

**RHOM BHO PROPERTY PUBLIC COMPANY LIMITED**

444-444/1, PrachaUthit Road, Huaykwang District Bangkok 10310 Tel: 02-103-6444 Fax: 02-103-2444

TITLE 016/2023

August 7, 2023

Subject: Explanation of Company's Overall Operation for the Quarter 2 of year 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 quarter 2 of year 2023 with following details.

Unit: Million THB

Description	3-month period ending 30 th Jun 2023		3-month period ending 30 th Jun 2022		Differentiate	
	Million Baht	%	Million Baht	%	Million Baht	%
Revenues from sales	56.80	100.00	113.45	100.00	(56.65)	(49.93)
Cost of sales	(28.70)	(50.53)	(64.25)	(56.63)	35.55	(55.33)
Gross profit (loss)	28.10	49.47	49.20	43.37	(21.10)	(42.89)
Other income	5.42	9.54	3.75	3.31	1.67	44.53
Selling expenses	(16.40)	(28.87)	(21.16)	(18.65)	4.76	(22.50)
Administration expenses	(29.49)	(51.92)	(19.91)	(17.55)	(9.58)	48.12
Gain (Loss) before finance costs and income tax	(12.37)	(21.78)	11.88	10.47	(24.25)	(204.12)
Finance costs	(0.08)	(0.14)	(3.20)	(2.82)	3.12	(97.50)
Gain (Loss) before income tax	(12.45)	(21.92)	8.68	7.65	(21.13)	(243.43)
Income tax expenses	2.06	3.63	(1.72)	(1.52)	3.78	(219.77)
Profit (Loss) for the period	(10.39)	(18.29)	6.96	6.13	(17.35)	(249.28)

1. Revenues from sales

1.1. The Company's income from the transfer of condominium ownership in the quarter 2 of 2023 was 56.80 million baht, a decrease from the same period of the previous year. The main income comes from the transfer of ownership of condominium units in The Title Rawai Phase 5 project, which is the latest project completed and transferred since the end of 2021.

1.2. The Company has other income for the quarter 2 of 2023 was 5.42 million baht or an increase from 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 has cost of sales for the quarter 2 of 2023 was (28.70) million baht, mainly the cost of sales from the transfer of ownership of The Title Rawai Beach Phase 5

3. Expenses

3.1. The company has selling expenses. For the quarter 2 of 2023, it was (16.40) million baht. Employee expenses, commission from sales, Maintenance expenses for rooms that have not been transferred, various expenses in transferring ownership of condominiums, mainly from variable expenses related to sales, which are commissions, specific business taxes. Commercial fee (sale) from the transfer of ownership of a condominium unit and compensation paid to sales staff from closing the sale of The Title Rawai Beach Phase 5 project.

3.2. The company has administrative expenses. For the quarter 2 of 2023, it was (29.49) million baht, an increase from the same period of the previous year. due to increased administrative expenses such as depreciation, remuneration for employees due to closing the sale of The Title Rawai Beach Phase 5 project and other administrative expenses .

4. Finance Costs

The company has financial costs for the quarter 2 of 2023 was (0.08) million baht, which is interest on loans from financial institutions / insurance companies. to be used as working capital of the company.

5. Income tax expenses

Income tax expenses for the quarter 2 of 2023 was 2.06 million baht, resulting from deferred tax adjustments.

6. Net profit (loss)

The Company has a net loss in the quarter 2 of year 2023 was (10.39) million baht, which is in line with the operating results.

7. Financial status



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Unit: Million THB

Description	As at 30th Jun 2023	As at 31st Dec 2022	Differentiate	
	Million Baht	Million Baht	Million Baht	%
Total Assets	1,394.82	1,236.98	157.84	12.76
Total Liabilities	677.29	574.53	102.76	17.89
Total Shareholder's Equity	717.54	662.45	55.09	8.32

The company has assets as of 30 June 2023 equal to 1,394.82 million baht, an increase from as of 31 December 2022 in the amount of 157.84 million baht or 12.76% The increase in assets mainly arises from advances received from customers. and the deposit for the construction of The Title Halo project, Nai Yang Beach. Total liabilities amounted to 677.29 million baht, an increase of 102.76 million baht or 17.89 %, mainly due to the advance payment received for the reservation and down payment from The Title Halo project. Nai Yang Beach

The company shareholder's equity as on 30 th June 2023 was 717.54 million baht increasing from 31st December 2022 for 55.09 million baht or 8.32 % due to profit (loss) by overall operation of the company.

Please be informed accordingly.

Sincerely,

-Darong Hutajuta-

(Mr.Darong Hutajuta)

Director and Co-Chief Executive Officer