

Annual Registration Statement / Annual Report

Form 56-1 One Report

(Structured Data Report)

RHOM BHO PROPERTY PUBLIC COMPANY LIMITED

Fiscal Year End 31 December 2025

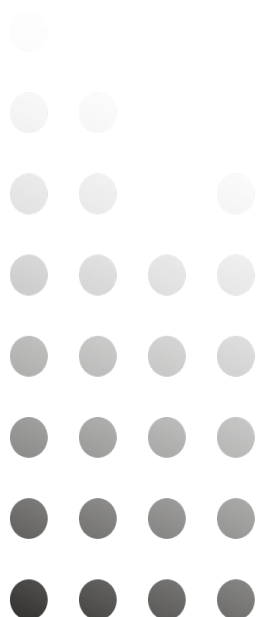


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Group Structure and Operations

Group Structure and Operations

Business Overview and Policies (1.1)

Company Information (1.1.5)

Company Name : RHOM BHO PROPERTY PUBLIC COMPANY LIMITED

Symbol : TITLE

Address : 444 - 444/1 Pracha Uthit Road, Huaykwang, Huaykwang District

Province : Bangkok

Postcode : 10310

Business : TITLE is a property developer for sale by focusing on
condominium brand "The Title" in Phuket.

Registration Number : 0107559000478

Telephone : 0-2103-6444

Fax (if applicable) : 0-2103-2444

Website : www.thetitleresidence.com

Email : IR@rhombho.co.th

Total Shares Sold (shares)

Common Stock : 782,055,571

Preferred Stock : 0

Business Operations (1.2)

Revenue Structure (1.2.1)

By Product Line or Business Grouping

	2023	2024	2025
Total revenue from operations (Thousand baht)	460,065.24	1,287,295.45	2,983,308.60
Real estate (Thousand baht)	437,564.10	1,250,735.59	2,913,574.88
Other (Thousand baht)	22,501.14	36,559.86	69,733.72

	2023	2024	2025
Total revenue from operations (%)	100.00	100.00	100.00
Real estate (%)	95.11	97.16	97.66
Other (%)	4.89	2.84	2.34

By Geographical Area or Market

	2023	2024	2025
Total revenue from operations (Thousand baht)	460,065.24	1,287,295.45	2,983,308.60
Domestic (Thousand baht)	460,065.24	1,287,295.45	2,983,308.60
International (Thousand baht)	0.00	0.00	0.00

	2023	2024	2025
Total revenue from operations (%)	100.00	100.00	100.00
Domestic (%)	100.00	100.00	100.00
International (%)	0.00	0.00	0.00

Other income as specified in the financial statements

	2023	2024	2025
Total other income (Thousand baht)	0.00	0.00	0.00
Other income from operations (Thousand baht)	22,501.14	36,559.86	69,733.72
Other income not from operations (Thousand baht)	-22,501.14	-36,559.86	-69,733.72

Share of profit of joint ventures and associates accounted for using equity method

	2023	2024	2025
Share of profit (Thousand baht)	N/A	-6,962.59	-12,101.00

Information on Products and Services (1.2.2)**Product/Service Information and Business Innovation Development (1.2.2.1)**

Research and Development (R&D) Policy : No

(Unit : Thousand baht)	2023	2024	2025
R&D expenses in the past 3 years	0.00	0.00	0.00

Risk Management

Risk Management

Risk Factors (2.2)

Risk that might affect the company's business, including environmental, social and corporate governance issues (2.2.1)

The risks associated with the nature of the Company's business operations

Risk Management Measures: Yes

Related Risk Topics

Strategic Risk

- Competition risk
- Economic risk
- ESG risk
- Climate change and disasters

Operational Risk

- Reliance on employees in key positions
- Shortage or fluctuation in pricing of raw materials or productive resources
- Information security and cyber-attack
- Safety, occupational health, and working environment
- Impact on the environment
- Corruption
- System disruption risk

Compliance Risk

- Change in laws and regulations

Financial Risk

- Change in financial and investment policies of financial institutions that affect business operations

- Fluctuation in exchange rates, interest rates, or the inflation rate
- Fluctuation in return on assets or investment
- Liquidity risk
- Income volatility

Sustainable Development

Sustainable Development

Sustainability Management Policy and Targets (3.1)

Sustainability Management Policy and Targets

Corporate Sustainability Policy : Yes

Environmental Aspect (3.3)

Policy and Guideline on Environmental Aspect (3.3.1)

Environmental Policy and Practice : Yes

Company environmental guideline : Electricity Management, Renewable/Clean Energy
Management, Water Management, Waste Management

Results with Respect to the Environmental Aspect (3.3.2)

Energy management

• Fuel consumption

	2023	2024	2025
Jet fuel (Litres)	0.00	0.00	0.00
Diesel (Litres)	0.00	0.00	0.00
Gasoline (Litres)	0.00	0.00	0.00
Fuel oil (Litres)	0.00	0.00	0.00
Crude oil (Barrels)	0.00	0.00	0.00
Natural gas (Standard cubic feet)	0.00	0.00	0.00
LPG (Kilograms)	0.00	0.00	0.00
Steam (Metric tonnes)	0.00	0.00	0.00
Coal (Metric tonnes)	0.00	0.00	0.00

• Electricity consumption

	2023	2024	2025
Total electricity consumption within the organization (Kilowatt-Hours)	0.00	433,719.20	439,780.74

Water management

• Water consumption

	2023	2024	2025
Total water withdrawal (Cubic meters)	0.00	12,160.00	21,910.00

Waste management

• Waste from operations

	2023	2024	2025
Non-hazardous waste (Kilograms)	0.00	0.00	0.00
Hazardous waste (Kilograms)	0.00	0.00	0.00
Total waste generated (Kilograms)	0.00	0.00	0.00

Greenhouse gas management

• Greenhouse gas emissions

	2023	2024	2025
Scope 1 (Tons of carbon dioxide equivalents)	0.00	0.00	0.00
Scope 2 (Tons of carbon dioxide equivalents)	0.00	0.00	0.00
Scope 3 (Tons of carbon dioxide equivalents)	0.00	0.00	0.00
Total GHG emissions (Metric tonnes of carbon dioxide equivalent)	0.00	0.00	0.00

- **Verification of greenhouse gas emissions over the past year**

Third-party verification : No

Social Aspect (3.4)

Policy and Guideline on Social Aspect (3.4.1)

Human Rights Policy and Practice : Yes

URL of human rights policy : <https://investor.rhombho.co.th/storage/document/cg-policies/cg-policy-th.pdf>

Company human right guideline : Employee Rights, Migrant Workers, Child Labor, Consumer Rights, Community and Environment Rights, Safety and Occupational Health at Work, Non-discrimination

Results with Respect to the Social Aspect (3.4.2)

Information about employees

• Total number of employees

	2023	2024	2025
Number of male employees (Persons)	57	64	131
Number of female employees (Persons)	43	70	146
Total number of employees (Persons)	100	134	277

Remark : Total employees within the Group (excluding executives)

• Employee remuneration

	2023	2024	2025
Employee remuneration (baht)	44,464,492.00	68,585,806.68	204,846,140.64

• Employee development and training

	2023	2024	2025
Average employee training hours (Hours / Person / Year)	1.50	10.36	12.00
Employee development and training expenses (baht)	97,213.00	377,457.00	178,021.85

• Health, safety and work environment

	2023	2024	2025
Total number of lost time injury incidents by employees (Cases)	0	0	0

• Employee retention

	2023	2024	2025
Percentage of employees who voluntarily resigned (%)	26.00	11.94	7.94

• Significant labor dispute

	2023	2024	2025
Significant labor dispute	No	No	No

Corporate Governance Policy

Corporate Governance Policy

Overview of the Corporate Governance Policy and Guideline (6.1)

Corporate Governance Policy

Corporate Governance Policy : Yes

Company website on corporate governance policy : <https://investor.rhombho.co.th/storage/document/cg-policies/cg-policy-th.pdf>

Policy and Guideline Related to the Board of Directors (6.1.1)

Policy and guideline related to the board of directors

Company policy and guideline : Nomination of Directors, Compensation, Independence of the Board of Directors, Director Development, Board Performance Evaluation

Code of Conduct (6.2)

Establishing a Code of Conduct

Establishing a Code of Conduct

Code of Conduct : Yes

Policy and Guideline related to the Code of Conduct

Company policy and guideline : Preventing of Conflicts of Interest, Preventing the Misuse of Inside Information, Anti-corruption, Whistleblowing

Corporate Governance Structure
and Significant Information Regarding
the Board of Directors, Subcommittees,
Management,
Employee and Other Information

Corporate Governance Structure and Significant Information Regarding the Board of Directors, Subcommittees, Management, Employee and Other Information

Board of Directors (7.2)

Composition of the board of directors (7.2.1)

	Number of persons	Percentage (%)
Total number of directors	9	100.00
Number of male directors	9	100.00
Number of female directors	0	0.00
Number of executive directors	1	11.11
Number of non-executive directors	8	88.89
Number of independent directors	3	33.33

Information on the board of directors and persons with authority to control the company (7.2.2)

List of directors

General information	Position	Date position was assumed	Experience and expertise
1. Mr. RONNACHIT MAHATTANAPREUT Gender: Male Age: 69 years old Highest level of education: Doctoral degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Chairman of the board (Non-executive, Independent director) Director type: Original director	12 Jul 2023	Audit, Sustainability, Accounting, Corporate Social Responsibility, Risk Management

2.	Mr. DARONG HUTAJUTA Gender: Male Age: 64 years old Highest level of education: Bachelor's degree Major: Engineering Thai nationality: Yes Residing in Thailand: Yes	Director (Executive) Director type: Original director	21 Jul 2011	Engineering, Corporate Management, Property Development, Strategic Management, Governance/ Compliance
3.	Mr. CHAKAPHAT NASKAN Gender: Male Age: 45 years old Highest level of education: Master's degree Major: Corporate Governance Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	12 Jul 2023	Accounting, Sustainability, Strategic Management, Audit, Governance/ Compliance
4.	Mr. WEERAPAN WIPANPONG Gender: Male Age: 57 years old Highest level of education: Bachelor's degree Major: Architecture Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	12 Jul 2023	Property Development, Architecture, Business Administration, Corporate Management
5.	Mr. SUNPASIRI SUNPA-A-SA Gender: Male Age: 64 years old Highest level of education: Barrister Major: Law Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	12 Jul 2023	Business Administration, Risk Management, Audit, Corporate Management, Law

6.	Mr. NUTHAPON LUCKKANALAWAN Gender: Male Age: 45 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Re-elected as director	12 Jul 2023	Property Development, Finance, Corporate Management, Risk Management, Audit
7.	Mr. KRIENGSACK HIAMTO Gender: Male Age: 60 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	12 Jul 2023	Risk Management, Engineering, Property Development, Business Administration, Finance
8.	Mr. WUT VIPHANPHONG Gender: Male Age: 57 years old Highest level of education: Master's degree Major: Finance Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	1 Jan 2024	Governance/ Compliance, IT Management, Information & Communication Technology, Property Development, Business Administration
9.	Mr. SUPOTE WANNAROTE Gender: Male Age: 67 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Original director	8 Aug 2024	Business Administration, Engineering, Corporate Management, Governance/ Compliance

Other Information pertaining to committees

The Chairman is an independent director : Yes

The Chairman and the manager are the same person : No

The Chairman and the manager are members of the same family : No

The company appoints at least one independent director to determine the agenda of the Board of Directors' meetings : Yes

Sub-committees (7.3)

Information about sub-committees (7.3.2)

Audit Committee

List of audit committee members

General information	Position	Date position was assumed	Experience and expertise
1. Mr. RONNACHIT MAHATTANAPREUT [1] Gender: Male Age: 69 years old Highest level of education: Doctoral degree Major: Management Thai nationality: Yes Residing in Thailand: Yes	Chairman of the audit committee (Non-executive, Independent director) Director type: Original director	12 Jul 2023	Audit, Sustainability, Accounting, Corporate Social Responsibility, Risk Management
2. Mr. CHAKAPHAT NASKAN [1] Gender: Male Age: 45 years old Highest level of education: Master's degree Major: Corporate Governance Thai nationality: Yes Residing in Thailand: Yes	Audit committee (Non-executive, Independent director) Director type: Original director	12 Jul 2023	Accounting, Sustainability, Strategic Management, Audit, Governance/ Compliance

3.	Mr. SUNPASIRI SUNPA-A-SA	Audit committee	12 Jul 2023	Business Administration, Risk Management, Audit, Corporate Management, Law
	Gender: Male	(Non-executive, Independent director)		
	Age: 64 years old			
	Highest level of education:			
	Barrister	Director type: Original		
	Major: Law	director		
	Thai nationality: Yes			
	Residing in Thailand: Yes			

[1] A director with the accounting expertise needed to review financial statements

Executive Committee

List of executive committee members

General information		Position	Date position was assumed
1.	Mr. WEERAPAN WIPANPONG	Chairman of the executive committee	12 Jul 2023
	Gender: Male		
	Age: 57 years old		
	Highest level of education: Bachelor's degree		
	Major: Architecture		
	Thai nationality: Yes		
	Residing in Thailand: Yes		
2.	Mr. DARONG HUTAJUTA	Member of the executive committee	2 Nov 2022
	Gender: Male		
	Age: 64 years old		
	Highest level of education: Bachelor's degree		
	Major: Engineering		
	Thai nationality: Yes		
	Residing in Thailand: Yes		
3.	Mr. NUTHAPON LUCKKANALAWAN	Member of the executive committee	12 Jul 2023
	Gender: Male		
	Age: 45 years old		
	Highest level of education: Master's degree		
	Major: Business Administration		
	Thai nationality: Yes		
	Residing in Thailand: Yes		

4.	Mr. KRIENGSAK HIAMTO Gender: Male Age: 60 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	12 Jul 2023
5.	Ms. Waraporn Jawgonun Gender: Female Age: 50 years old Highest level of education: Bachelor's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Member of the executive committee	8 Aug 2024

Other sub-committees

Sub-committees information

Name of sub-committees	List of directors	Position
Risk Management Committee	Mr. SUNPASIRI SUNPA-A-SA	Chairman
	Mr. KRIENGSAK HIAMTO	Member
	Mr. NUTHAPON LUCKKANALAWAN	Member
Nomination and Remuneration Committee	Mr. CHAKAPHAT NASKAN	Chairman
	Mr. DARONG HUTAJUTA	Member
	Mr. WEERAPAN WIPANPONG	Member
4) Corporate Governance and Sustainability Committee	Mr. RONNACHIT MAHATTANAPREUT	Chairman
	Mr. CHAKAPHAT NASKAN	Member
	Mr. WEERAPAN WIPANPONG	Member

Roles of Sub-committees

Sub-committees responsible for risk management : Risk Management Committee

Sub-committees responsible for nomination : Nomination and Remuneration Committee

Sub-committees responsible for remuneration : Nomination and Remuneration Committee

Sub-committees responsible for corporate governance

: 4) Corporate Governance and Sustainability Committee

Sub-committees responsible for corporate sustainability development

: 4) Corporate Governance and Sustainability Committee

Executives (7.4)

List and positions of the executive (7.4.1)

The four highest-ranking executives

General information	Position	Date position was assumed	Experience and expertise
1. Mr. DARONG HUTAJUTA Gender: Male Age: 64 years old Highest level of education: Bachelor's degree Major: Engineering	Chief Executive Officer	8 May 2024	Engineering, Corporate Management, Property Development, Strategic Management, Governance/ Compliance
2. Mr. Sutinun Theparruk [1] Gender: Male Age: 41 years old Highest level of education: Master's degree Major: Finance	Chief of Accounting & Financial Officer	1 Jan 2024	Finance & Securities, Accounting, Finance, Property Development, Corporate Management
3. Mr. Kitjapong Wathisoonthorn Gender: Male Age: 46 years old Highest level of education: Master's degree Major: Business Administration	Chief Officer (Project Management - Landed Housing)	1 Oct 2025	Property Development, Data Analysis, Data Management, Architecture, Design
4. Ms. Chutpatson Rujiwongsakon Gender: Female Age: 55 years old Highest level of education: Bachelor's degree Major: Accounting	Chief Officer (Corporate Supports)	1 Oct 2025	Property Development, Accounting, Data Analysis, Budgeting

5.	Ms. Supakanya Chumchinda	Managing Director of	1 Oct 2025	Property Development, Data
	Gender: Female	New Business		Analysis, Architecture,
	Age: 48 years old	(Hospitality)		Design
	Highest level of education: Master's degree			
	Major: Interior Architecture			

[1] Highest responsibility in accounting and finance

[2] Directly responsible for financial account supervision

Remuneration policy for executives (7.4.2 – 7.4.3)

Remuneration

	2023	2024	2025
Total executive remuneration (baht)	0.00	0.00	0.00

Other forms of remuneration

Employee Stock Ownership Plan (ESOP) : No

Employee Joint Investment Program (EJIP) : Yes

Employees (7.5)

Information about company employees

Employees

Number of male employees (persons) : 131

Number of female employees (persons) : 146

Total number of employees (persons) : 277

Remark : Total employees within the Group (excluding executives)

Employee Remuneration

Total employee remuneration : 204,846,140.64

Provident fund

Total number of employees (persons)	: 277
Number of employees contributing to the PVD (persons)	: 142
Percentage of employees who are members (%)	: 51.26

Performance Report on Corporate Governance

Performance Report on Corporate Governance

Summary of Director Performance (8.1)

Selection, development, and evaluation of duty performance of the Board of Directors (8.1.1)

List of new directors appointed in the past year

• List of continuing directors (full term of directorship and being re-appointed as a director)

General information	Position	Date position was assumed	Experience and expertise
1. Mr. CHAKAPHAT NASKAN Gender: Male Age: 45 years old Highest level of education: Master's degree Major: Corporate Governance Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	Date position was assumed: 12 Jul 2023	Accounting, Sustainability, Strategic Management, Audit, Governance/ Compliance
2. Mr. SUNPASIRI SUNPA-A-SA Gender: Male Age: 64 years old Highest level of education: Barrister Major: Law Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive, Independent director) Director type: Re-elected as director	Date position was assumed: 12 Jul 2023	Business Administration, Risk Management, Audit, Corporate Management, Law
3. Mr. NUTHAPON LUCKKANALAWAN Gender: Male Age: 45 years old Highest level of education: Master's degree Major: Business Administration Thai nationality: Yes Residing in Thailand: Yes	Director (Non-executive) Director type: Re-elected as director	Date position was assumed: 12 Jul 2023	Property Development, Finance, Corporate Management, Risk Management, Audit

Development of directors over the past year

List of directors	Position	Participated in director development program
Mr. RONNACHIT MAHATTANAPREUT	Chairman of the board	Participating
Mr. DARONG HUTAJUTA	Director	Non-participating
Mr. CHAKAPHAT NASKAN	Director	Non-participating
Mr. WEERAPAN WIPANPONG	Director	Non-participating
Mr. SUNPASIRI SUNPA-A-SA	Director	Participating
Mr. NUTHAPON LUCKKANALAWAN	Director	Non-participating
Mr. KRIENGSAK HIAMTO	Director	Non-participating
Mr. WUT VIPHANPHONG	Director	Non-participating
Mr. SUPOTE WANNAROTE	Director	Non-participating

Directors' performance assessment

Method used to evaluate directors' performance : Whole-board-of-directors assessment, Individual-director assessment (self-assessment)

Meeting attendance and remuneration to each Board member (8.1.2)

Meeting attendance of the board of directors

Number of board meetings (times) : 6

Date of AGM meeting : 23 Apr 2025

EGM meeting : No

List of directors	Termination date	Number of Board Meeting	AGM meetings	EGM meetings
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1.	Mr. RONNACHIT MAHATTANAPREUT (Chairman of the board)	-	6/6	Participating	Did not hold the meeting
2.	Mr. DARONG HUTAJUTA (Director)	-	6/6	Participating	Did not hold the meeting
3.	Mr. CHAKAPHAT NASKAN (Director)	-	6/6	Participating	Did not hold the meeting
4.	Mr. WEERAPAN WIPANPONG (Director)	-	6/6	Participating	Did not hold the meeting
5.	Mr. SUNPASIRI SUNPA-A-SA (Director)	-	6/6	Participating	Did not hold the meeting
6.	Mr. NUTHAPON LUCKKANALAWAN (Director)	-	6/6	Participating	Did not hold the meeting
7.	Mr. KRIENGSAK HIAMTO (Director)	-	6/6	Participating	Did not hold the meeting
8.	Mr. WUT VIPHANPHONG (Director)	-	6/6	Participating	Did not hold the meeting
9.	Mr. SUPOTE WANNAROTE (Director)	-	6/6	Participating	Did not hold the meeting

Remuneration for company directors

List of directors	Termination date	Meeting allowance (baht)	Other monetary remuneration (baht)	Other non- monetary
1. Mr. RONNACHIT MAHATTANAPREUT (Chairman of the board)	-	120,000.00	285,000.00	Yes
2. Mr. DARONG HUTAJUTA (Director)	-	0.00	N/A	Yes
3. Mr. CHAKAPHAT NASKAN (Director)	-	90,000.00	240,000.00	Yes
4. Mr. WEERAPAN WIPANPONG (Director)	-	0.00	N/A	Yes
5. Mr. SUNPASIRI SUNPA-A-SA (Director)	-	90,000.00	240,000.00	Yes
6. Mr. NUTHAPON LUCKKANALAWAN (Director)	-	0.00	N/A	Yes
7. Mr. KRIENGSAK HIAMTO (Director)	-	0.00	N/A	Yes
8. Mr. WUT VIPHANPHONG (Director)	-	0.00	N/A	Yes

9.	Mr. SUPOTE WANNAROTE (Director)	-	90,000.00	240,000.00	Yes
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Report on the Audit Committee's Performance for the Past Year (8.2)

Report on the audit committee's performance for the past year

Meeting attendance of audit committee

Number of Audit committee meetings (times) : 6

	List of directors	Termination date	Number of the audit committee meeting
1.	Mr. RONNACHIT MAHATTANAPREUT (Chairman of the audit committee)	-	6/6
2.	Mr. CHAKAPHAT NASKAN (Audit committee)	-	6/6
3.	Mr. SUNPASIRI SUNPA-A-SA (Audit committee)	-	6/6