

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

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

No: A&.../DIC Group-KT

Re: Explanation of the variations in revenue and
after-tax profit in Q4/2024 by at least 10%
compared to that of the previous year

Vung Tau, January 23rd, 2025

To: - The State Securities Commission;

- The Hochiminh City Stock Exchange.

Following the instructions provided in the Ministry of Finance's Circular No.96/2020/TT-BTC dated November 16th, 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 Q4/2024, 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	Q4/2024	Q4/2023	Variance	Ratio
1	Net revenue	277,836,702,386	319,553,505,256	(41,716,802,870)	-13.05%
2	After-tax profit	143,135,469,161	38,973,979,907	104,161,489,254	267.26%

2 – Consolidated business results:

No.	Target	Q4/2024	Q4/2023	Variance	Ratio
1	Net revenue	445,504,653,511	433,835,434,497	11,669,219,014	2.69%
2	After-tax profit	87,232,134,352	67,607,179,750	19,624,954,602	29.03%

Fluctuations in net revenue and after-tax profit on the parent company's financial statements and consolidated financial statements in Q4/2024 compared to that of the previous year are primarily due to the following aspects:

1 – Parent company's financial statements:

DIC Group's Q4 revenue mainly came from real estate business activities such as CSJ apartments project transfer, Hau Giang raw-built houses project transfer, Hiep Phuoc raw-built houses project transfer. Real estate business revenue decreased by VND 38.46 billion, equivalent to a 12.24% decrease; Construction product revenue was VND 0.27 billion, while



