บริษัท ร่มโพธิ์ พร็อพเพอร์ตี้ จำกัด (มหาชน)
RHOM BHO PROPERTY PUBLIC COMPANY LIMITED
234 หมู่ที่ 5 ตำบลสาคู อำเภอถลาง จังหวัดภูเก็ต 83110 โทร.076-624-999
234, Moo 5, Sakhu Subdistrict, Thalang District, Phuket 83110 Tel.076-624-999

Title-ac 003/2026

5 Aug , 2026

Subject: Explanation of Company's Overall Operation for the Quarter 2 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 quarter 2 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 , The Title Serenity Naiyang (original projects completed and ready for transfer), and The Title Heritage Bang-Tao (completed and ready for transfer starting in the quarter 2 of 2026); projects under development including The Title Cielo Rawai, The Modeva 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, The Olive Naiyang , luxury villa projects including The Title Villa Estella Naiyang and The Title Villa Kirara Cherngtalay; 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 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.

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	Sales and start recording revenue in Q2/26
The Title Serenity Naiyang	Condominium	814	4,155	Sales and start recording revenue in Q1/26
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 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
Vivana Kamala	Condominium	363	1,479	During sales
The Olive Naiyang	Condominium	291	2,211	During sales
Casa De Monte Koh Kaew	Villa	37	1,197	During sales
Casa De Monte Koh Kaew	Shophouse	29	464	During sales
Total		**7,439**	**51,593**	

บริษัท ร่มโพธิ์ พร็อพเพอร์ตี้ จำกัด (มหาชน)
RHOM BHO PROPERTY PUBLIC COMPANY LIMITED
234 หมู่ที่ 5 ตำบลสาคู อำเภอถลาง จังหวัดภูเก็ต 83110 โทร.076-624-999
234, Moo 5, Sakhu Subdistrict, Thalang District, Phuket 83110 Tel.076-624-999

Operating results for the three-month period ended 30 June 2026 are as follows:

Unit: million baht

Statement of comprehensive income	Consolidated Financial Statements				Differentiate	
	As at 30 Jun 2026		As at 30 Jun 2025			
	Million Baht	%	Million Baht	%	Million Baht	%
Revenues from sales of real estate	1,424.88	98.20	222.91	93.68	1,201.97	539.22
Other income	26.18	1.80	15.05	6.32	11.13	73.95
Total revenues	1,451.06	100.00	237.96	100.00	1,213.10	509.79
Cost of real estate sales	(666.51)	(45.93)	(105.05)	(44.15)	(561.46)	534.47
Selling and distribution expenses	(315.52)	(21.74)	(55.54)	(23.34)	(259.98)	468.10
Administration expenses	(134.57)	(9.27)	(64.06)	(26.92)	(70.51)	110.07
Total expenses	(1,116.60)	(76.95)	(224.65)	(94.41)	(891.95)	397.04
Operating profit (loss)	334.46	23.05	13.31	5.59	321.15	2,412.85
Share of loss from investments in joint venture and associate	(7.70)	(0.53)	(3.91)	(1.64)	(3.79)	96.93
Financial income	3.97	0.27	3.73	1.57	0.24	6.43
Financial cost	(14.52)	(1.00)	(0.59)	(0.25)	(13.93)	2,361.02
Profit (loss) before income tax revenues (expenses)	316.21	21.79	12.54	5.27	303.67	2,421.61
Income tax revenues (expenses)	(66.80)	(4.60)	(5.82)	(2.45)	(60.98)	1,047.77
Profit for the period	249.41	17.19	6.72	2.82	242.69	3,611.46
Other comprehensive profit (loss)	0.00	0.00	0.00	0.00	0.00	0.00
Total comprehensive income for the period	249.41	17.19	6.72	2.82	242.69	3,611.46

Operating results for the six-month period ended 30 June 2026 are as follows:

Unit: million baht

Statement of comprehensive income	Consolidated Financial Statements				Differentiate	
	As at 30 Jun 2026		As at 30 Jun 2025			
	Million Baht	%	Million Baht	%	Million Baht	%
Revenues from sales of real estate	1,940.53	97.16	380.77	91.86	1,559.76	409.63
Other income	56.72	2.84	33.74	8.14	22.98	68.11
Total revenues	1,997.25	100.00	414.51	100.00	1,582.74	381.83
Cost of real estate sales	(894.71)	(44.80)	(198.29)	(47.84)	(696.42)	351.21
Selling and distribution expenses	(439.99)	(22.03)	(103.72)	(25.02)	(336.27)	324.21
Administration expenses	(254.01)	(12.72)	(127.18)	(30.68)	(126.83)	99.72
Total expenses	(1,588.71)	(79.54)	(429.19)	(103.54)	(1,159.52)	270.16
Operating profit (loss)	408.54	20.46	(14.68)	(3.54)	423.22	(2,882.97)
Share of loss from investments in joint venture and associate	(14.41)	(0.72)	(7.86)	(1.90)	(6.55)	83.33
Financial income	6.63	0.33	5.72	1.38	0.91	15.91
Financial cost	(27.62)	(1.38)	(7.26)	(1.75)	(20.36)	280.44
Profit (loss) before income tax revenues (expenses)	373.14	18.68	(24.08)	(5.81)	397.22	(1,649.58)
Income tax revenues (expenses)	(82.15)	(4.11)	(0.54)	(0.13)	(81.61)	15,112.96
Profit for the period	290.99	14.57	(24.62)	(5.94)	315.61	(1,281.93)
Other comprehensive profit (loss)	0.00	0.00	0.00	0.00	0.00	0.00
Total comprehensive income for the period	290.99	14.57	(24.62)	(5.94)	315.61	(1,281.93)

1. Revenues from sales of real estate

1.1 The Group 's revenue from real estate sales for the quarter 2 of 2026 was 1,424.88 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 ,The Title Serenity Naiyang project (which began recognizing in the quarter 1 of 2026) and The Title Heritage Bang-tao (which began recognizing in the quqrter 2 of 2026)..

1.2 The Group's other income for the quarter 2 of 2026 was 26.18 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 2 of 2026 was 666.51 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 2 of 2026 were 315.52 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 2 of 2026 was 134.57 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 2 of year 2026 was 7.70 million baht, resulting from a loss from investments in joint and associate in proportion to the investment.

5. Financial Income / Financial Costs

For the quarter 2 of year 2026, the Group 's financial income was 3.97 million baht, including interest income from financial institutions and associated companies, financial costs was 14.52 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 2 of year 2026 was 66.80 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 2 of year 2026 was 249.41 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 30st Jun 2026	As at 31st Dec 2025		
	Million Baht	Million Baht	Million Baht	%
Total Assets	21,942.83	16,825.38	5,117.45	30.42
Total Liabilities	19,877.04	14,737.75	5,139.29	34.87
Total Shareholders' equity	2,065.79	2,087.63	(21.84)	(1.05)

. The Group's assets as of Jun 30, 2026, totaled 21,942.83 million baht, an increase of 5,117.45 million baht from December 31,2025, increased 30.42%. 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 Jun 30, 2026, totaled 19,877.04 million baht, an increase of 5,139.29 million baht from December 31, 2025, increased 34.87%. This is primarily due to advance payments from projects under development and loans from financial institutions/other businesses.

บริษัท ร่มโพธิ์ พร็อพเพอร์ตี้ จำกัด (มหาชน)
RHOM BHO PROPERTY PUBLIC COMPANY LIMITED
234 หมู่ที่ 5 ตำบลสาคู อำเภอถลาง จังหวัดภูเก็ต 83110 โทร.076-624-999
234, Moo 5, Sakhu Subdistrict, Thalang District, Phuket 83110 Tel.076-624-999

The Group had shareholders' equity was 2,065.79 million baht as of Jun 30, 2026, a decrease of 21.84 million baht or 1.05% from December 31,2025. This is a result of dividend payments from the company's operating results in May 2026 for the accounting period ended December 31, 2025.

Please be informed accordingly.

Sincerely yours,

-Mr.Darong Hutajuta-

(Mr.Darong Hutajuta)
Chief Executive Officer