



บริษัท ดีคอนโปรดักส์ จำกัด (มหาชน)

DCON PRODUCTS PUBLIC COMPANY LIMITED

3300/57 ตึกช้าง อาคารบี ชั้น 8 ถนนพหลโยธิน แขวงจอมพล เขตจตุจักร กรุงเทพฯ 10900 โทร 0-2937-3312 โทรสาร 0-2937-3328

9 August, 2018

Re Explanation and analysis of the Management for the 2nd. quarter of 2018 ended 30 June 2018

To Director and Manager,
Stock Exchange of Thailand

Whereas the Meeting No. 4/2561 of the Board of Directors of DCON Products Public Company Limited has resolved on 9 August 2018 to adopt the financial statement for the 2nd. quarter of 2018 ended 30 June 2018, the Company wishes to submit herewith explanation and analysis of the Management as follows.

1. Income, gross profit, net profit

Unit : Million Baht

	2018	2017	2016	Increase (decrease) 2018-2017	
1. Income					
1.1 Construction material	219.60	207.44	248.90	12.16	6%
1.2 Real estate	98.65	16.22	26.90	82.43	508%
1.3 Total income	318.25	223.66	275.80	94.59	42%
2. Gross profit (% of sales)					
2.1 Construction material	71.62 (32.6%)	71.00 (34.2%)	93.98 (37.8%)	0.62	1%
2.2 Real estate	39.60 (40.1%)	8.65 (53.3%)	10.32 (38.4%)	30.95	358%
2.3 Total income	111.22(34.9%)	79.66 (35.6%)	104.30(37.8%)	31.57	40%
3. Other income	5.42	5.85	2.60	(0.43)	-7%
4. Profit from sale un-used Land	-0-	-0-	-0-	-0-	
5. Selling expenses, administrative expenses and financial cost	60.50	51.27	54.82	9.22	18%
6. Income tax expenses	11.52	6.89	10.71	4.63	67%
7. Total net profit	44.63	27.34	41.37	17.29	63%

In the 2nd. Quarter of 2018 the Company and subsidiaries had a total income of 318.25 million Baht, increasing by 94.59 million Baht, or 42 per cent, from the 2nd. quarter of 2017, with 12.16 million Baht coming from construction materials business while increasing from real estate business 82.43 million Baht.

In the 2nd. Quarter of 2018, the subsidiary company which operate the real estate business started to record the revenue from sells condominium. In the 2nd. Quarter of 2018 ,transfed 4.50% of the total project amounting 82.42 million Baht and have the net profit from this project amounting 14.87 million Baht.

From the above reason, the operation in 2nd. quarter of 2018 , the company and subsidiaries company have net profit after tax amounting 44.63 million Baht increase from the same period of the last year which have the net profit amounting 27.34 million or increase 63%

2. Financial status

Significant financial ratios in the 1st quarter ended 31 March

Description	Unit	2018	2017	2016
1. Liquidity ratio	Time	5.03	7.59	8.29
2. Liquidity quick ratio	Time	0.81	3.13	4.36
3. Average debt collection time	Day	43	69	57
4. Average debt repayment time	Day	72	71	64
5. Average goods selling time	Day	242	24	18
6. Fixed asset turnover ratio	Time	0.72	0.47	0.55
7. Total assets turnover ratio	Time	0.12	0.09	0.14
8. Debt to equity ratio	Time	0.20	0.12	0.10
9. Gross profit	%	34.90	34.90	37.80
10. Net profit	%	14.00	12.40	15.00
11. Rate of return on total assets	%	1.69	1.15	2.08
12. Shareholder return rate	%	2.03	1.28	2.28

Submitted for your kind information please,

Yours truly,

(Mr.Nirut Intarathachang)
Chief Financial Officer