

**RHOM BHO PROPERTY PUBLIC COMPANY LIMITED**

444-444/1, Pracha Uthit Road, Huaykwang, Huaykwang District Bangkok, 10310 Thailand Tel.02-103-6444 Fax. 02-103-2444

TITLE 25/2023

November 7, 2023

Subject: Explanation of Company's Overall Operation for the Quarter 3<sup>rd</sup> of year 2023To: Directors and Managers  
The Stock Exchange of ThailandRhom Bho Property Public Company Limited ("the Company") would like to explain overall operation for the quarter 3<sup>rd</sup> of year 2023 with following details.

Unit: Million THB

Description	3-month period ending 30 <sup>th</sup> Sep 2023		3-month period ending 30 <sup>th</sup> Sep 2022		Differentiate	
	Million Baht	%	Million Baht	%	Million Baht	%
Revenues from sales	26.10	100.00	90.20	100.00	(64.10)	(71.06)
Cost of sales	12.41	47.55	44.87	49.75	(32.46)	(72.34)
Gross profit (loss)	13.69	52.45	45.33	50.25	(31.64)	(69.80)
Other income	4.94	18.93	2.94	3.26	2.00	68.03
Profit (loss) before expenses	18.63	71.38	48.27	53.51	(29.64)	(61.40)
Selling expenses	8.84	33.87	16.88	18.71	(8.04)	(47.63)
Administration expenses	21.74	83.30	19.45	21.56	2.29	11.77
Gain (loss) before finance costs and income tax	(11.95)	(45.79)	11.94	13.24	(23.89)	(200.08)
Finance costs	0.16	0.61	2.76	3.06	(2.60)	(94.20)
Gain (loss) before income tax	(12.12)	(46.44)	9.18	10.18	(21.30)	(232.03)
Income tax expenses	(2.47)	(9.46)	1.88	2.08	(4.35)	(231.38)
Profit (loss) for the period	(9.65)	(36.97)	7.30	8.09	(16.95)	(232.19)

**1. Revenues from sales**

1.1. The company has income from sales and services in the quarter 3 of 2023, it was 26.10 million baht, an decrease of 64.10 million baht compared to the same period last year. This is because it is a transfer of ownership of the currently completed project. The main income is income from the transfer of ownership of condominium units in The Title Rawai Beach Phase 5 project.

1.2. The other income of the company quarter 3 of year 2023 was 4.94 million baht. Most of other revenue are from room management for customers who participated in the return guarantee



program of compensation and payments hold down the customers' breach of contract, revenue from management fee of the juristic person condominium .

## 2. Cost of sales

The Company had cost of sales in quarter 3 of year 2023 was 12.41 million baht, which corresponds to the increase (decrease) in income

## 3. Expenses

3.1. The company's selling expenses in quarter 3 of year 2023 was 8.84 million baht decreased 8.04 million baht from the previous year. It consists of expenses related to sales such as employee expenses , promotion expenses , other sales expenses. The main change in selling expenses is variable expenses associated with condominium unit sale: commission expenses , 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 in the quarter 3 of 2023, it is equal to 21.74 million baht was employee expenses , depreciation, other administrative expenses.

## 4. Finance Costs

The company's financial cost for the quarter 3 of year 2023 was 0.16 million baht .It was interest on loans from financial institutions/insurers. to use as working capital in the business .

## 5. Income tax expenses

The company's income tax expenses in quarter 3 of year 2023 were (2.47) million baht caused by profit (loss) base on operating results and the adjustment of income tax estimation and deferred income tax.

## 6. Net profit (loss)

The company's net loss in quarter 3 of year 2023 was 9.65 million baht which is consistent with the company's performance.



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### 7. Financial status

Unit: Million THB

Description	As at 30 <sup>th</sup> Sep 2023	As at 31 <sup>st</sup> Dec 2022	Differentiate	
	Million Baht	Million Baht	Million Baht	%
Total Assets	1,590.63	1,236.98	353.65	28.59
Total Liabilities	880.03	574.53	305.50	53.17
Total Shareholder's Equity	710.60	662.45	48.15	7.27

The company had assets as of 30 September 2023 was 1,590.63 million baht, an increase from 31 December 2022 of 353.65 million baht, representing an increase of 28.59 %, mainly due to an increase in real estate development costs and other project costs ,currently The Title Halo, Nai Yang Beach and land deposit for future project development. In terms of total liabilities, the amount was 880.03 million baht, an increase of 305.50 million baht, representing an increase of 53.175 %, mainly due to advances received from customers and loans from other businesses for use as working capital in the company.

The company shareholder's equity as on 30 th Sep 2023 was 710.60 million baht increasing from 31st December 2022 for 48.15 million baht or 7.27 % due to the increased capital from profit (loss) by overall operation of the company.

Please be informed accordingly.

Sincerely,

Mr.Darong Hitajuta  
CO-Chief Executive Officer