

**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-ac 001/2024

February 21, 2024

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

Unit : million baht

Description	Consolidated Financial Statement				Separate Financial Statement				Differentiate	
	Years 2023		Year 2022		Years 2023		Year 2022			
	Million Baht	%	Million Baht	%	Million Baht	%	Million Baht	%	Million Baht	%
Revenues from sales	437.56	95.11	581.08	97.53	437.56	95.11	581.08	97.53	(143.52)	(24.70)
Cost of sales	230.94	50.20	323.25	54.25	230.94	50.20	323.25	54.25	(92.31)	(28.56)
Gross profit (loss)	206.62	44.91	257.83	43.27	206.62	44.91	257.83	43.27	(51.21)	(19.86)
Other income	22.50	4.89	14.74	2.47	22.50	4.89	14.74	2.47	7.76	52.65
Profit (loss) before expenses	229.12	49.80	272.57	45.75	229.12	49.80	272.57	45.75	(43.45)	(15.94)
Selling expenses	95.94	20.85	102.41	17.19	95.95	20.86	102.41	17.19	(6.47)	(6.32)
Administration expenses	101.53	22.07	81.04	13.60	101.42	22.04	81.04	13.60	20.49	25.28
Profit (loss) from operating activities	31.65	6.88	89.12	14.96	31.75	6.90	89.12	14.96	(57.47)	(64.49)
Financial income	0.89	0.19	0.15	0.03	1.61	0.35	0.15	0.03	0.74	493.33
Financial cost	3.93	0.85	11.26	1.89	3.93	0.85	11.26	1.89	(7.33)	(65.10)
Profit (loss) before income Tax	28.61	6.22	78.01	13.09	29.43	6.40	78.01	13.09	(49.40)	(63.33)



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

Description	Consolidated Financial Statement				Separate Financial Statement				Differentiate	
	Years 2023		Year 2022		Years 2023		Year 2022			
	Million Baht	%	Million Baht	%	Million Baht	%	Million Baht	%	Million Baht	%
Income tax expenses	6.40	1.39	16.82	2.82	6.40	1.39	16.82	2.82	(10.42)	(61.95)
Profit for the year	22.21	4.83	61.19	10.27	23.03	5.01	61.19	10.27	(38.98)	(63.70)
Other comprehensive profit (loss)	152.66	33.18	7.67	1.29	152.67	33.18	7.67	1.29	144.99	100.00
Total comprehensive income	174.87	38.01	68.86	11.56	175.70	38.19	68.86	11.56	106.01	153.95

1. Revenues from sales

1.1. The company has income from sales and services for the year 2023 was 437.56 million baht due to the transfer of ownership of condominium units in the part that is ready for sale. Mainly from the transfer of ownership of the project The Title Nai Yang Beach Phase 1, 2 and The Title Rawai Beach Phase 5.

1.2. The other income of the company for the year 2023 was 22.50 million baht. Most of other income are payments hold down the customers' breach of contract , revenue from change of contract , management fee form customers paticipating in guaranteed returns and revenue from management fee of the juristic person condominium .

2. Cost of sales

The company has cost of goods sold for 2023 was 230.94 million baht, decreased compared to the previous year, which is consistent with the decrease in income.

3. Expenses

3.1. The company has sales expenses for 2023 was 95.94 million baht, consisting of promotional expenses , expenses for organizing project events and variable expenses related to sales, including: Commission from sales, specific business tax commercial (sales) fees from transfer of condominium ownership according to contract terms.



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

3.2. The company has administrative expenses for 2023 was 101.53 million baht, an increase compared to the same period of the previous year due to increased expenses, including employee expenses, depreciation, other administrative expenses.

4. Financial Costs

The company has financial costs for 2023 was 3.93 million baht, which is interest on loans from financial institutions/other businesses. To use as working capital for business.

5. Income tax expenses

The company income tax expenses for the year 2023 was 6.40 million baht is a tax expense according to the operating results.

6. Net profit (loss)

The company's net profit for the year 2023 was 22.21 million baht which is consistent with the company's performance. The other comprehensive income arises from profit adjustments from employee benefit plan estimates and surplus from asset valuation.

7. Financial status

Unit: million baht

Description	Consolidated Financial Statement		Separate Financial Statement		Differentiate	
	Years 2023	Years 2022	Years 2023	Years 2022		
	Million Baht	Million Baht	Million Baht	Million Baht	Million Baht	Million Baht
Total Assets	3,472.90	1,236.98	3,473.69	1,236.98	2,235.92	180.76
Total Liabilities	2,635.58	574.53	2,635.54	574.53	2,061.05	358.74
Total Shareholder's Equity	837.32	662.45	838.15	662.45	174.87	26.40



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

The company had assets as of December 31, 2023 was 3,472.90 million baht, an increase of 2,235.92 million baht from December 31, 2022, mainly due to an increase in real estate development costs from the construction of the Halo Nai Yang Beach project and the purchase of land for development. Future projects In terms of total liabilities, the amount was 2,635.58 million baht, an increase of 2,061.05 million baht, mainly due to advances received from the Halo Nai Yang Beach project, The Legendary Bang Tao Beach project, and loans from financial institutions/other businesses.

The company had shareholders' equity as of December 31, 2023 was 837.32 million baht, an increase from 174.87 million baht as of December 31, 2022. The change is due to profit (loss) based on the company's operating results. and surplus from asset valuation.

Please be informed accordingly.

Sincerely yours,

-Mr.Darong Hutajuta-

(Mr.Darong Hutajuta)

Director and Co-Chief Executive Officer