



บริษัท ร่มโพธิ์ พร็อพเพอร์ตี้ จำกัด (มหาชน)

RHOM BHO PROPERTY PUBLIC COMPANY LIMITED

444-444/1 ถนนประชาอุทิศ แขวงห้วยขวาง เขตห้วยขวาง กรุงเทพฯ 10310 โทร.02-103-6444 แฟกซ์ 02-103-2444

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

Title-ac 002/2026

May 6, 2026

Subject: Explanation of Company's Overall Operation for the Quarter 1 of 2026

To: Directors and Managers
The Stock Exchange of Thailand

Overview of the Group's Business Operations

Rhom Bho Property Public Company Limited's core business is developing real estate projects for sale, primarily condominium projects in Phuket under the brand "The Title". In addition, the company has invested in other businesses that support and are related to its core business. Investments in subsidiaries include rental and property management services for condominiums developed by the company, and building management services for properties. As of the first quarter of 2026, the company has projects completed and ready for transfer, as well as projects under development and sale. The portfolio comprises leisure condominium projects, including The Title Halo Naiyang and The Title Legendary Bang-Tao (original projects completed and ready for transfer), and The Title Serenity Naiyang (completed and ready for transfer starting in Q1 2026); projects under development including The Title Heritage Bang-Tao, The Title Cielo Rawai, The Modeva Bang-Tao, The Title Artrio Bang-Tao, Adora Rawai, The Katabello, Vivi Bangtao, Coralina Kamala, The Title Sierra Bang-Tao, The Balcony Naiyang, The Biancana Surin, and The Title Vivana Kamala; luxury villa projects including The Title Villa Estella Naiyang and The Title Villa Kirara Cherngtalay; and villa and shophouse projects including Casa De Monte, located in Bang Tao Beach, Nai Yang Beach, Rawai Beach, Cherng Talay, Kamala, Kata, Surin, and Koh Kaew. In addition, the group of companies... The company operates a property management business, providing services to project clients such as condominium management, tenant search and coordination, laundry services, and in-room cleaning to enhance the quality of life for residents in The Title projects. Furthermore, the company has expanded into the hotel and hospitality sector to strengthen its position and ensure sustainable growth.

Rhom Bho Property Public Company Limited and its subsidiaries (collectively referred to as the "Group") have revenue from sales and services of the Group, consisting of revenue from sales of real estate and revenue related to sales of real estate, such as revenue from sales of furniture with condominiums, revenue from decoration/extension of condominiums and revenue from utility fees, including various services related to property management, etc.



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Project during development and sales

Project Name	Project type	Unit	Project Value (Mb.)	Status
The Halo 1 Naiyang	Condominium	329	1,542	Sales and start recording revenue in Q2/24
The Title Legendary Bang-Tao	Condominium	637	4,245	Sales and start recording revenue in Q2/25
The Title Heritage Bang-Tao	Condominium	789	6,075	During construction and sales
The Title Serenity Naiyang	Condominium	814	4,155	During construction and sales
The Title Cielo Rawai	Condominium	171	1,221	During construction and sales
The Modeva Bang-Tao	Condominium	859	6,339	During construction and sales
The Title Artrio Bang-Tao	Condominium	435	2,647	During construction and sales
The Katabello	Condominium	760	4,892	During construction and sales
Adora Rawai	Condominium	210	1,460	During construction and sales
Villa Estella Naiyang	Villa	26	503	During construction and sales
Villa Kirara Cherngtalay Phase 1	Villa	37	1,621	During construction and sales
Vivi Bang-Tao	Condominium	181	747	During sales
The Coralina Kamala	Condominium	569	4,038	During sales
The Title Sierra Bang-Tao	Condominium	452	2,018	During sales
The Balcony Naiyang	Condominium	542	4,163	During sales
Biancana Surin	Condominium	343	3,323	During sales
Casa De Monte Koh Kaew	Villa	37	1,197	During sales
Casa De Monte Koh Kaew	Shophouse	29	464	During sales
Total		7,220	50,650	



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Operating results for the year ended 31 March 2026 are as follows:

Unit: million baht

Statement of comprehensive income	Consolidated Financial Statements				Differentiate	
	As at 31 st Mar 2026		As at 31 st Mar 2025			
	Million Baht	%	Million Baht	%	Million Baht	%
Revenues from sales of real estate	515.66	94.41	157.86	89.41	357.80	226.66
Other income	30.53	5.59	18.69	10.59	11.84	63.35
Total revenues	546.19	100.00	176.55	100.00	369.64	209.37
Cost of real estate sales	(228.21)	(41.78)	(93.25)	(52.82)	(134.96)	144.73
Selling and distribution expenses	(124.46)	(22.79)	(48.17)	(27.28)	(76.29)	158.38
Administration expenses	(119.44)	(21.87)	(63.12)	(35.75)	(56.32)	89.23
Total expenses	(472.11)	(86.44)	(204.54)	(115.85)	(267.57)	130.82
Operating profit (loss)	74.08	13.56	(27.99)	(15.85)	102.07	(364.67)
Share of loss from investments in joint venture and associate	(6.71)	(1.23)	(3.95)	(2.24)	(2.76)	69.87
Financial income	2.65	0.49	1.99	1.13	0.66	33.17
Financial cost	(13.10)	(2.40)	(6.67)	(3.78)	(6.43)	96.40
Profit (loss) before income tax revenues (expenses)	56.92	10.42	(36.62)	(20.74)	93.54	(255.43)
Income tax revenues (expenses)	(15.35)	(2.81)	5.28	2.99	(20.63)	(390.72)
Profit for the period	41.57	7.61	(31.34)	(17.75)	72.91	(232.64)
Other comprehensive profit (loss)	0.00	0.00	0.00	0.00	0.00	0.00
Total comprehensive income for the period	41.57	7.61	(31.34)	(17.75)	72.91	(232.64)



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1. Revenues from sales of real estate

1.1 The Group 's revenue from real estate sales for the quarter 1 of 2026 was 515.66 million baht, an increase from the same period of the previous year, due to the recognition of revenue from the transfer of ownership of The Title Legendary Bang-Tao project and The Title Serenity Naiyang project, which were completed and began recognizing revenue in the quarter 1 of 2026.

1.2 The Group's other income for the quarter 1 of 2026 was 30.53 million baht, comprising income from condominium management services, income from contract changes, income from forfeiture of reservation fees and down payments from customers who defaulted on contracts, etc.

2. Cost of real estate sales

The Group's cost of real estate sales for the quarter 1 of 2026 was 228.21 million baht, increasing in line with sales revenue. Real estate development costs include land costs, construction costs, project design costs, etc.

3. Expenses

3.1 The Group's selling and distribution expenses for the quarter 1 of 2026 were 124.46 million baht, an increase compared to the same period of the previous year. The main changes were due to variable expenses related to sales, including sales commissions, specific business taxes, commercial (sales) fees from condominium unit ownership transfers as per contract terms, promotional and public relations expenses for newly launched projects, and other sales-related expenses such as sales office depreciation.

3.2 The Group 's administrative expenses for the quarter 1 of 2026 was 119.44 million baht, consisting of employee expenses, property depreciation and other administrative expenses.

4. Share of Loss from Investments in joint venture and associate

The Group 's loss share from investments in joint venture and associates for the quarter 1 of year 2026 was 6.71 million baht, resulting from a loss from investments in joint and associate in proportion to the investment.



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5. Financial Income / Financial Costs

For the quarter 1 of year 2026, the Group 's financial income was 2.65 million baht, including interest income from financial institutions and associated companies, financial costs was 13.10 million baht, which is interest on loans from financial institutions/other businesses to be used as working capital in the business.

6. Tax income (expense)

Income tax expenses for the quarter 1 of year 2026 was 15.35 million baht was due to income tax on operating results and resulting from the adjustment of deferred tax.

7. Profit (loss) for the period

The Group's net profit for the quarter 1 of year 2026 was 41.57 million baht, which is in line with the company's operating results.

8. Financial position

Unit : million baht

Item	Consolidated Financial Statement		Differentiate	
	As at 31 st Mar 2026	As at 31 st Dec 2025		
	Million Baht	Million Baht	Million Baht	%
Total Assets	20,392.02	16,825.38	3,566.64	21.20
Total Liabilities	18,262.82	14,737.75	3,525.07	23.92
Total Shareholders' equity	2,129.20	2,087.63	41.57	1.99

The Group's assets as of March 31, 2026, totaled 20,392.02 million baht, an increase of 3,566.64 million baht from December 31, 2025, increased 21.20 %. The main change is due to increased real estate development costs, resulting from increased construction of current projects and land acquisitions for future projects, as well as increased construction of project show units and investment properties. Liabilities as of March 31, 2026, totaled 18,262.82 million baht, an increase of 3,525.07 million baht from December 31, 2025, increased 23.92 %. This is primarily due to advance payments from projects under development and loans from financial institutions/other businesses.



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The Group had shareholders' equity was 2,129.20 million baht as of March 31, 2026, an increase of 41.57 million baht or 1.99% from December 31, 2025. This increase is attributed to the company's performance .

Please be informed accordingly.

Sincerely yours,

-Mr.Darong Hutajuta-

(Mr.Darong Hutajuta)

Chief Executive Officer