



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 002/2024

May 8, 2024

Subject: Explanation of Company's Overall Operation for the Quarter 1 of year 2024

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 1 of year 2024 with following details.

Unit : million baht

Description	Consolidated Financial Statement				Separate Financial Statement				Differentiate	
	31 st Mar 2024		31 st Mar 2023		31 st Mar 2024		31 st Mar 2023			
	Million Baht	%	Million Baht	%	Million Baht	%	Million Baht	%	Million Baht	%
Revenues from sales	8.99	50.85	345.83	98.17	8.99	50.85	343.12	98.15	(336.84)	(97.40)
Cost of sales	(4.78)	(27.04)	(186.09)	(52.82)	(4.78)	(27.04)	(186.09)	(53.23)	181.31	(97.43)
Gross profit (loss)	4.21	23.81	159.74	45.34	4.21	23.81	157.03	44.92	(155.53)	(97.36)
Other income	8.69	49.15	6.46	1.83	8.69	49.15	6.46	1.85	2.23	34.52
Profit (loss) before expenses	12.90	72.96	166.20	47.18	12.90	72.96	163.49	46.77	(153.30)	(92.24)
Selling expenses	(21.27)	(120.31)	(61.36)	(17.42)	(21.27)	(120.31)	(58.65)	(16.78)	40.09	(65.34)
Administration expenses	(30.46)	(172.29)	(22.19)	(6.30)	(30.20)	(170.81)	(22.19)	(6.35)	(8.27)	37.27
Profit (loss) from operating activities	(38.83)	(219.63)	82.65	23.46	(38.57)	(218.16)	82.65	23.64	(121.48)	(146.98)
Financial income	0.20	1.13	0.00	0.00	1.45	8.20	0.00	0.00	0.20	199,900
Financial cost	(6.32)	(35.75)	(0.09)	(0.03)	(6.32)	(35.75)	(0.09)	(0.03)	(6.23)	6,922.22



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	31 st Mar 2024		31 st Mar 2023		31 st Mar 2024		31 st Mar 2023			
	Million Baht	%	Million Baht	%	Million Baht	%	Million Baht	%	Million Baht	%
Profit (loss) before income Tax	(44.95)	(254.24)	82.56	23.44	(43.44)	(245.70)	82.56	23.62	(127.51)	(154.45)
Income tax expenses	7.55	42.70	(17.08)	(4.85)	7.55	42.70	(17.08)	(4.89)	24.63	(144.20)
Profit for the year	(37.40)	(211.54)	65.48	18.59	(35.89)	(203.00)	65.48	18.73	(102.88)	(157.12)
Other comprehensive profit (loss)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Total comprehensive income	(37.40)	(211.54)	65.48	18.59	(35.89)	(203.00)	65.48	18.73	(102.88)	(157.12)

1. Revenues from sales

The company has income from sales for the quarter 1 of year 2024 was 8.99 million baht, different from the same period last year. Because in the quarter 1 of year 2024, the new project had not been completed. It is the recognition of continued income from the project completed from year 2023.

1.1.

1.2. The other income for the quarter 1 of year 2024 was 8.69 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 2024 was 4.78 million baht, a cost of sales that corresponds in sales revenue compared to the same period last year.

3. Expenses

3.1. The company has sales expenses. For the quarter 1 of year 2024 was 21.27 million baht, an increase compared to the same period last year. The main change comes from variable expenses related to



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sales, namely sales commissions. Specific business tax Commercial (sales) fees from transfer of condominium ownership according to contract terms Promotion and public relations expenses.

3.2. The company has administrative expenses for the quarter 1 of year 2024 was 30.46 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 2024 was 6.32 million baht, which is interest on loans from financial institutions/other businesses. to be used as working capital of the business.

5. Income tax expenses

The company income tax expenses for the quarter 1 of 2024 was (7.55) million baht, resulting from deferred tax adjustments.

6. Net profit (loss)

The company's net profit (loss) for the quarter 1 of year 2024 was (37.40) million baht, which is in line with the company's operating results.

7. Financial status

Unit: million baht

Description	Consolidated Financial Statement		Separate Financial Statement		Differentiate	
	As at 31 st Mar 2024	As at 31 st Dec 2023	As at 31 st Mar 2024	As at 31 st Dec 2023		
	Million Baht	Million Baht	Million Baht	Million Baht	Million Baht	Million Baht
Total Assets	4,614.07	3,496.35	4,616.30	3,497.13	1,117.72	31.97
Total Liabilities	3,814.15	2,659.03	3,814.05	2,658.99	1,155.12	43.44
Total Shareholder's Equity	799.92	837.32	802.25	838.15	(37.40)	(4.47)



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The company had assets as of March 31, 2024 was 4,614.07 million baht, an increase from 1,117.72 million baht as of December 31, 2023, with the main change resulting from an increase in real estate development costs. which increased from the construction of The Title Halo Nai Yang Beach and Lendengary Bang Tao Beach projects, and increased from the purchase of land for future project development. The liability as of March 31, 2024 was 3,814.15 million baht, an increase of 1,155.12 million baht from December 31, 2023, mainly arising from advances received from the opening of new projects, The Legendary, The Heritage Bang Tao Beach, and The Senerity, Nai Yang Beach.

The Company has shareholders' equity as of March 31, 2024 was 799.92 million baht, a decrease of 37.40 million baht from the 31 December 2023 or decrease 4.47% in line with the loss according to the Company's operating results.

Please be informed accordingly.

Sincerely yours,

-Mr.Darong Hutajuta-

(Mr.Darong Hutajuta)

Director and Chief Executive Officer