



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

NO. OMD011/2562

15 May 2019

Re Explanation and analysis of the Management for the 1st quarter of 2019 ended 31 March 2019

To Director and Manager,
Stock Exchange of Thailand

Whereas the Meeting No. 2/2562 of the Board of Directors of DCON Products Public Company Limited has resolved on 15 May 2019 to adopt the financial statement for the 1st quarter of 2019 ended 31 March 2019, the Company wishes to submit herewith explanation and analysis of the Management as follows.

1. Income, gross profit, net profit

Unit : Million Baht

	2019	2018	2017	Increase (decrease) 2019-2018	
1. Income					
1.1 Construction material	262.61	233.01	229.91	29.60	13%
1.2 Real estate	46.64	8.64	27.28	38.00	440%
1.3 Total income	309.25	241.65	257.19	67.60	28%
2. Gross profit (% of sales)					
2.1 Construction material	88.46 (33.7%)	77.95 (33.5%)	83.77 (36.4%)	10.51	13%
2.2 Real estate	18.26 (39.2%)	4.88 (36.3%)	12.37 (45.3%)	13.38	274%
2.3 Total income	106.72 (34.5%)	82.83 (34.3%)	96.14 (37.4%)	23.89	29%
3. Other income	3.42	8.31	3.70	(4.89)	(59%)
4. Profit from sale un-used Land	-	-	132.39	-	-
5. Selling expenses, administrative expenses and financial cost	63.97	55.22	57.03	8.74	16%
6. Income tax expenses	9.96	9.60	35.97	0.36	4%
7. Total net profit	36.20	26.31	139.23	9.90	38%

In the 1st quarter of 2019 the Company and subsidiaries had a total income of 309.25 million Baht, increasing by 67.60 million Baht, or 28 per cent, from the 1st quarter of 2018, with 38 million Baht coming from real estate business due to the sales and transferred 13 units of Condominium which construct completed in the middle of year 2018 while increasing from construction materials business 29.60 million Baht.

In the 1st quarter of 2019, the Company can maintain the gross profit in the same rate of the previous year which is 34.5 % .Effect to gross profit increase 23.89 million Baht and in this quarter ,Selling and Administration Expenses increase 8.74 million Baht or 16% due to the increase of the Income.

From the above reason, the operation in 1st. quarter of 2019 , the company and subsidiaries company have net profit after tax amounting 36.20 million Baht increase 9.90 million Baht from the same period of the last year which have the net profit amounting 26.31 million or increase 38 %

2. Financial status

Significant financial ratios in the 1st quarter ended 31 March

Description	Unit	2019	2018	2017
1. Liquidity ratio	Time	9.43	9.48	6.69
2. Liquidity quick ratio	Time	1.85	1.47	3.26
3. Average debt collection time	Day	51	53	62
4. Average debt repayment time	Day	81	96	131
5. Average goods selling time	Day	726	859	495
6. Fixed asset turnover ratio	Time	0.67	0.56	0.53
7. Total assets turnover ratio	Time	0.12	0.09	0.10
8. Debt to equity ratio	Time	0.10	0.11	0.13
9. Gross profit	%	34.5	34.3	37.4
10. Net profit	%	11.7	10.9	54.1
11. Rate of return on total assets	%	1.40	1.00	5.65
12. Shareholder return rate	%	1.50	1.10	6.41

Submitted for your kind information please,

Yours truly,



(Mr.Nirut Intarathachang)
Chief Financial Officer