



At D.P.T.9/2024

May 14, 2024

Subject: Management's discussion and analysis for the first quarter of 2024 ending March 31, 2024

Dear Directors and Managers

Stock Exchange of Thailand

D-House Pattana Public Company Limited (the "Company") and its subsidiaries I would like to clarify the operating results for the first quarter of 2024, ending March 31, 2024, with the following details.

Summary of operating results

Income

For the three-month period Ending March 31, 2024, the company and its subsidiaries had total income of 62.74 million baht, divided into sales and service income of 28.39 million baht, sales and service income from subsidiaries of 34.27 million baht, and other income of 0.08 million baht. An increase of 28.81 million baht or an increase of 84.92 percent compared to the same period of the previous year. With a total income of 33.93 million baht, the increase in income was mainly due to increased real estate sales.

Cost of sales

For the three-month period Ending March 31, 2024, the company and its subsidiaries had a total cost of sales and services of 48.58 million baht, or 77.54 percent of revenue, divided into sales and service costs of 16.64 million baht, or 58.61 percent, and the company's costs of sales and services. Sub-31.95 million baht or 93.23 percent, total costs increased by 23.37 million baht or 92.70 percent compared to the same period of the previous year. with a total cost of sales of 25.21 million baht.

Gross profit

For the three-month period Ending on March 31, 2024, the Company and its subsidiaries There was a gross profit of 14.07 million baht, or 22.46 percent of revenue, divided into the company's gross profit of 11.75 million baht, or 41.39 percent, and the subsidiary's gross profit of 2.32 million baht, or 6.77 percent, with a profit. Total gross income increased by 12.95 million baht or an increase of 1,159.53 percent compared to the same period of the previous year.



Selling and administrative expenses

For the three-month period Ending March 31, 2024, the company and its subsidiaries had total sales and administrative expenses of 7.04 million baht, or 11.24 percent of revenue, divided into the company's sales and administrative expenses of 5.97 million baht, or was 21.01 percent and the sales and administrative expenses of the subsidiary were 1.08 million baht or 3.80 percent, a total increase of 0.96 million baht or a total increase of 15.72 percent compared to the same period of the previous year. This was mainly due to increased selling expenses.

Net profit (loss)

For the three-month period Ending March 31, 2024, the Company and its subsidiaries had a net profit of 2.54 million baht, or a net profit of 4.05 percent, divided into a net profit of the company of 1.50 million baht, or a net profit of 5.27 percent, and a net profit of its subsidiaries of 1.04 million baht. Or equivalent to a net profit of 3.05 percent, total net profit increased by 3.02 million baht or an increase of 632.29 percent compared to the same period of the previous year. This is mainly due to increased real estate sales.

Summary of the company's financial status and subsidiaries

Asset

As of March 31, 2024, the company had total assets of 818.17 million baht, a decrease of 5.82 million baht or a decrease of 0.71 percent from the end of 2023, mainly due to lower real estate development costs.

Debt

As of March 31, 2024, the company had total liabilities of 355.72 million baht, a decrease of 8.35 million baht or a decrease of 2.29 percent from the end of 2023, with the main cause of the decrease being long-term loans from financial institutions. and short-term loans from related persons or businesses.

Shareholder's equity

As of March 31, 2024, the company had shareholders' equity of 462.45 million baht, an increase of 2.54 million baht or 0.55 percent from the end of 2023, mainly due to increased net profits.

Debt to equity ratio and rate of return

As of March 31, 2024, the company had a debt-to-equity ratio of 0.77 times, a return on equity of 0.55 percent and a return on assets of 0.31 percent.



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Please be informed accordingly.

Best regards

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(Mr. Phongpoj Lertrungporn)

Chief Executive Officer

D-House Pattana Public Company Limited