



RHOM BHO PROPERTY PUBLIC COMPANY LIMITED

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

TITLE 008/2023

May 2, 2023

Subject: Explanation of Company's Overall Operation for the 1<sup>st</sup> Quarter of 2023

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 2023 with as follows :

Unit: Million THB

Description	1 <sup>st</sup> quarter of 2023		1 <sup>st</sup> quarter of 2022		Differentiate	
	Million Bath	%	Million Bath	%	Million Bath	%
Revenues from sales	345.83	98.17	132.95	98.01	212.88	160.12
Cost of sales	186.09	52.82	81.05	59.75	105.04	129.60
Gross profit (loss)	159.74	45.34	51.90	38.26	107.84	207.78
Other income	6.46	1.83	2.70	1.99	3.76	139.26
Profit (Loss) before expenses	166.20	47.18	54.60	40.25	111.60	204.40
Selling expenses	61.36	17.42	25.40	18.72	35.96	141.57
Administration expenses	22.19	6.30	16.54	12.19	5.65	34.16
Gain (Loss) before finance costs and income tax	82.65	23.46	12.66	9.33	69.99	552.84
Finance costs	0.09	0.03	3.38	2.49	(3.29)	(97.34)
Gain (Loss) before income tax	82.56	23.44	9.28	6.84	73.28	789.66
Income tax expenses	17.08	4.85	1.93	1.42	15.15	784.97
Profit (Loss) for the period	65.48	18.59	7.35	5.42	58.13	790.88

1. Revenues from sales

1.1. The revenues from sales for the quarter 1 of year 2023 was 345.83 million baht, different from the same period last year. As sales increase in 2022, ownership transfers increase. Most of the sales revenue is from The Title Rawai Phase 5 project.



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1.2. The other income for the quarter 1 of year 2023 was 6.46 million baht .Most of other income are from room management for customers who payments hold down the customers' breach of contract, contract replacement fee and 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 2023 was 186.09 million baht, a cost of sales that corresponds to the increase in sales revenue compared to the same period last year.

**3. Expenses**

3.1. The company's selling expenses in quarter 1 of year 2023 was 61.36 million baht increased 35.96 million baht from the previous year 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 2023 was 22.19 million baht, consisting of employee expenses, property depreciation and other administrative expenses.

**4. Finance Costs**

The company has financial costs for the quarter 1 of year 2023 was 0.09 million baht, decreased compared to the same period of the previous year amount 3.29 million baht due to loan repayment.

**5. Income tax expenses**

The company has income tax expenses for the quarter 1 of year 2023 was 17.08 million baht, is a tax expense according to the operating results.

**6. Net profit (loss)**

The company's net profit for the quarter 1 of year 2023 was 65.48 million baht, which is in line with the company's operating results.

**7. Financial status**



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Unit: Million THB

Description	As at 31st Mar 2023	As at 31st Dec 2022	Differentiate	
	Million Bath	Million Bath	Million Bath	%
Total Assets	1,233.25	1,236.98	(3.73)	(0.30)
Total Liabilities	505.33	547.53	(69.20)	(12.04)
Total Shareholder's Equity	727.93	662.45	65.48	9.88

The Company has assets as of March 31, 2023 was 1,233.25 million baht, a decrease from as of December 31, 2022 amount 3.73 million baht. The main change is due to the increase (decrease) in the cost of real estate development cost. The increase from the construction cost of The Title Halo Naiyang project and decrease from real estate development cost recorded as cost of sales. Liabilities decreased by 69.20 million baht or a decrease 12.04%, mainly due to the decrease in advance payments from customers recorded as income when transferring ownership

The Company has shareholders' equity as of March 31, 2023 was 727.93 million baht, a increase of 65.48 million baht from the 31 December 2022 or increase 9.88% in line with the profit according to the Company's operating results.

Please be informed accordingly.

Sincerely,

Mr.Dendanai Hutajuta  
Chief Executive Officer