



บริษัท คาสเตอร์พีคโฮลดิ้งส์ จำกัด (มหาชน)  
**CASTLE PEAK HOLDINGS PUBLIC CO., LTD.**  
ทะเบียนนิติบุคคลเลขที่ 0107537001056 สำนักงานใหญ่



**Registration number:** 0107537001056

**Date:** May 11, 2023

**Subject:** CPH Management Discussion and Analysis on operating results for Q1/2023 ended March 31, 2023

**To:** President.

The Stock Exchange of Thailand.

The results of operations of Castle Peak Holdings Limited (CPH) and its subsidiaries in Q1/2023 compared to the results for Q1/2022 are classified by business as follows:

	Q1/2023	Q1/2022
	Net Gain (loss) THB	Net Gain (loss) THB
Garment Business	(1,043,910.63)	42,501,266.92
Real Estate Development	<u>(8,695,998.85)</u>	<u>5,163,427.65</u>
Total	<u>(9,739,909.48)</u>	<u>47,664,694.57</u>

**Garment business:**

Total sales in garment business in Q1/2023 were 168,795,700.71 Baht, compared to 454,272,954.65 Baht of Q1/2022. It decreased 285,477,253.94 Baht or 62.84% from the decreasing orders from USA customers which were from the economic recession and inflation. Moreover, some sales in Q1/2022 were delayed from sales in Q4/2021 due to the shortage of containers. While the sales in Q1/2023 had on delay shipment from Q4/2022. The cost of sales in Q1/2023 was 138,289,044.00 Baht, representing 81.93 % of total sales. While, the cost of sales in Q1/2022 was 373,676,084.81 Baht, representing 82.26 % of total sales. The selling and administrative expenses Q1/2023 was 31,771,621.29 Baht compared to 35,040,844.29 Baht of Q1/2022, decreased 3,269,223.00 Baht or 9.33%. As a result, there was the net loss amount 1,043,910.63 Baht in Q1/2023. Compared to Q1/2022, there was the net profit amount 42,501,266.92 Baht. The net loss increased 43,545,177.55 Baht.

**Property development business:**

Total sales in property development business in Q1/2023 were 2,327,000.00 Baht, compared to 37,807,000.00 Baht of sales in Q1/2022. It decreased 35,480,000.00 Baht or 93.85 % from selling a small number of houses. The selling and administrative expenses Q1/2023 was 7,115,640.08 Baht compared to 9,349,008.31 Baht of Q1/2022. It decreased 2,233,368.23 or 23.89 %. As a result, in Q1/2023, there was the net loss amount 8,695,998.85 Baht. Compared to Q1/2022, there was the net profit amount 5,163,427.65 Baht. The net loss increased 13,859,426.50 Baht.

Best Regards,

Mr. Boonchoo Pongchaloem

Chairman