



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 003/2024

August 7, 2024

Subject: Explanation of Company's Overall Operation for the Quarter 2 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 2 of year 2024 with following details.

Unit : million baht

Description	Consolidated Financial Statement				Separate Financial Statement				Differentiate	
	3 months period ending 31 Jun 2024		3 months period ending 31 Jun 2023		3 months period ending 31 Jun 2024		3 months period ending 31 Jun 2023			
	Million Baht	%	Million Baht	%	Million Baht	%	Million Baht	%	Million Baht	%
Revenues from sales	219.82	96.49	56.80	91.79	219.82	97.63	56.80	91.79	163.02	287.01
Cost of sales	(133.60)	(58.65)	(28.70)	(46.38)	(133.60)	(59.34)	(28.70)	(46.38)	(104.90)	365.51
Gross profit (loss)	86.22	37.85	28.10	45.41	86.22	38.29	28.10	45.41	58.12	206.83
Other income	7.99	3.51	5.08	8.21	5.33	2.37	5.08	8.21	2.91	57.28
Profit (loss) before expenses	94.21	41.35	33.18	53.62	91.55	40.66	33.18	53.62	61.03	183.94
Selling expenses	(46.23)	(20.29)	(16.40)	(26.50)	(46.17)	(20.51)	(16.40)	(26.50)	(29.83)	181.89
Administration expenses	(36.47)	(16.01)	(29.49)	(47.66)	(33.03)	(14.67)	(29.49)	(47.66)	(6.98)	23.67
Profit (loss) from operating activities	11.51	5.05	(12.71)	(20.54)	12.35	5.49	(12.71)	(20.54)	24.22	(190.56)
Share of losses from investments in associates	(2.39)	(1.05)	0.00	0.00	0.00	0.00	0.00	0.00	(2.39)	0.00



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Description	Consolidated Financial Statement				Separate Financial Statement				Differentiate	
	3 months period ending 31 Jun 2024		3 months period ending 31 Jun 2023		3 months period ending 31 Jun 2024		3 months period ending 31 Jun 2023			
	Million Baht	%	Million Baht	%	Million Baht	%	Million Baht	%	Million Baht	%
Financial income	2.81	1.23	0.34	0.55	4.05	1.80	0.34	0.55	2.47	726.47
Financial cost	(6.83)	(3.00)	(0.08)	(0.13)	(6.84)	(3.04)	(0.08)	(0.13)	(6.75)	8,437.50
Profit (loss) before income Tax	5.10	2.24	(12.45)	(20.12)	9.56	4.25	(12.45)	(20.12)	17.55	(140.96)
Income tax expenses	(1.89)	(0.83)	20.06	3.33	(1.89)	(0.84)	2.06	3.33	(3.95)	(191.75)
Profit for the year	3.21	1.41	(10.39)	(16.79)	7.67	3.41	(10.39)	(16.79)	13.60	(130.90)
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	3.21	1.41	(10.39)	(16.79)	7.67	3.41	(10.39)	(16.79)	13.60	(130.90)

1. Revenues from sales

1.1. The Company had revenue from condominium transfers in the quarter 2 of 2024 of 219.82 million baht, an increase from the same period of the previous year. The main revenue was from condominium transfers in The Title Halo project in Yang, which start transferring ownership in the quarter 2 of 2024.

1.2. The Company has other income for the quarter 2 of 2024 was 7.99 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 2024 was 133.60 million baht, mainly the cost of sales from the transfer of ownership of The Title Halo Naiyang.

3. Expenses

3.1. The company has selling expenses. For the quarter 2 of 2024, it was 46.23 million baht. Such as employee expenses, commission from sales, maintenance expenses for rooms that have not been transferred, promotion expenses, 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.

3.2. The company has administrative expenses. For the quarter 2 of 2024, it was 36.47 million baht, an increase from the same period of the previous year. due to increased administrative expenses such as depreciation, employee expenses and other expenses.

4. Share of losses from investments in associates

The company has a loss share from investment in the Company for the quarter 2 of 2024 equal to 2.39 million baht, resulting from a loss from investment in an associated company in proportion to the investment.

5. Financial income (Costs)

In the quarter 2 of 2024, the company had financial income of 2.81 million baht, which was interest on bank deposits and interest on loans to associated companies. Financial costs were 6.84 million baht which was interest on loans from financial institutions/other businesses to be used as the company's working capital.

6. Income tax expenses

Income tax expense for the second quarter of 2024 amounting to 1.89 million baht was due to income tax based on operating results and adjustments to deferred income tax.

7. Net profit (loss)

The Company has a net profit in the quarter 2 of year 2024 was 3.21 million baht, which is in line with the operating results.

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8. Financial status

Unit: million baht

Description	Consolidated Financial Statement		Separate Financial Statement		Differentiate	
	As at 30 st Jun 2024	As at 31 st Dec 2023	As at 30 st Jun 2024	As at 31 st Dec 2023		
	Million Baht	Million Baht	Million Baht	Million Baht	Million Baht	Million Baht
Total Assets	6,164.68	3,496.35	6,171.68	3,497.13	2,668.33	76.32
Total Liabilities	5,151.00	2,659.03	5,151.20	2,658.98	2,491.97	93.72
Total Shareholder's Equity	1,013.68	837.32	1,020.48	838.15	176.36	21.06

The company had assets as of June 30, 2024 of 6,164.68 million baht, an increase of 2,668.33 million baht or 76.32 % from December 31, 2023. The increase in assets was mainly due to increased real estate development costs from the construction of The Legendary Bangtao project and preparation for the construction of The Heritage Bangtao and The Serenity Naiyang Beach projects, increased land purchases for real estate development, and investment in a joint venture (Botanica Grand Avenue Co., Ltd.). Total liabilities were 5,151 million baht, an increase of 2,491.97 million baht or 93.72 %, mainly due to advance payment, reservation fee, and down payment from projects that opened in ending 2023 and early 2024: The Legendary Bangtao, The Heritage Bangtao, and The Serenity Naiyang.

The company had shareholders' equity as of June 30, 2024 of 1,013.68 million baht, an increase of 176.36 million baht or 21.06 % from December 31, 2023. The main change was due to the share premium from the offering of additional shares to shareholders.

Please be informed accordingly.

Sincerely yours,

-Darong Hutajuta-

(Mr. Darong Hutajuta)

Director and Chief Executive Office