



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

12 November, 2018

Re Explanation and analysis of the Management for the 3rd. quarter of 2018 ended 30 September 2018

To Director and Manager,
Stock Exchange of Thailand

Whereas the Meeting No. 5/2561 of the Board of Directors of DCON Products Public Company Limited has resolved on 12 November 2018 to adopt the financial statement for the 3rd. quarter of 2018 ended 30 September 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	265.70	215.63	229.28	50.08	23%
1.2 Real estate	115.71	13.68	16.58	102.03	746%
1.3 Total income	381.41	229.31	245.86	152.10	66%
2. Gross profit (% of sales)					
2.1 Construction material	86.01 (32.4%)	72.95 (33.8%)	81.55 (35.6%)	13.07	18%
2.2 Real estate	43.67 (37.7%)	8.43 (61.6%)	7.21 (43.5%)	35.24	418%
2.3 Total income	129.68 (34.0%)	81.38 (35.5%)	88.76(36.1%)	48.30	59%
3. Other income	3.93	11.61	4.88	(7.68)	-66%
4. Profit from sale un-used Land	-0-	-0-	-0-	-0-	
5. Selling expenses, administrative expenses and financial cost	66.64	50.38	53.03	16.28	32%
6. Income tax expenses	13.55	10.00	8.65	3.55	36%
7. Total net profit	53.42	32.61	31.96	20.81	64%

In the 3rd. Quarter of 2018 the Company and subsidiaries had a total income of 381.41 million Baht, increasing by 152.10 million Baht, or 66 per cent, from the 3rd. quarter of 2017, with 50.08 million Baht coming from construction materials business while increasing from real estate business 102.03 million Baht.

In the 3rd. Quarter of 2018, the subsidiary company which operates the real estate business recognized sells condominium 7.50% of the total project amounting 107.20 million Baht and have the net profit from this project amounting 16.90 million Baht.

From the above reason, the operation in 3rd. quarter of 2018, the company and subsidiaries company have net profit after tax amounting 53.42 million Baht increase from the same period of the last year which have the net profit amounting 32.61 million or increase 64%

2. Financial status

Significant financial ratios in the 3rd quarter ended 30 September

Description	Unit	2018	2017	2016
1. Liquidity ratio	Time	10.21	9.09	7.68
2. Liquidity quick ratio	Time	1.26	3.24	3.88
3. Average debt collection time	Day	39	29	53
4. Average debt repayment time	Day	62	58	79
5. Average goods selling time	Day	341	566	318
6. Fixed asset turnover ratio	Time	0.88	0.50	1.54
7. Total assets turnover ratio	Time	0.15	0.09	0.46
8. Debt to equity ratio	Time	0.09	0.10	0.11
9. Gross profit	%	34.0	35.5	38.1
10. Net profit	%	14.0	14.1	15.7
11. Rate of return on total assets	%	2.2	1.3	1.8
12. Shareholder return rate	%	2.4	1.5	2.2

Submitted for your kind information please,

Yours truly,



(Mr.Nirut Intarathachang)
Chief Financial Officer