

No: 61/DIC Group-KT
(Re: Explanation of the variations in audited
revenue and after-tax profit in 2024 compared to
the previous year)

Vung Tau, day 25 month 03 year 2025

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 audited business results in 2024, which rose and fell by at least 10% compared to the pre-audit report, as follows:

1 – Parent company's business results:

No.	Target	2024 Audited Report	2023 Audited Report	Variance	Ratio
1	Net revenue	975,000,494,116	566,145,801,205	408,854,692,911	72.22%
2	After-tax profit	264,748,730,362	185,648,866,776	79,099,863,586	42.61%

2 – Consolidated business results:

No.	Target	2024 Audited Report	2023 Audited Report	Variance	Ratio
1	Net revenue	1,300,998,943,328	1,025,746,701,725	275,252,241,603	26.83%
2	After-tax profit	101,904,298,712	111,623,208,557	(9,718,909,845)	-8.71%

Fluctuations in net revenue and after-tax profit in the audited financial statements of the parent company and the consolidated financial statements in 2024 compared to those of the previous year are primarily due to the following aspects:

1 – Parent company's audited financial statements:

DIC Group's revenue in 2024 mainly came from three main segments including service revenue, construction revenue and real estate business revenue. Service revenue decreased by VND



6.78 billion, equivalent to a 38.67% decline compared to that of the same period. Construction revenue increased by VND 415.30 billion. Real estate business revenue increased by VND 0.33 billion, equivalent to a 0.06% rise. Additionally, financial revenue decreased by VND 103.62 billion, financial expenses decreased by VND 95.27 billion, selling expenses increased by VND 7.47 billion, and administrative expenses increased by VND 19.23 billion. As a result of these factors, after-tax profit increased by VND 79.10 billion, equivalent to a 42.61% rise

2 – Consolidated financial statements:

In addition to the modification in DIC Group's separate financial statement stated above, the consolidated financial statement includes the following adjustments: construction revenue increased by VND 479.63 billion, equivalent to a 327.76% rise compared to the same period; finished products revenue (construction material production) decreased by VND 8.21 billion, a decline of 6.42%; service revenue fell by VND 15.69 billion, or 10.06%; Merchandise business revenue decreased by VND 37.24 billion, financial revenue decreased by VND 110.46 billion, while financial expenses decreased by VND 89.97 billion; Share of profit (loss) from affiliated companies rose by VND 17.55 billion. As a result of these factors, after-tax profit decreased by VND 9.72 billion, equivalent to an 8.71% decline.

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 of BOD (Rpt);
- IR Dept.;
- Archived: Administration Dept.; Accounting Dept.

GENERAL DIRECTOR



Nguyen Quang Tin

(NOTICE: This Explanation is a translation of the Vietnamese language original for convenience purposes only, and in the event of any discrepancy, the Vietnamese language original shall prevail.)



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

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