



Registration number: 0107537001056

Date: May 13, 2026

Subject: CPH Management Discussion and Analysis on operating results for Q1/2026 ended March 31, 2026

To: President.

The Stock Exchange of Thailand.

Business Overview

Castle Peak Holdings Public Company Limited and its subsidiaries operate two main business groups: garment and real estate development. The business goals are as follows:

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

Summary of Operating Results and Financial Position

Key Financial Information (Consolidated Financial statement)

STATEMENTS OF COMPREHENSIVE INCOME

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2026

(Unit: Baht)

	March 31, 2026	March 31, 2025	Difference	% Change from Previous Year
Revenue from sales	180,341,505.16	289,755,643.69	(109,414,138.53)	(37.76%)
Cost of Sales	137,228,184.31	238,604,288.27	(101,376,103.96)	(42.49%)
Gross Profit	43,113,320.85	51,151,355.42	(8,038,034.57)	(15.71%)
Net Profit (Loss)	(5,126,121.29)	2,853,717.11	(7,979,838.40)	(279.63%)

Total sales in Q1/2026 were 180.34 million Baht, compared to 289.76 million Baht in Q1/2025. A decrease of 109.41 million Baht, or 37.76%. This is because in Q1 2025, the US reciprocal tariffs were still under negotiation and not yet in effect, causing US customers to accelerate imports to avoid the tariffs, resulting in higher-than-normal sales. Cost of sales in Q1/2026 amounted to 76.09% of sales, whereas in Q1/2025, cost of sales was 82.35% of sales due to lower raw material costs. Consequently, gross profit in Q1/2026 was 43.11 million Baht, compared to 51.15 million Baht in Q1/2025, a decrease of 8.04 million Baht or 15.71%. Distribution costs and administrative expenses in Q/ 2026 increased due to employee salary adjustments. As a result, the company had a net loss of 5.13 million Baht in Q1/2026, compared to a net profit of 2.85 million Baht in Q1/2025, a decrease of 7.98 million Baht in net profit.

Statement of Financial Position

(Unit: Baht)

	<i>March 31, 2026</i> <i>"Reviewed"</i>	<i>December 31, 2025</i> <i>"Audited"</i>	<i>Difference</i>	<i>% Change from</i> <i>Previous Year</i>
Total Current Assets	1,077,931,967.86	1,104,424,819.34	(26,492,851.48)	(2.40%)
Total Assets	1,705,812,762.03	1,738,736,255.90	(32,923,493.87)	(1.89%)
Total Current Liabilities	397,483,002.89	417,789,103.43	(20,306,100.54)	(4.86%)
Total Liabilities	570,338,968.35	598,136,340.93	(27,797,372.58)	(4.65%)
Total Equity	1,135,473,793.68	1,140,599,914.97	(5,126,121.29)	(0.45%)

- Total current assets in Q1/2026 amounted to 1,077.93 million baht, compared to total current assets in 2025 amounting to 1,104.42 million baht, a decrease of 26.49 million baht or 2.40 percent. Total assets in Q1/2026 amounted to 1,705.81 million baht, compared to total assets in 2025 amounting to 1,738.74 million baht, a decrease of 32.92 million baht or 1.89 percent, primarily due to a decrease in cash and cash equivalents. - Trade receivables and other current receivables decreased.
- Total current liabilities in Q1/2026 amounted to 397.48 million baht, compared to total current liabilities in 2025 amounting to 417.79 million baht, a decrease of 20.31 million baht or 4.86 percent. Total liabilities in Q1/2026 amounted to 570.34 million baht, compared to total liabilities in 2025 amounting to 598.14 million baht, a decrease of 27.80 million baht or 4.65 percent due to a decrease in overdrafts and short-term loans from financial institutions and lease liabilities.
- Shareholders' equity in Q1/2026 amounted to 1,135.47 million baht, compared to shareholders' equity in 2025 amounting to 1,140.60 million baht, a decrease of 5.13 million baht or 0.45 percent due to a decrease in retained earnings.

Factors That May Affect Future Operations or Growth

- The ongoing conflict in the Middle East has driven up the prices of crude oil and natural gas, potentially increasing the cost of some raw materials used in production. The economic growth/contraction of the United States and European countries (customer countries) will affect the purchasing power of consumers. If the economy grows, customers tend to order more products, which will have a positive effect on the company's sales.
- The fluctuation of the exchange rate of the US dollar / Thai Baht will affect the income from exports. If the Baht strengthens, the income from exports may decrease.

Sustainability Development

The company has received a certificate from The Sustainable Apparel Coalition in the topic of Higg Facility Environmental Module (Higg FEM), which is an international environmental standard, and Higg Facility Social & Labor Module (Higg FSLM), an international social and labor standard.

Best Regards,

Mr. Boonchoo Pongchaloem

Chairman