

**DEVELOPMENT INVESTMENT
CONSTRUCTION J.S.C**

**THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness**

No: 336/DIC Group-KT

Vung Tau, day 29 month 10 year 2024

(Re: Explanation of the variations in revenue and after-tax profit in Q3/2024 by at least 10% compared to that of the previous year)

To: - State Securities Commission

- Hochiminh Stock Exchange

Following the instructions provided in the Ministry of Finance's Circular No.96/2020/TT-BTC dated November 16, 2020 on guidance for information disclosure in stock market.

Development Investment Construction J.S.C (DIC Group) aims to clarify the modifications in business results in Q3/2024, which rose and fell by at least 10% compared to the same period report last year, as follows:

1 – Parent company's business results:

No.	Target	Q3/2024	Q3/2023	Variance	Ratio
1	Net revenue	81.281.993.340	131.219.897.663	(49.937.904.323)	-38,06%
2	After-tax profit	45.755.095.750	30.989.455.494	14.765.640.256	47,65%

2 – Consolidated business results:

No.	Target	Q3/2024	Q3/2023	Variance	Ratio
1	Net revenue	47.280.977.662	237.754.018.702	(190.473.041.040)	-80,11%
2	After-tax profit	11.226.693.928	12.101.334.358	(874.640.430)	-7,23%

Fluctuations in net revenue and after-tax profit in the parent company's financial statements and consolidated financial statements in Q3/2024 compared to that of the previous year are primarily due to the following aspects:

1 – Parent company's financial statements:



**Tổng CTCP Đầu Tư Phát Triển Xây Dựng
Development Investment Construction J.S.C**

15 Thi Sách, phường Thắng Tam, TP. Vũng Tàu | Tel: 0254.3859 248 | Fax: 0254 3560 712 | Web: www.dic.vn

NỀN TẢNG VỮNG CHẮC, KHỞI SẮC TƯƠNG LAI

DIC Group's Q3 revenue mainly came from real estate business activities such as CSJ apartments project transfer, Dai Phuoc raw-built houses project transfer, Hau Giang raw-built houses project transfer, Nam Vinh Yen land use right project transfer. Real estate business revenue decreased by 48,35 billion VND, equivalent to a 38,35% decrease; Construction revenue was 1,6 billion VND, while Service revenue dropped by 3,19 billion VND, equivalent to a decline of 74,43%. These factors resulted in a reduction in Q3/2024 net revenue by 49,94 billion VND, or 38,06%. Additionally, financial revenue increased by 17,13 billion VND, a 214,09% rise, while administrative expenses decreased by 16,84 billion VND. These factors contributed to an after-tax profit increase of 14,76 billion VND, representing a 47,65% increase compared to that of the same period previous year.

2 – Consolidated financial statements:

In addition to the primary reasons for modification such separate financial statements stated above, the consolidated financial statement includes the following key changes: semi-finished products revenue (material production) increased by 2,98 billion VND, equivalent to a 10,37% increase; real estate revenue decreased by 190,86 billion VND, down 151,37%; and revenue from construction activities at subsidiaries increased by 1,1 billion VND, or 2,53%.

Based on the aforementioned modification, the net revenue reported in Q3/2024 consolidated financial statements declined by 190,47 billion VND, or 80,11%; and after-tax profit declined by 0,87 billion VND, or 7,23% compared to that of the same period previous year.

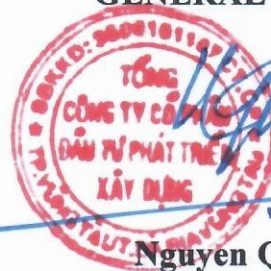
The above clarification provided by DIC Group has been respectfully presented to the State Securities Commission and the Hochiminh Stock Exchange for consideration.

Best regards.

Recipients:

- As above;
- Chairman, Vice Chairman of BOD (Rpt);
- IR Dept.;
- Archived: Administration Dept.; Accounting Dept.

GENERAL DIRECTOR



Nguyen Quang Tin



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