



No. DIGI 028/2018

14 November 2018

Subject: Management Discussion and Analysis - Explanation of net profit (loss) for the three-month period ended September 30, 2018.

To: The President of Stock Exchange of Thailand

Digital Tech Public Company Limited would like to notify the operating performance to the Stock Exchange of Thailand as follows: For the three-month period ended September 30, 2018, the Company reported net loss for the period of Baht 61.4 million, net loss increased by Baht 15.4 million or 34% compared to prior period of last year which there was a net loss of Baht 46 million. The operating results changed over 20%, main variances are as follows:

1. Revenue from sales and services increase from the same period of previous year by Baht 782.9 million or 3,028% due to recognizing sales of the ABOVE 39 condominium project at the selling price of Baht 800 million.
2. The Company recognized cost of condominium sales for ABOVE 39 project which presented under cost of sales and services for the three-month period ended 30 September 2018 in the amount Baht 783.5 million, resulted cost of sales and service increase by Baht 802.1 million or 2,222% compared to the same period of previous year.

The Company reported net losses from such disposition in statement of income for the three-month period ended 30 September 2018 in the amount Baht 17.1 million which is main reason of net loss increase for the quarter 3 of 2018 of Baht 15.4 million, compared to the same period of previous year.

3. Selling expenses for the three-month period ended 30 September 2018 are Baht 59.2 million, an increase of Baht 52.6 million or 792%, mainly came from the selling expenses from disposition of the ABOVE 39 condominium project comprised brokerage and registration fees for the transferred of assets right which responsible to pay by the Company, as the Seller.



4. Administrative expenses for the three-month period ended 30 September 2018 are Baht 17.4 million, an increase of Baht 4.7 million or 36%, mainly resulted from impairment loss from leasehold right of land and building improvement pursuant to the lease cancellation of ABC World building which expected that the lease cancellation shall be effective within first quarter of 2018. The recorded impairment losses of assets presented under administrative expenses and cost of services for the three-month period ended 30 September 2018 in the amount of Baht 1.8 million and Baht 21.7 million, respectively.

Please be informed in accordingly.

Your sincerely,

Digital Tech Planet Public Company Limited

(Mr. Amarit Sukhavanij)

Chief Executive Officer