Quarterly update in second quarter of 2026

JUMP+ Plan

Year 2026 - 2028

Rhom Bho Property

RHOM BHO PROPERTY PUBLIC COMPANY LIMITED

(TITLE)

at 30 June 2026

This report was disseminated on 19/08/2026

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JUMP+

RHOM BHO PROPERTY PUBLIC COMPANY LIMITED

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Property & Construction / Property Development

CG Report :

SET ESG Ratings: -

Anti-Corruption Certification (CAC): -

Business Type

TITLE is a property developer for sale by focusing on condominium brand "The Title" in Phuket.

Financial Statement

Year	2025	2024	2023	2022
Income Statement (MB)				
Revenues	2,994.19	1,296.66	460.95	595.96
Expenses	2,195.09	1,142.12	426.71	506.70
Net Profit	591.09	91.23	22.21	61.19
Balance Sheet (MB)				
Assets	16,825.38	8,852.63	3,472.90	1,236.98
Liabilities	14,737.75	7,715.17	2,635.58	574.53
Shareholders' Equity	1,890.31	1,137.43	837.32	662.45
Cash Flow (MB)				
Operating	-937.08	1,506.70	846.59	488.20
Investing	-742.90	-2,515.66	-774.45	-7.19
Financing	2,024.07	578.43	749.56	-463.19
Financial Ratio				
EPS (Baht)	0.76	0.12	0.03	0.08
GP Margin (%)	54.01	41.64	47.22	44.37
NP Margin (%)	19.65	7.04	4.82	10.27
D/E Ratio (Times)	7.06	6.78	3.15	0.87
ROE (%)	39.04	9.24	2.96	9.74
ROA (%)	6.13	2.39	1.38	6.57

JUMP+ Plan

Business Plan

Target in 2028

Total Revenue	**7,600** million baht

Strategic Plan	Growth	Profitability & Efficiency	Stability
1. Strategic Plan : Strategic Plan to Support Revenue Growth	✓		

Governance Plan

1. Enhancing the competency and performance of the board of directors
2. Enhancing anti-corruption and fraud prevention efforts
3. Enhancing the prevention of insider information

Climate Action Plan

1. Greenhouse gas inventory (GHG) plan

Quarterly update

Section 1

Business Plan

Quarterly update : Section 1 Business Plan

Target in 2028

Title	Target	Actual Result	
	2028	2025	6M/2026
Total Revenue (million baht)	7,600	2,994	2,004

The Company focuses on developing real estate projects in high-potential tourist locations, particularly in Phuket, which is a major destination for international tourists and foreign investors. The Company places importance on developing products that meet both residential and investment needs, along with project designs that align with the lifestyles of international customers and the atmosphere of tourist destinations.

The Company aims to achieve continuous revenue growth through the development of projects in strategic locations, efficient portfolio management, and the expansion of businesses related to tourism and real estate. This strategy is intended to strengthen the Company’s business foundation and support sustainable long-term growth.

Progress description

The company has consistently maintained its operational performance growth. In the first half of 2026 (1H2026), total presales amounted to 6,718 million Baht, recognized revenue from transfers of ownership totaled 1,941 million Baht, and other income was 63 million Baht. This revenue was generated from The Title Serenity Naiyang project, which began recognizing revenue in Q1 2026, and The Title Heritage Bangtao project, starting from Q2, thereby supporting continuous revenue recognition in the second half of the year.

Growth plan/Increase business value

Strategic Plan : Strategic Plan to Support Revenue Growth

1. Development of real estate projects in high-potential tourist destinations, particularly in Phuket Province.
2.Expansion into related tourism and lifestyle businesses, such as hotels, room management services, and beach clubs.
3. Establishing partnerships with both domestic and international business partners to co-develop new projects and expand opportunities to access international markets.

Targets

- **Corporate Financial Targets**

Title	Target			Actual Result	
	2026	2027	2028	2025	6M/2026
Total Revenues (MILLION BAHT)	6,000	6,700	7,600	2994.19	2,004

Progress description

In 2026, there are plans to launch 6 projects for sale. In the first 6 months of 2026, the company has already launched 3 projects for sale, namely The Title Biancana Surin, The Title Vivana Kamala, and The Olive Naiyang, which support the company's future growth.

Furthermore, the company is expanding its tourism-related businesses to foster long-term sustainable growth. Currently, three hotels are under development: Staybridge Bangtao and VOCO Bangtao, scheduled to open in 2027, and Indigo Naiyang, scheduled to open in 2028.

Additionally, the company plans to launch "Salute Naiyang," its first restaurant, by 2027. This initiative aims to promote its core lifestyle business and enhance the value of the company's real estate projects.

Strategic Initiative

Strategic Initiative : Key initiatives to drive sustainable revenue growth.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Launch new projects in high-potential tourist locations in Phuket and accelerate sales from ongoing developments to increase the backlog sufficiently to support revenue recognition over the next 2–3 years. Currently, the company has a backlog of approximately THB 18,000 million, which is sufficient to support revenue recognition for the next three years. Additionally, the company is studying other high-potential tourist locations in Phuket to support future project development. • The company is exploring the feasibility of developing tourism-related businesses, such as hotels, property management services, or lifestyle businesses in tourist destinations, to enhance the potential for generating continuous revenue.	• The company plans to launch 3 new projects during Q3 - Q4 of 2026, namely Fizz Kata, Philo Rawai, and Kuart Karon. Kuart Karon is the company's first project in the Karon Beach area, which expands its portfolio into a new potential tourist area in Phuket Province to meet market demand and enhance future growth opportunities. In the first half of 2026 (1H2026), total 6-month presales amounted to 6,718 million Baht. As of June 30, 2026, the backlog amounted to 22,981 million Baht, which enables the company to recognize revenue for at least 4 years into the future. • The company utilizes AI technology to assist in marketing communications, which can reduce costs and facilitate faster project launches. Additionally, it is currently developing the TitleX system, a sales management system serving as a central data hub connecting customers, agents, and agencies with the organization's operational processes, from sales, bookings, contract signing, document issuance, to title transfer and delivery. This ensures that each department can systematically utilize the same data for continuous planning and management.

Quarterly update

Section 2

Governance Plan

Quarterly update : Section 2 Governance Plan

Board Structure and Qualifications

Enhancing the competency and performance of the board of directors

The company aims to strengthen the capabilities, enhance knowledge and competencies, and improve the performance of the Board of Directors and its subcommittees by 2028.

Targets

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The company engages external consultants to support the development of the Board's evaluation framework and to provide recommendations for the Board's performance assessment	In Progress	Success	Success	Not Started	In Progress
Monitor the progress of the directors' skill development plan and evaluate its effectiveness.	In Progress	Success	Success	-	Currently in the process of recruiting consultants and developing a director capacity development plan.
The Board of Directors attended training programs, and the performance and skills of the directors were evaluated by an independent external assessor.	In Progress	In Progress	Success	-	In the process of recruiting consultants and developing a director capacity building plan.

Strategic Initiative

Strategic Initiative 1 : 1. The company engages an external advisor to help define guidelines and provide recommendations on key issues for evaluating the Board of Directors' performance. 2. Prepare a skills development plan for the directors.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• The company arranges for the performance and skills of the	• Currently in the process of developing a Board Skill Matrix to

Year	Expected Outcomes	Actual Result
	Board of Directors to be evaluated by an external assessor. • A directors' development plan has been established, incorporating a variety of development activities, such as specialized training programs, to enhance the necessary skills and knowledge. • A clear skills development plan has been prepared, specifying the timeline and objectives.	support the company's strategic plan. • Currently in the process of recruiting external consultants to develop individual director development plans by selecting and defining training courses related to Good Corporate Governance and training courses related to the specific knowledge and expertise of each director.

Strategic Initiative 2 : Monitor the progress of the directors' skills development plan and evaluate the effectiveness of the plan.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Strategic Initiative 3 : The Board of Directors attended training programs, and the performance and skills of the directors were evaluated by an independent external assessor.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Accountability and Transparency Governance

Enhancing anti-corruption and fraud prevention efforts

This initiative aims to establish a robust corporate governance framework to prevent and combat all forms of fraud and corruption, while fostering a culture of integrity among employees at all levels. It also seeks to obtain national-level certification (CAC) to reinforce the company's commitment to ethical business practices, build confidence among investors and stakeholders, and drive sustainable organizational growth.

Targets

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The company has established an anti-corruption policy and practices.	In Progress	In Progress	Success	In Progress	In Progress
An anti-corruption and anti-bribery policy has been developed to comprehensively cover the organization's business operations,formally approved by the Board of Directors,and supported by clear and practical implementation guidelines	In Progress	Success	Success	In Progress	Success

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The company conducts regular monitoring and evaluation of compliance with its anti-corruption and anti-bribery policy and procedures. Audit results are reported by internal auditors to the Board of Directors at least annually. In the event of any violations,corrective actions and preventive measures are clearly defined to prevent recurrence	In Progress	In Progress	Success	In Progress	In Progress
The company conducts an annual review of its anti-corruption and anti-bribery policy and practices with the Board of Directors	In Progress	In Progress	Success	In Progress	In Progress
Achieve CAC certification from the Thai Institute of Directors (Thai IOD)	Not Started	Signatory	Certified	Not Started	Not Started
Implement and verify that all critical Tier 1 business partners have anti-corruption policies,and ensure that the company actively monitors and assesses business partners' adherence to these policies	Establish and communicate policies, a Supplier Code of Conduct, and anti-fraud and anti-corruption guidelines.	Ensure that at least 70% of Critical Tier 1 suppliers adopt and implement the policy, with compreh ensive monitoring of compliance.	Ensure that all Critical Tier 1 suppliers have an approved anti-corruption policy that is effectively implemented.	-	Preparation of key partner list is underway

Strategic Initiative

Strategic Initiative 1 : 1. Review the anti-fraud and anti-corruption policy to ensure it comprehensively covers the organization's business activities, is approved by the Board of Directors, and is supported by clear implementation guidelines. 2. Monitor and evaluate compliance with anti-fraud and anti-corruption policies and procedures. 3. Provide training for employees and management on anti-fraud and anti-corruption policies.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Plan and design an internal audit process based on the organization's anti-fraud and anti-corruption policies and procedures, establishing it as a long-term operational framework. Establish an internal audit working team responsible for monitoring and reporting outcomes. Regularly review anti-fraud and anti-corruption policies and practices to ensure alignment with evolving contexts and regulatory requirements. • Review the anti-fraud and anti-corruption policies and procedures to ensure alignment with evolving contexts and	• Project personnel attend relevant training courses to promote the enhancement of the company's anti-corruption and bribery operations. • Currently reviewing the anti-corruption and bribery policy, which covers the organization's business activities and will be approved by the Board of Directors. • Conduct training for employees and executives on the anti-corruption and bribery policy.

Year	Expected Outcomes	Actual Result
	regulatory requirements, and submit them to the Board of Directors for approval. • Ensure that employees at all levels are informed of and acknowledge the anti-fraud and anti-corruption policies and procedures.	

Strategic Initiative 2 : 1. Declare the company's intention to participate in the CAC program (Thailand's Private Sector Collective Action Against Corruption). 2. Engage external consultants to assess the company's readiness against the 71-item CAC Checklist. 3. Monitor and evaluate compliance with anti-fraud and anti-corruption policies and procedures, and report audit results by internal auditors. In cases of non-compliance, identify corrective actions and preventive measures to avoid recurrence. 4. Conduct an annual review of anti-fraud and anti-corruption policies and practices and present them to the Board of Directors. 5. Prepare all required supporting documentation and submit the application for initial CAC certification.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Strategic Initiative 3 : 1. Submit the CAC certification application (in case of additional document revisions). 2. Obtain CAC certification from the Thai Institute of Directors Association (Thai IOD). 3. Conduct an annual review of anti-fraud and anti-corruption policies and practices and present them to the Board of Directors.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Enhancing the prevention of insider information

The company is committed to strengthening its corporate governance framework for the control and prevention of the misuse of inside information. This aims to prevent directors, executives, employees, or other related parties with access to material non-public information from using such information for improper personal gain, while promoting fair and equitable disclosure of information (Fair Disclosure).

Targets

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
The company has established a policy and procedures to prevent the misuse of insider information.	In Progress	In Progress	Success	In Progress	In Progress
A Board-approved written policy on insider information prevention has been clearly defined and implemented	In Progress	Success	Success	In Progress	In Progress

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
A structured process is implemented to regularly monitor and review compliance with the insider trading prevention policy,with audits conducted at least annually.	In Progress	In Progress	Success	In Progress	In Progress
The implementation of the insider information prevention policy is reviewed and reported to the Board of Directors at least annually. If any violations are detected,corrective actions and preventive measures are clearly outlined to prevent recurrence	-	-	-	Complete	In Progress
Internally disclose,on a per-transaction basis,the list of individuals who have access to inside information regarding any transaction that may affect the company's stock price and investor decisions.	Success	Success	Success	-	Review of the list and the individuals involved with specific inside information (Ad-hoc Insider List) is underway.
Enhance measures to prevent the use of inside information by implementing technology to control the inside information database and regulate access, usage, and extraction of such information.	The company develops a plan to improve systems/ technology for controlling and preventing the use of inside information.	Testing the use of systems/ technology for controlling and preventing the use of inside information.	1. Implement information technology systems and IT security measures to control and prevent the use of inside information. 2. The use of technology systems for controlling and preventing the use of inside information has been assessed for security and practical	-	In the process of developing a plan for systems/ technologies to control and prevent the use of inside information.

Title	Target			Actual Result	
	2026	2027	2028	Before Project Participation	6M/2026
			applicability by relevant stakeholders.		

Strategic Initiative

Strategic Initiative 1 : 1. Review and update the insider information usage policy to ensure alignment with the latest laws and regulations, and obtain approval from the Board of Directors. 2. Disclose the list of individuals who have access to inside information for any transactions that may affect securities prices and investors' decision-making on a case-by-case basis within the company.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• The company has a clear, documented policy and guidelines that have been approved by the Board of Directors. • There are clear guidelines for maintaining a register of individuals with access to inside information, and employees and relevant parties have a better understanding of the policy.	• Currently reviewing and revising the internal data usage policy to comply with the latest laws and practices, and for approval by the Board of Directors. • Currently preparing an Ad-hoc Insider List and defining the scope of internal information, including establishing a process for monitoring and auditing compliance with the policy (Compliance Audit).

Strategic Initiative 2 : 1. Assign a responsible unit/person to provide consultation, guidance, monitoring of compliance, and alerts regarding the prevention of insider information misuse. 2. Monitor and oversee compliance with the insider information policy. 3. Track, collect, and maintain statistics on cases of violations or non-compliance with the policy, and report monitoring results to the Board of Directors. In cases where violations are identified, define corrective actions and preventive measures to avoid recurrence.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Strategic Initiative 3 : Leverage technology to support the control of inside information usage, including access rights management systems, monitoring compliance with policies, and assessing the effectiveness of the implemented measures, as well as implementing IT security controls to prevent and control the use of inside information.

Status ● On track

Year	Expected Outcomes	Actual Result
2026		-

Quarterly update

Section 3

Climate Plan

Quarterly update : Section 3 Climate Plan

Greenhouse gas inventory (GHG) plan

Prepare, verify, and disclose the greenhouse gas (GHG) emissions report for the Nai Yang Office, Phuket.

Targets

To disclose greenhouse gas (GHG) emissions in order to establish a baseline year for emissions reduction initiatives.

Title	Target			Actual Result
	2026	2027	2028	6M/2026
GHG inventory report, GHG verification and disclosure (specific to Scope 1 and Scope 2 emissions)	In Progress	Success	Success	In Progress
Amount of greenhouse gas emission reduction.	Prepare, verify, and disclose greenhouse gas emissions (Scope 1 and 2), using 2025 as the base year for assessment.	Greenhouse gas emission reduction target compared to the base year: 3% reduction.	Greenhouse gas emission reduction target compared to the base year: 6% reduction.	Awaiting certification results from TGO (Results to be announced on September 8, 2026)

Strategic Initiative

Strategic Initiative 1 : Prepare, verify, and disclose greenhouse gas emissions (Scope 1 and Scope 2).

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• Engage consultants to provide guidance on data collection and greenhouse gas (GHG) emissions reporting, and appoint a third-party verifier. Using 2025 as the base year, develop and disclose the baseline GHG emissions report.	The company has successfully implemented the plan.

Strategic Initiative 2 : Reduction of greenhouse gas emissions from offices and the Nai Yang sales office in Phuket (CFO), Scope 1 and 2.

Status ● On track

Year	Expected Outcomes	Actual Result
2026	• After completing the 2025 base-year greenhouse gas inventory, solar panels will be installed at the office building and the Nai Yang sales office in Phuket.	The company is currently in the process of procuring a contractor to inspect the actual installation site for quotation submission.

Quarterly update

Attachment

Quarterly update : Attachment

JUMP+ Plan

URL Link to the Document : https://jumpplusmedia-setlink.setgroup.or.th/planSubmission/TITLE0_JUMP%2B_Plan_Year_2026-2028_EN.pdf