



RHOM BHO PROPERTY PUBLIC COMPANY LIMITED

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TITLE 005/2022

August 5, 2022

Subject: Explanation of Company's Overall Operation for the Quarter 2 of year 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 quarter 2 of year 2022 with following details.

Unit: Million THB

| Description | 3-month period ending 30 th Jun 2022 | | 3-month period ending 30 th Jun 2021 | | Differentiate | |
|--|---|-------|---|---------|-----------------|----------|
| | Million Baht | % | Million Baht | % | Million Baht | % |
| Revenues from sales | 113.45 | 96.80 | 3.34 | 2.85 | 110.11 | 3296.71 |
| Cost of sales | 64.25 | 54.82 | 17.81 | 15.20 | 46.44 | 260.75 |
| Gross profit (loss) | 49.20 | 41.98 | (14.47) | (12.35) | 63.67 | (440.01) |
| Other income | 3.75 | 3.20 | 2.98 | 2.54 | 0.77 | 25.84 |
| Profit (Loss) before expenses | 52.95 | 45.18 | (11.49) | (9.80) | 64.44 | (560.84) |
| Selling expenses | 21.16 | 18.05 | 4.55 | 3.88 | 16.61 | 365.05 |
| Administration expenses | 19.91 | 16.99 | 15.77 | 13.46 | 4.14 | 26.25 |
| Gain (Loss) before finance costs and income tax | 11.88 | 10.14 | (31.81) | (27.14) | 43.69 | (137.35) |
| Finance costs | 3.20 | 2.73 | 1.19 | 1.02 | 2.01 | 168.91 |
| Gain (Loss) before income tax | 8.68 | 7.41 | (33.00) | (28.16) | 41.68 | (126.30) |
| Income tax expenses | 1.72 | 1.47 | (8.94) | (7.63) | 10.66 | (119.24) |
| Profit (Loss) for the period | 6.96 | 5.94 | (24.06) | (20.53) | 31.02 | (128.93) |

1. Revenues from sales

1.1. The Company has income from the transfer of condominium ownership in the quarter 2 of year 2022 was 113.45 million baht, mainly from the revenue from the transfer of condominium ownership in The Title Rawai Beach Phase 5 project due to the epidemic situation of COVID-19. began to unravel and the customers, mostly foreigners, began to travel to transfer ownership of the condominium units.



1.2. The Company has other income for the quarter 2 of 2022 was 3.75 million baht or an increase of 25.84% compared to the same period of the previous year. by other income from the contract change, Income from seizing reservations and down payment from customers who breach the contract, income from room management for customers participating in the guaranteed return program and income from condominium management fees.

2. Cost of sales

The company's cost of sales for the quarter 2 of 2022 was 64.25 million baht, increasing in line with the increase in sales revenue. Compared to the same period of the previous year, cost of sales in the quarter 2 of 2021 was mainly due to the estimated cost of repairs and improvements to the public utilities system according to the complaints of the condominium juristic person who had expired the warranty period and the warranty estimate was adjusted and additional contributions to prevent environmental impact.

3. Expenses

3.1. The company's selling expenses in quarter 2 of year 2022 was 21.16 million baht increased 16.61 million baht from the previous year. The selling expenses are employee's expenses ,maintaining room expenses that has not been transferred , expenses of the ownership transferred. The main change in selling expenses is variable expenses associated with condominium unit sale: specific business tax and commercial fee (sale).

3.2. The company has administrative expenses. For the quarter 2 of 2022, it was 19.91 million baht, an increase compared to the same period of the previous year. or an increase of 26.25 percent due to an increase in administrative expenses such as expenses related to land tax, other administrative expenses

4. Finance Costs

The company's financial cost for the quarter 2 of 2022 was 3.20 million baht, which was interest on loans from financial institutions/insurance companies. to use as working capital in the business and interest incurred from borrowing upon completion of the construction of the project (investment expenditures are recorded as expenses in the income statement).

5. Income tax expenses

The company's income tax expenses in quarter 2 of year 2022 was 1.72 million baht from income tax expenses base on operating results.



6. Net profit (loss)

The Company has a net profit in the quarter 2 of year 2022 was 6.96 million baht, which is in line with the operating results.

7. Financial status

Unit: Million THB

| Description | As at 30th Jun 2022 | As at 31st Dec 2021 | Differentiate | |
|----------------------------|------------------------|------------------------|---------------|---------|
| | Million Baht | Million Baht | Million Baht | % |
| Total Assets | 1345.87 | 1478.45 | (132.58) | (8.97) |
| Total Liabilities | 737.97 | 884.86 | (146.89) | (16.60) |
| Total Shareholder's Equity | 607.90 | 593.59 | 14.31 | 2.41 |

The company's assets as of 30th June 2022 was 1,345.87 million baht decreasing from 31st December 2021 for 132.58 million baht or 8.97 %. The decrease in core assets was due to the realestate development costs from the transfer of condominium units of The Title Rawai Project Phase 5 record to cost of sale . Total liabilities of 737.97 million baht decreased 146.89 million baht or 16.60 % mainly due to repayment loans from financial institution/ insurance companies to be used in the construction of The Title Rawai Project Phase 5 and recording the advance received from customer as revenues from sales when the customer transfers the ownership.

The company shareholder's equity as on 30th June 2021 was 607.90 million baht increasing from 31st December 2021 for 14.31 million baht or 2.41 % due to profit (loss) by overall operation of the company.

Please be informed accordingly.

Sincerely,
Mr.Dendanai Hutajuta
Chief Executive Officer