



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. OMD 013/2562

13 August 2019

Re Explanation and analysis of the Management for the 2nd. quarter of 2019 ended 30 June 2019

To Director and Manager,
Stock Exchange of Thailand

Whereas the Meeting No. 3/2562 of the Board of Directors of DCON Products Public Company Limited has resolved on 13 August 2019 to adopt the financial statement for the 2nd. quarter of 2019 ended 30 June 2019, the Company wishes to submit herewith explanation and analysis of the Management as follows.

1. Income, gross profit, net profit

Unit : Million Baht

1. Income	2019	2018	2017	Increase (decrease) 2019-2018	
1.1 Construction material	250.69	219.60	207.44	31.10	14%
1.2 Real estate	63.90	98.65	16.22	(34.75)	-35%
1.3 Total income	314.59	318.25	223.66	(3.66)	-1%
2. Gross profit (% of sales)					
2.1 Construction material	83.14 (33.2%)	71.62 (32.6%)	71.00 (34.2%)	11.52	16%
2.2 Real estate	22.73 (35.6%)	39.60 (40.1%)	8.65 (53.3%)	(16.87)	-43%
2.3 Total income	105.87 (33.7%)	111.22(34.9%)	79.66 (35.6%)	(5.35)	-5%
3. Other income	2.07	5.42	5.85	(3.35)	-62%
4. Profit from sale un-used Land	-0-	-0-	-0-	-	-
5. Selling expenses, administrative expenses and financial cost	70.25	60.50	51.27	9.75	16%
6. Income tax expenses	8.24	11.52	6.89	(3.28)	-28%
7. Total net profit	29.46	44.63	27.34	(15.17)	-34%

In the 2nd. Quarter of 2019 the Company and subsidiaries had a total income of 314.59 million Baht, decreasing 3.66 million Baht, or 1 per cent, from the 2nd. Quarter of 2018, with 31.10 million Baht coming from increase in construction materials business while real estate business decreased 34.75 million Baht effect gross profit decrease 5.35 million Baht or 5%. On April 5, 2019 The Government issued new Labor Protection Act which determined the additional rate of severance pay in the case of termination of employee for a terminated employee who worked more than 20 years shall receive payment not less than rate of wages for 400 days, so in 2nd.Quarter of 2019 The Company and Subsidiary Company has increased in provision for employee benefit amounting 5.05 million Baht.

2. Financial status

Significant financial ratios in the 2nd quarter ended 30 June

Description	Unit	2019	2018	2017
1. Liquidity ratio	Time	10.02	5.03	7.59
2. Liquidity quick ratio	Time	1.89	0.81	3.13
3. Average debt collection time	Day	53	43	69
4. Average debt repayment time	Day	76	72	71
5. Average goods selling time	Day	406	242	24
6. Fixed asset turnover ratio	Time	0.67	0.72	0.47
7. Total assets turnover ratio	Time	0.12	0.12	0.09
8. Debt to equity ratio	Time	0.10	0.20	0.12
9. Gross profit	%	33.70	34.90	34.90
10. Net profit	%	9.40	14.00	12.40
11. Rate of return on total assets	%	1.14	1.69	1.15
12. Shareholder return rate	%	1.25	2.03	1.28

Submitted for your kind information please,

Yours truly,



(Mr. Nirut Intarathachang)
Chief Financial Officer