



RHOM BHO PROPERTY PUBLIC COMPANY LIMITED

444-444/1 Pracha Uthit Rd. Huai Huai Kwang, Bangkok 10310 Tel: 02-1036444 Fax: 02-1032444

TITLE 004/2022

April 25, 2022

Subject: Explanation of Company's Overall Operation for the 1<sup>st</sup> Quarter of 2022

To: Directors and Managers  
The Stock Exchange of Thailand

Rhom Bho Property Public Company Limited ("the Company") would like to explain overall operation for the 1<sup>st</sup> quarter of 2022 with as follows :

Unit: Million THB

Description	1 <sup>st</sup> quarter of 2022		1 <sup>st</sup> quarter of 2021		Differentiate	
	Amount	%	Amount	%	Amount	%
Revenues from sales	132.95	98.01	0.00	0.00	132.95	1,329,499,900.00
Cost of sales	81.05	59.75	52.72	2,312.27	28.33	53.74
Gross profit (loss)	51.90	38.26	(52.72)	(2,312.27)	104.62	(198.44)
Other income	2.70	1.99	2.28	100.00	0.42	18.42
Profit (Loss) before expenses	54.60	40.25	(50.44)	(2,212.27)	105.04	(208.25)
Selling expenses	25.40	18.72	4.58	200.88	20.82	454.59
Administration expenses	16.54	12.19	17.68	775.44	(1.14)	(6.45)
Gain (Loss) before finance costs and income tax	12.66	9.33	(72.70)	(3,188.58)	85.36	(117.41)
Finance costs	3.38	2.49	1.18	51.75	2.20	186.44
Gain (Loss) before income tax	9.28	6.84	(73.88)	(3,240.34)	83.16	(112.56)
Income tax expenses	1.93	1.42	(12.19)	(534.65)	14.12	(115.83)
Profit (Loss) for the period	7.35	5.42	(61.69)	(2,705.69)	69.04	(111.91)

1. Revenues from sales

1.1. The company has income from sales for the quarter 1 of year 2022 was 132.95 million baht, different from the same period of the previous year. Due to the impact of the Covid-19 situation in 2021, most customers, who are foreigners, cannot transfer ownership as scheduled. For the quarter 1 of year 2022, most of the revenue from sales is mainly the income of The Title Rawai Beach Phase 5 project, which has been transferred since the 4th quarter of 2021.



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1.2. The other income for the quarter 1 of year 2022 was 2.70 million baht. Most of other income are from room management for customers who payments hold down the customers' breach of contract, revenue from management fee of the juristic person condominium .

### 2. Cost of sales

The company's cost of sales for the quarter 1 of year 2022 was 81.05 million baht, which is the cost of sales corresponding to the revenue from sales. Different from the same period of the previous year which was caused by the estimated cost of repairs and improvements of the public utility system according to the complaints of the condominium juristic person, which had already expired the warranty period and adjusted the estimate of the warranty for additional works to prevent environmental impact .

### 3. Expenses

3.1. The company's selling expenses in quarter 1 of year 2022 was 25.40 million baht increased million baht from the previous year 20.82 million baht . The main change in selling expenses is variable expenses associated with condominium unit sale: commission from sales. specific business tax and commercial fee (sale). Most expenses are from unit sale in accordance with the requirements of the contract .

3.2. The company has administrative expenses for the quarter 1 of year 2022 was 16.54 million baht, consisting of employee expenses, property depreciation and other administrative expenses.

### 4. Finance Costs

The company's financial cost for the quarter 1 of year 2022 was 3.38 million baht, an increase of 2.20 million baht compared to the same period of the previous year due to interest on loans from financial institutions/insurance companies. to use as working capital in the business and interest on loans incurred after the completion of the construction of The Title Rawai Beach Phase 5 project is recorded as finance cost in the income statement.

### 5. Income tax expenses

The company has income tax expenses for the quarter 1 of year 2022 was 1.93 million baht, different from the same period of the previous year due to the revision of income tax projections and deferred income tax.



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6. Net profit (loss)

The company's net profit for the quarter 1 of year 2022 was 7.35 million baht, which is in line with the company's operating results.

7. Financial status

Unit: Million THB

Description	As at 31st Mar 2022	As at 31st Dec 2021	Differentiate	
	Amount	Amount	Amount	%
Total Assets	1,379.42	1,478.45	(99.03)	(6.70)
Total Liabilities	778.48	884.86	(106.38)	(12.02)
Total Shareholder's Equity	600.94	593.59	7.35	1.24

The Company has assets as of March 31, 2022 was 1,379.42 million baht, a decrease from as of December 31, 2021 amount 99.03 million baht, or a decrease of 6.70%, mainly due to a decrease in the cost of real estate development projects ,Title Rawai Beach Phase 5 recorded as cost of sales. Liabilities decreased by 106.38 million baht or 12.02%, mainly due to advance payments from customers from The Title Rawai Beach Phase 5 project recorded as income when transferring ownership and repaying loans from financial institution/insurance company.

The Company has shareholders' equity as of March 31, 2022 was 600.94 million baht, an increase of 7.35 million baht from the 31 December 2021 or 1.24% increase in line with the profit according to the Company's operating results.

Please be informed accordingly.

Sincerely,

Mr.Dendanai Hutajuta  
Chief Executive Officer