flows.

Exposure to interest rate risk as at December 31, 2022 and 2021, were as follows :

	Unit : Million Baht			
	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Financial instruments with variable interest rates				
Financial assets	96.76	56.07	25.75	25.77
Financial liabilities	(251.43)	(679.28)	265.23)	(576.92)
Net	<u>(154.67)</u>	<u>(623.21)</u>	<u>(239.48)</u>	<u>(551.15)</u>

### Sensitivity analysis

A reasonable possible change of 0.5% in interest rates at the reporting date would have increased (decreased) profit or loss by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency exchange rates, remain constant.

	Unit : Million Baht			
	Consolidated financial statements		Separate financial statements	
	Profit or loss before tax		Profit or loss before tax	
	2022	2021	2022	2021
0.5 % increase	(0.77)	(3.12)	(1.20)	(2.76)
0.5 % decrease	0.94	3.31	1.24	2.84

## Notes to Financial Statements (Cont.)

### 22.2 Fair values

Fair values of financial assets and financial liabilities measured at amortized cost if the carrying amount is a reasonable approximation of net book value. For derivatives- forward exchange contracts, the fair value has been determined by using quoted forward exchange rates, at the reporting date.

Financial assets measured at fair value as at December 31, 2022 and 2021, were as follows:

Unit : Million Baht

	Consolidated financial statements							
	2022				2021			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Other non-current financial assets - investments in unit trust in marketable Securities	1.17	-	-	1.17	1.20	-	-	1.20

Unit : Million Baht

	Separate financial statements							
	2022				2021			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Other non-current financial assets - investments in unit trust in marketable securities	0.97	-	-	0.97	1.00	-	-	1.00

### 23. Capital management

The Board of Directors' policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Board monitors the return on capital, which the Group defines as result from operating activities divided by total shareholders' equity, excluding non-controlling interests and also monitors the level of dividends to ordinary shareholders.

## Notes to Financial Statements (Cont.)

### 24. Commitments from real estate developing projects

Unit : Million Baht

	Consolidated financial statements		Separate financial statements	
	2022	2021	2022	2021
Value of sales already contracted during the year	112.37	77.63	37.13	4.21
Cumulative value of sales already contracted	812.25	699.88	551.39	514.26
As percentage of total sales of projects on hand (%)	94.69	88.94	97.91	96.27
Number of projects:				
Number of projects on hand at beginning of the year	2	2	1	1
Number of new opened projects	1	-	1	-
Number of closed projects	(1)	-	(1)	-
Number of projects on hand at end of the year	2	2	1	1

### 25. Commitments and contingent liabilities

As at December 31, 2022

25.1 The Group had contingent liabilities from bank's issuance the letter of guarantee to Government agencies totaling Baht 142.64 million,

25.2 The Group had commitment on letter of credit for purchasing goods from overseas totaling Baht 12.83 million,

25.3 The Group had commitments on the agreements of development and construction of real estate projects totaling Baht 6.97 million.

25.4 The Group had commitment on the agreement of building construction with contractor totaling Baht 2.07 million.

### 26. Financial statements approval

Board of Directors of the Company has approved these financial statements on February 24, 2023.

## Certification of the Correctness of Information

“The company has carefully reviewed the information in this annual report. The company hereby certifies that such information is correct, complete, not false, not misleading others, or lack of information that should be disclosed in material matters. In addition, I hereby certify that

- (1) Financial statements and financial information summarized in the annual report has shown the information correctly. Must be complete in all material matters relating to the financial position, performance and cash flow of the Company and its subsidiaries.
- (2) The company has set up a good disclosure system. To ensure that the company has disclosed material information. It is important for both the company and the subsidiary companies to be correct and complete as well as supervising the implementation of the aforementioned systems
- (3) The company has set up a good internal control system and supervised the implementation of such system. Moreover, the company has informed the internal control system assessment as of February 24, 2023 to the auditor and the audit committee of the company. This covers significant deficiencies and changes in the internal control system, including any actions that may affect the Company’s financial reporting and subsidiaries

In this case, as proof that all documents are the same documents that the company has verified as correct. The company has assigned Mr.Boonchoo Pongchaloem and Mr.Pumit Pongchaloem to sign this document on every page If any document does not have the signatures of Mr.Boonchoo Pongchaloem and Mr.Pumit Pongchaloem as directed, the company will consider that it is not the information that the company has certified the accuracy of the information as mentioned above.

Name	Position	Signature
1. Mr. Boonchoo Pongchaloem	Chairman of the Board of Directors Chairman of the Executive Committee	
2. Mr. Pumit Pongchaloem	Vice Chairman of the Board of Directors Vice-Chairman of the Executive Committee	



# Attachment 1 Details of directors, executives, management , CFO, Accounting Supervisor and Corporate Secretary

Name-Surname Title	Age (Year)	Education/ Training Programs	% of shares in the company	Relationship with Directors and Management	Range	Position	Work experience in last 5 years Company's name	Type of business	Illegal Record in the past 5 years
Mr.Borchoo Pongchaloem - Director/the Company's authorized signatories	87	Bachelor's Degree - Mathematics Jinan University China	29.70		Present	Chairman /Chairman of the Executive Committee Chairman /Chairman of the Executive Committee Chairman /Chairman of the Executive Committee Chairman /Chairman of the Executive Committee Chairman of the Executive Committee Director Director	Castle Peak Holdings Public Company Limited CP.G. Garment Co., Ltd Castle Peak Real Estate Co., Ltd Aek Thana Property Co., Ltd Sun Property Co., Ltd Thanee Watana Co., Ltd Castle Peak Pup & Paper Co., Ltd.	Garment business & Real estate business Garment business Real estate business Real estate business Real estate business Real estate business Pulp and Paper business	None
Mr.Punit Pongchaloem - Director/the Company's authorized signatories	47	Bachelor's Degree Bsc. Construction Management Leeds Metropolitan University	2.50	Son of Mr Borchoo Pongchaloem	Present	Vice-Chairman /Vice-Chairman of the Executive Committee Director Vice-Chairman /Vice-Chairman of the Executive Committee Vice-Chairman /Vice-Chairman of the Executive Committee Vice-Chairman of the Executive Committee Director	Castle Peak Holdings Public Company Limited CP.G. Garment Co., Ltd Castle Peak Real Estate Co., Ltd Aek Thana Property Co., Ltd Sun Property Co., Ltd Thanee Watana Co., Ltd	Garment business & Real estate business Garment business Real estate business Real estate business Real estate business Real estate business	None
Mr.Liu Chor Ting - Director/the Company's authorized signatories	65	Bachelor's Degree - Social Science Chu Hoi College Hong Kong	-	-	Present	Vice-Chairman /Vice-Chairman of the Executive Committee Vice-Chairman of the Executive Committee	Castle Peak Holdings Public Company Limited CP.G. Garment Co., Ltd	Garment business & Real estate business Garment business	None
Ms.Pilin Janyanwat	60	High school Director Accreditation Program (DAP - IOD)	0.00	-	Present	Director /Production Director	Castle Peak Holdings Public Company Limited	Garment business & Real estate business	None
Ms.Vinda Kulsonphob - Highest responsibility in accounting and finance Accounting for hedging tools and examples to understand them, NYC MANAGEMENT CO., LTD, on 21 October 2022	47	Bachelor's Degree -Statistic Accounting Chulalongkorn University	4.15	-	Present	Financial and Accounting Director Financial and Accounting Director Financial and Accounting Director Financial and Accounting Director Financial and Accounting Director	Castle Peak Holdings Public Company Limited CP.G. Garment Co., Ltd Castle Peak Real Estate Co., Ltd Aek Thana Property Co., Ltd Sun Property Co., Ltd	Garment business & Real estate business Garment business Real estate business Real estate business Real estate business	None
Ms.Napaporn Tarawatyanyong	56	Master's degree - Marketing Leeds University , UK Bachelor's Degree Accounting Bangkok University	-	-	Present	Independent Director/Chairman of the Audit Committee Director	Castle Peak Holdings Public Company Limited RSM (Thailand) Ltd.	Garment business & Real estate business Business Consulting and Management	None
Mr. Somchai Ongwararak	85	Bachelor's Degree - Mathematics Jinan University China	0.00	-	Present	Independent Director/Auditing Director	Castle Peak Holdings Public Company Limited	Garment business & Real estate business	None
Ms.Kanyapat Peerawatsakoonpong	34	Master's degree Administrative management Bangkok Thoraburi University Bachelor's Degree Management- Marketing Rajamangala University of Technology Rattanaosin	-	-	Present	Independent Director/Auditing Director	Castle Peak Holdings Public Company Limited	Garment business & Real estate business	None



# Attachment 1 Details of directors, executives, management , CFO, Accounting Supervisor and Corporate Secretary (Cont.)

Name-Surname Title	Age (Year)	Education/ Training Programs	% of shares in the company	Relationship with Directors and Management	Range	Position	Work experience in last 5 years Company's name	Type of business	
Mr.Puthap Pongchaloem	51	Bachelor's Degree Business Administrative Coventry University Director Accreditation Program (DAP -IOD)	2.75	Son of Mr Boonchoo Pongchaloem	Present	Administrative Director Director/Administrative Director Director Director	Castle Peak Holdings Public Company Limited CP.G. Garment Co., Ltd Castle Peak Real Estate Co., Ltd Aek Thana Property Co., Ltd	Garment business & Real estate business Garment business Real estate business Real estate business	None
Ms.Orntcha Pongchaloem	34	Master's degree Warwick University, England BBA-Assumption University Fundamental Practice for Corporate Secretary	-	Daughter of Mr Boonchoo Pongchaloem	Present	Corporate Secretary	Castle Peak Holdings Public Company Limited	Garment business & Real estate business	Illegal Record in the past 5 years
Ms. Natapaphat Chuthephithip - Accounting Supervisor	58	Bachelor's Degree Accounting Prince of Songkla University Transfer Pricing course, year 2022, 20 May 2022, total 7 hours (others) Preparation and presentation of financial statements in accordance with Thai Financial Reporting Standards prior to submission.Date 25 July 2022, amount 6 hours (account) Insights into NPAs in terms of income and assets Ready to receive tax rules and benefits, Date 22 August 2022, 430 hours (accounting) 2,30 hours (others)	-	-	Present	Accounting Manager Accounting Manager	Castle Peak Holdings Public Company Limited CP.G. Garment Co., Ltd	Garment business & Real estate business Garment business	None

Qualifications and conditions of being an accountant in accordance with the criteria specified in the Notification of the Department of Business Development.

Duties and responsibilities of the company secretary

1. Contact and communicate with shareholders to get information about their rights. Of shareholders And news of the company and a medium between shareholders. With directors and executives
2. Ensure that information is disclosed. And report information In the part responsible for the supervising agency in accordance with the regulations and requirements of the government agencies
3. Prepare the agenda for the meeting. Shareholders meeting documents And the meeting of the Director
4. Hold shareholders' meetings. And the meeting of the Director to be in accordance with the law Company regulations and good practice
5. Record the minutes of the shareholders' meeting. And the meeting of the Board of Directors, as well as monitoring the implementation of the resolutions of the shareholders' meeting. And the meeting of the Director
6. Prepare and maintain a register of Director Annual report Invitation letter to shareholders' meeting Invitation letter for the Board of Directors 'meeting, Minutes of the shareholders' meeting And minutes of the Director's meeting
7. Proceed for Directors and Executives to prepare reports on their interests and stakeholders. According to legal requirements
8. Maintain an interest report reported by the Director or management. And send a copy to the Chairman and Chairman for review as required by law.





**Attachment 1 : Details of management and controlling person of the Company, Subsidiary, Associated Company, Related Company**

Name-Surname	CPH	Subsidiary				Associate	
		CPG	CPR	AEK	SUN	THA	CPPP
Mr.Boonchoo Pongchaloem	X //	X //	X //	X //	//	/	/
Mr.Pumit Pongchaloem	/ //	/	/ //	/ //	//	/	
Mr.Liu Chor Ting	/ //	//					
Ms.Pilin Janyaniwat	/ //						
Ms.Vinida Kulsomphob	//	//	//	//	//		
Mr.Puthep Pongchaloem	//	/ //	/	/			
Miss Toy Kumkratoke		//					

Remark 1	Listed Company	Castle Peak Holdings Public Company Limited	CPH
	Subsidiary	C.P.G. Garment Co., Ltd	CPG
		Castle Peak Real Estate Co., Ltd	CPR
		Aek Thana Property Co., Ltd	AEK
		Sun Property Co., Ltd	SUN
	Associated Company	Thanee Watana Co., Ltd	THA
		Castle Peak Pulp & Paper Co., Ltd.	CPPP

Remark 2      **X** = Chairman of the Board of Director  
                      /    = Director  
                      //   = Member of the executive Committee

**Attachment 2: Details of directors in subsidiaries**

Name	CPG	CPR	AEK	SUN
Mr.Boonchoo Pongchaloem	X	X	X	
Ms.Wanee Tempitayakom				/
Mr.Puthep Pongchaloem	/	/	/	
Mr.Pumit Pongchaloem	/	/	/	

- Remark 1      C.P.G. Garment Co., Ltd      CPG  
                   Castle Peak Real Estate Co., Ltd      CPR  
                   Aek Thana Property Co., Ltd      (Indirect)      AEK  
                   Sun Property Co., Ltd      (Indirect)      SUN
- Remark 2      X = Chairman of the Board of Director  
                   / = Director



### Attachment 3 Details of the Head of Internal Audit

Name: Ms.Pavadee Chansuan

Title: Head of Internal Audit

Age 52 Year

Education: Bachelor's Degree Accounting - Siam University

Experience: 2547-2554 Accountant  
Castle Peak Holdings Public Company Limited

2554-2564 Internal Audit Staff  
Castle Peak Holdings Public Company Limited

2564-present Head of Internal Audit  
Castle Peak Holdings Public Company Limited

Training Compliance Audit  
The Association of Internal Auditors of Thailand

Holding 0 shares in the Company as of December 31, 2022, equivalent to 0.00%

#### Attachment 4 Assets used in business and details of appraisal

##### Castle Peak Holdings Public Company Limited

Location	Book Value (Baht) As of 31 Dec 2022	Ownership
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Cost price plus appraised value

Land area 9-2-32 rai

697 Phetkasem Rd., Bang Khae Sub-District Bang Khae District, Bangkok	209,745,000.00 *	Owner
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Building

697 Phetkasem Road, Bang Khae Sub-district Bang Khae District, Bangkok	53,342,503.58*	Owner
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Machinery and equipment

Machinery and equipment used in production are fabric cutter , normal and vacuum cutting table , computer for designs , sewing machines such as single needle, double needle, buttonhole knitting machine, button-fixing machines, ironing machines, dryers, packers and laser machines.

Book value (Baht) As of 31 Dec 2022	Ownership	Obligation
9,503,883.74	Owner	None

\* Evaluated by Charter Valuation Co., Ltd. on 25 August 2020

\* Land and buildings are mortgaged as collateral against Bangkok Bank Public Company Limited

##### C.P.G Garment Company Limited

Location	Book Value (Baht) As of 31 Dec 2022	Ownership
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Cost price plus appraised value

Land area 4-2-36 rai

2 Soi Petchkasem 50/2, Bang Wa Sub-District, Phasicharoen District, Bangkok	99,344,000.00*	Owner
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<u>Building</u>	64,625,168.83*	Owner
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<u>Machine</u>	5,851,643.60	Owner
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\* Evaluated by Siam Appraisal and Service Co., Ltd.

\* Land and buildings are mortgaged as collateral for debt. No. 1 to Siam Commercial Bank Public Company Limited, No. 2 to Bangkok Bank Public Company Limited.

**Assets used in business**

Land and buildings available for sale

- Siwarat 7, located at Salaya Rd., Klong Yong Sub-District, Phutthamonthon District, Nakhon Pathom
- Siwarat 10, located at Bang Len-Lat Lum Kaeo Rd., Bang Phat Sub-District, Bang Len District, Nakhon Pathom
- Siwarat 11, located at Sai Noi-Bang Bua Thong Rd., Klong Kwang Sub-District, Sai Noi District (Bang Bua Thong) Nonthaburi
- Siwarat 12, located at Sai Noi-Bang Bua Thong Rd., Sai Noi Sub-District, Sai Noi District, Nonthaburi
- Siwarat 14-18, located at Ban Sai Noi Road - Ban Klong Chao Nong Phet Chai Subdistrict, Sai Noi District, Nonthaburi Province, Klong Naraphirom Sub-district, Bang Len District, Nakhon Pathom

Project name	Book value (Baht)	Obligation
	As of 31 Dec 2022	
Siwarat 7	4,158,802.00	
Siwarat 8	0.00	Letter of guarantee Bangkok Bank 1,661,313 Baht
Siwarat 10	13,236,105.60	Letter of Guarantee Kiatnakin Phatra Bank 1,909,703 Baht
Siwarat 11	21,025,063.96	Letter of guarantee Bank of Ayudhya 5,536,865 Baht
Siwarat 12	61,103,383.29	Letter of guarantee Bangkok Bank 32,057,040 Baht
Siwarat 14-18	<u>62,533,752.26</u>	Letter of guarantee Bangkok Bank 80,297,570 Baht
	<u><u>162,057,107.11</u></u>	

From the consolidated financial statements, the Company and its subsidiaries have a list of investment properties 37,384,210.12 Baht which consists of

(A) 2 land and buildings

- Location 1, located at 37/28-39 and 37/55-67 Soi Petchkasem 31/3 Petchkasem Road, Bang Wa Sub-District, Phasi Charoen District, Bangkok Net Book Value 23,993,027.77 Baht
- Place 2, located at 720/11, 720/24 and 720/36-39 Soi Khai Chinda, Prajadhipok Road, Hirat Ruchi, Thonburi, Bangkok, net book value 8,476,657.35 Baht

(B) Land of a subsidiary Located on Phutthamonthon Sai 5 Road, total net book value of 4,914,525 Baht

Intangible assets - No

## Attachment 5 CODE OF CONDUCT

In order for business operations and management to be in accordance with good corporate governance principles, the company deems it appropriate to prepare business ethics manuals for executives and employees as a guideline to work strictly with honesty and transparency without violating the law, rules, and regulations relevant for the benefit and fairness to all stakeholders and society.

### 1. Adhere to the rule of law

The company adheres to the rule of law in its business operations. Executives and employees are knowledgeable and abide by the laws related to business operations.

#### Guideline

- Executives and employees must study and understand the rules that govern government practices that are in effect and that will take effect in the near future.
- Executives and employees must not seek competitors' trade secrets or competitor specifications by unlawful means such as theft or espionage.

### 2. Persist in justice and integrity.

The company is committed to fairness and morality and does not discriminate against any person unfairly and provides equal opportunities regardless of race, nationality, religion or gender.

#### Guideline

- Executives and employees must ensure fairness and not discriminate against stakeholders in business operations.
- Executives and employees must manage their work with discretion and prudence to enable shareholders to have confidence and acceptance in their decisions that conduct is fair and with regard to the best interests of all shareholders.
- Executives and employees must be fair and do not discriminate in the employment requirements. Including recruiting, consideration of compensation and benefits from employment, promotion, transfer, performance appraisal, training, complying with mandatory regulations, termination of employment, layoffs and recruitment of employees as well as participation in social and recreational activities.

### 3. Social responsibility

The company realizes its responsibility towards society and communities.

#### Guideline

- Executives rely on participating or organizing activities for the public benefit of the development and social services.

#### 4. Non-politics

The company respects and encourages stakeholders to exercise their rights and freedoms under the constitution. The company will be politically neutral.

##### Guideline

- Executives and employees must not use the Company's position, time, property or any other facility to benefit and support political activities or political organizations or members of political organizations.
- Executives and employees do not use their authority to induce, pressure or coerce their colleagues, including subordinates, to support any political activity or political organization or member of a political organization.

#### 5. be honest

Executives and employees must perform their duties honestly and prudently to protect the interests of the company.

##### Guideline

- Executives and employees are expected to perform their duties honestly without prejudice and do not use their authority to seek personal gain for themselves or others.
- Executives and employees must not deliberately make false or false reports or records. They must not deliberately conceal or offer false or misleading information to the company. If inaccurate or incorrect reports or records are found, they must report to the supervisor immediately.

#### 6. There is no conflict of interest

Executives and employees should not behave in a manner that may create a conflict of interest with the Company.

##### Guideline

- Executives and employees must not conduct business/activities that may conflict of interest with the company and cause damage to the company.

#### 7. The specification is not used for wrongdoing.

Executives and employees do not misuse company specifications.

##### Guideline

- Executives and employees must not disclose company specifications to people who are not entitled to be aware of any regulatory or business agreement unless they have the written consent of the competent authority.
- Executives and employees do not use specifications for securities trading or transmit such information to others for securities trading. Committees and executives are prohibited from trading in the company's securities 1 month prior to the announcement of the company's performance for personal benefit.

#### 8. Anti-bribery and anti-corruption.

Executives and employees must not engage in corruption, giving / receiving bribes to / from public and private officials.

##### Guideline

- Executives and employees must not have charitable contributions and sponsorship which leads to the obtaining of personal benefits or unlawful organizations.
- Executives and employees must not offer facilitation fees to public and private officials as a means of bribery for their personal gain or to unlawful corporations.

##### Penalties

Employees who commit one or more of the disciplinary offenses, the company will consider the punishment according to the nature of the offense as appropriate in the cases as follows:

- Verbal warning
- Written warning to suspend work or lay off employment as appropriate for the offense.
- Dismissal

In the event that a director or an executive commits an offense against the Public Limited Companies Act B.E. 2535 or the Securities and Exchange Act B.E. 2535 by prescribing the penalties to be in accordance with Section 17 and Section 12 under the Securities Exchange Act.



## Attachment 6 : Audit Committee's Report

The Audit Committee was appointed by the Board of Directors of Castle Peak Holdings Public Company Limited. The Audit Committee consists of 3 Independent Directors, namely Ms.Napaporn Tanawatanyong, Ms.Kanyapat Peerawatsakoonpong and Mr.Somchai Ongwararak. Ms.Napaporn Tanawatanyong chaired the head of Audit Committee and Ms.Pavadee Chansuan, Head of the Internal Audit acted as the Committee's secretary. All members of the Audit Committee possess complete qualifications of Independent Directors and Audit Committee members as comply with the regulations of Securities and Exchange Commission Thailand and The Stock Exchange of Thailand. During the year 2022, the Audit Committee performed its duties and responsibilities independently as assigned by the Board of Directors, and defined in the "Audit Committee Charter". The Audit Committee conducted 4 official meetings, which all three members attended in every meeting, The Audit Committee meetings involved the management representatives of the Company and its subsidiaries, the external auditor, and the internal auditor to present information and exchange views on recommendations for performance improvement

The Audit Committee's main accomplishments in 2022 were as follows:

1. Review of the financial report: The Audit Committee reviewed significant information in the quarterly and annual financial statements for 2022 of Castle Peak Holdings Public Company Limited and its subsidiaries. The Audit Committee reviewed the accuracy, completeness, and reliability, including the sufficient disclosure of the financial statements by questioning and listening to the explanations of the management and recommendations from the external auditor. The Audit Committee has agreed to the external auditor's opinion that the Company financial statements were prepared correctly in accordance with generally accepted accounting principles.

2. Review of the internal control systems and internal audit report: The Audit Committee has reviewed the overall internal control systems and the audit reports quarterly, and considered that the Company has installed adequate and appropriate internal control systems for the Company's operations, and has not found any significant deficiency impacting the Company's financial statements. The Internal Audit Division has performed its duty independently and effectively.

3. Review of the related transactions or the transactions that might cause conflicts of interest: The Audit Committee has reviewed those transactions from management's quarterly reports and considered that all related transactions were normal business transactions, and were conducted properly in compliance with relevant rules and regulations. There was correct and adequate disclosure of such information.

4. Review of the Company's compliance with the SEC law and other related laws and regulations: The Audit Committee has not found any significant issue involving violation of laws and regulations.

5. Consideration and selection of the auditors: The Audit Committee has selected and proposed to the Board of Directors to seek approval from the Annual General Shareholders' Meeting to appoint Mr.Jadesada Hungsapruet (CPA Registration No. 3759) and/or Ms.Kannika Wipanurat (CPA Registration No. 7305), and/or Mr.Jirote Sirirorote (CPA Registration No.5113) and/or Mrs.Sumana Senivongse (CPA Registration No.5897), and/or Ms. Piyaluk Vonghiranmas (CPA Registration No. 13963) and/or from Karin Audit Co., Ltd., as the company's auditors for 2023.


On behalf of the Audit Committee





Ms. Napaporn Tanawatyanong  
Chairman of the Audit Committee


## **Head Office**

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**Public Company Registration**

**No.0107537001056**