

IR NEWSLETTER

LAST 6 MONTHS OF 2024



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I. HIGHLIGHTS



HIGHLIGHTS

DIC GROUP



Awarded the “Best Companies to Work for in Asia 2024”

On August 8, 2024, HR Asia Magazine announced the list of 130 enterprises in Vietnam that received the "Best Companies to Work for in Asia 2024" (HRAA 2024) award.

The honored enterprises were recognized based on their outstanding HR policies and initiatives, demonstrating a strong commitment to fostering a dynamic and diverse work environment.

The HRAA 2024 award recognizes the efforts in building a professional, modern, and people-centric work environment. DIC Group consistently ensures the best salary, benefits, and incentive policies to retain employees and attract high-quality talent, fostering collective growth and strengthening the company's position.



HIGHLIGHTS

DIC GROUP AND BIDV



SIGNED CREDIT AGREEMENT TO FINANCE THE CSJ COMPLEX PROJECT PHASE 2 & 3

On the morning of August 19, 2024, in Ho Chi Minh City, DIC Group and BIDV held the “Signing Ceremony of the Credit Contract to finance the CSJ Complex Phase 2 & 3” project with a total limit of VND 1,500 billion



Phase 1: CSJ Tower Apartment Block (C1) and Aurora Convention Center.

Phase 2: DIC Star 5-Star Hotel Block (C3)

Phase 3: Bioss 5-Star Hotel & Apartment Block (C4).

DIC Group has essentially completed the legal procedures for the CSJ Complex, finalized construction, and obtained approval from the Ministry of Construction for acceptance and operational use of Phase 1.



HIGHLIGHTS

DIC GROUP

ANNOUNCED THE NEW CHAIRMAN OF THE BOARD OF DIRECTORS

On August 16, 2024, DIC Group's Board of Directors announced Resolution No. 62/NQ-DIC Group-HĐQT on the election of Mr. Nguyen Hung Cuong, Permanent Vice Chairman of the Board, to the position of Chairman of the Board for the 2024-2027 term.



With 16 years of dedication and experience in holding key leadership positions at DIC Group, Mr. Nguyen Hung Cuong has proven himself as a reputable, experienced, and passionate young leader. His contributions have been instrumental in DIC Group's development through various stages of growth.



HIGHLIGHTS

DIC GROUP

DIC VICTORY CITY HAU GIANG - BEST INTEGRATED TOWNSHIP 2024



On the evening of September 26, 2024, as part of the DOT Property Vietnam Awards ceremony, the DIC Victory City Hau Giang, developed by DIC Group, was honored in the category of "Best Integrated Township 2024" in Vietnam.

The project has excellently met key criteria, including a diverse range of amenities, a conveniently connected location, sustainable planning, and significant contributions to enhancing the local economy, culture, and society.



HIGHLIGHTS

DIC GROUP

SETTLED A BOND LOT OF VND 461 BILLION



The timely completion of payments has strengthened investor confidence and enhanced DIC Group's reputation in the financial market.

This is a crucial step in minimizing financial risks and effectively restructuring DIC Group's capital.

On September 30, 2024, DIC Group (HoSE: DIG) completed the redemption of 4,610 bonds, equivalent to VND 461 billion along with VND 27.77 billion in interest on the DIG12101 bond lot (bond code: DIGH2124002). Accordingly, DIC Group's outstanding bonds decreased to VND 2,039 billion.



"With a prudent management strategy, adherence to a transparent development roadmap, and a well-structured business plan, DIC Group consistently ensures stable revenue to meet bond obligations, reduce financial pressure, and prepare for future development plans," shared Mr. Nguyen Quang Tin, General Director of DIC Group.



HIGHLIGHTS

DIC GROUP COMPLETED THE IMPLEMENTATION OF INSPECTION CONCLUSION NO. 1288/KL-TTCP



In Official Dispatch No. 6484/BXD-KHTC, dated November 25, 2024, regarding the "Report on the Implementation of Inspection Conclusion No. 1288/KL-TTCP dated June 20, 2024, by the Government Inspectorate" sent to the Government Inspectorate, the Ministry of Construction stated: "DIC Group has seriously implemented Inspection Plan No. 1288/KL-TTCP of the Government Inspectorate and the Plan for Implementing the Inspection Conclusion of the Minister of Construction."

DIC VICTORY CITY HAU GIANG PROJECT: 305 SHOPHOUSES IN SUBDIVISION 2 ARE OFFICIALLY ELIGIBLE FOR SALE

On December 5, 2024, the Department of Construction of Hau Giang province issued Notice No. 2384/SXD-QLN&TTBĐS regarding the "Notice of eligible shophouses to be put into business for 305 houses in phase two of the Vi Thanh Commercial Residential Project, Ward IV, Vi Thanh City".



II. BUSINESS PERFORMANCE



BUSINESS PERFORMANCE

Unit: Billion VND

Indicator (Consolidated Financial Statements)	2024	2023	+/- compared with the same period (%)
Total revenue	1,439.0	1,336.8	+7.6
Net revenue	1,301.0	1,025.7	+26.8
Gross Profit Margin (%)	22.9	23.7	-3.4
Before-tax profit	158.1	165.9	-4.7
After-tax profit	101.9	111.6	-8.7
Total assets	18,539.0	16,827.6	+10.2
Equity	8,041.3	7,893.6	+1.9

The business performance of DIC Group in 2024 showed fluctuations in several key indicators compared to 2023, with details as follows:

- The total consolidated revenue reached VND 1,439.0 billion, an increase of 7.6% compared to 2023. Net revenue amounted to VND 1,301.0 billion, marking a 26.8% growth.
- The gross profit margin reached 22.9%, a decrease of 3.4% compared to 2023.
- Before-tax and after-tax profits reached VND 158.1 billion and VND 101.9 billion, respectively, decreasing by VND 7.8 billion and VND 9.7 billion compared to 2023.
- Total assets reached VND 18,539.0 billion, an increase of VND 1,711.4 billion, equivalent to a 10.2% growth compared to 2023.
- Equity reached VND 8,041.3 billion, reflecting a 1.9% increase compared to 2023.

BUSINESS PERFORMANCE

Unit: Billion VND

Net revenue structure (Consolidated Financial Statements)	2024	2023	+/- compared with the same period (%)
Revenue from sale of merchandises		37.2	-
Revenue from sale of finished goods	119.7	127.9	-6.4
Revenue from service provision	140.2	156.0	-10.1
Revenue from construction activities	626.0	146.3	+327.9
Revenue from sale of real estate	411.7	554.9	-25.8
Revenue from real estate investment business	3.4	3.4	-
Total	1,301.0	1,025.7	+26.8

DIC Group's revenue in 2024 primarily came from the transfer of apartments in the CSJ project, the sale of raw-built houses in the Hau Giang project, and the Hiep Phuoc project. As a result, net revenue for 2024 reached VND 1,301.0 billion, marking a 26.8% increase compared to 2023. The details are as follows:

- The primary growth driver was the construction segment, with net revenue reaching VND 626.0 billion, an increase of VND 479.7 billion, equivalent to a 327.9% rise compared to the previous year.
- Net revenue from sale of finished goods, service provision, and sale of real estate declined compared to 2023.

III. PRIMARY PROJECTS



1. LONG TAN TOURISM URBAN AREA (DIC WISTERIA CITY DONG NAI)



- **Location:** Long Tan and Phu Thanh communes, Nhon Trach district, Dong Nai.
- **Total investment:** VND 15,711 billion.
- **Scale:** 332 ha.
- **Design and construction progress:**
 - + Approved the design of the technical infrastructure base;
 - + Under completion of the detailed design for construction drawings of technical infrastructure, implementing the design of several on-site structures, and designing the embankment and marina.
- **Legal progress:**
 - + Approval of the investment policy, approval of the detailed planning at a scale of 1/500;
 - + Environmental impact assessment report approval, and approval of the static height.

2. NAM VINH YEN NEW URBAN AREA (DIC NAM VINH YEN CITY VINH PHUC)



- **Location:** Vinh Yen City & Binh Xuyen District (30 km from Hanoi).
- **Total investment:** VND 5,957 billion (after tax)
- **Scale:** 191.082 ha.
- **Design and construction progress:** In 2024, construction activities mainly focused on infrastructure works within available areas in all three subzones. Architectural structures on the land (including social houses) did not commence during 2024 due to the pending completion of necessary legal procedures.
- **Clearance compensation progress:** Approximately 98%

2. NAM VINH YEN NEW URBAN AREA (DIC NAM VINH YEN CITY VINH PHUC)



- **Legal progress:**

- + The project adjustment of the 1/500 detailed plan was approved by the People's Committee of the province at Decision No. 729/QĐ-UBND dated May 29, 2024.
- + The preparation of the investment policy adjustment dossier was completed and submitted to the Department of Planning and Investment (DPI) on September 25, 2024. The DPI collected feedback from relevant authorities, and DIC Group is currently finalizing the adjustment dossier based on the feedback received.

3. CAP SAINT JACQUES (CSJ) COMPLEX



- **Location:** Back Beach, Vung Tau City
- **Total investment:** VND 3,577 billion
- **Scale:** 11.311,6 m². The project includes 03 blocks of buildings ranging from 27 to 31 floors.
- **Number of apartments and hotel rooms:** 1.000 apartment and hotel rooms.
- **Design and construction progress:** Phase 01 of the project (Tourist Apartment Block C1 – 372 apartments) is completed and in use. Phases 02 and 03 (5-star Hotel Block C3 and Tourist Apartments & Hotel Block C4): appraised by the Ministry of Construction for the feasibility research report, granted a construction permit, and implemented.

3. CAP SAINT JACQUES (CSJ) COMPLEX

- **Legal Progress:**

- + **The project was approved by the government:** for adjustments to the investment policy and investor approval, granted a Land Use Rights Certificate for the entire project, and had its Environmental Impact Assessment Report approved.

Phase 01 of the project (Block C1): was completed and accepted by the Ministry of Construction for commissioning and use.

- + **The project was appraised by the Construction Activity Management Department for the feasibility research report;** received the fire fighting and prevention design approval for Block C3 and C4; granted construction permits for Block C3 and C4.



4. NORTHERN VUNG TAU NEW URBAN AREA (DIC SOLAR CITY VUNG TAU)



- **Location:** Ward 12, Vung Tau City
- **Total investment:** VND 10,971.9 billion
- **Scale:** 90.5 ha
- **Design and construction progress:** The construction drawing design for technical infrastructure was approved. Adjustments of the 1/500 scale detailed planning, construction drawing design for technical infrastructure, and architectural landscape design for Zone C (Phase 3) are ongoing.
- **Legal progress:** The investor selection result, the 1/500 scale detailed planning, environmental impact assessment report, technical infrastructure investment approval, and the task of adjusting the overall 1/500 scale detailed planning have been approved. The investor selection result, the 1/500 scale detailed planning, environmental impact assessment report, technical infrastructure investment approval, and the task of adjusting the overall 1/500 scale detailed planning have been approved.
- **Clearance compensation progress:** Approximately 65% of zone C.

5. VI THANH COMMERCIAL RESIDENTIAL AREA (DIC VICTORY CITY HAU GIANG)



- **Location:** Vi Thanh City, Hau Giang Province
- **Total investment:** VND 5,649.27 billion
- **Scale:** 83.46 ha, the population is approximately 17,000 people.
- **Design and construction progress:**
 - + **Phase 1:** The infrastructure works have been fully completed and certified. The green park within the cleared area is finished. Shophouse units have been successfully constructed, while embankment development is still in progress within the cleared land.
 - + **Phase 2:** Infrastructure completion has reached 85%. Ongoing construction includes shophouses, social facilities, embankments, bridges, and the underground section along with the first floor of the DIC Star Vi Thanh Hotel and Conference Center within the cleared land area
 - + **Phase 3:** Land leveling is in progress for the available land area

5. VI THANH COMMERCIAL RESIDENTIAL AREA (DIC VICTORY CITY HAU GIANG)



- **Legal progress:** The project has received the Investment Registration Certificate, with 70% of the land allocated, approvals for the environmental impact assessment, 1/500 detailed planning, and the construction permit for technical infrastructure on the cleared land. Permits have been issued for shophouses and the first floor of DIC Star Vi Thanh Hotel & Convention Center. Land Use Rights Certificates have been granted for residential, shophouse, and commercial service land in Phases 1 & 2, along with approval for land use and property transfers in Phase 1.
- **Clearance compensation progress:** Approximately 91%
- **Sales progress:** Opened for sales.

6. LAM HA RESIDENTIAL AREA (DIC LANTANA CITY HA NAM)



- **Location:** Lam Ha Ward, Phu Ly City
- **Total investment:** VND 1,565.6 billion
- **Scale:** 13.56 ha.
- **Legal progress:**

+ On February 5, 2024, the project received approval for a partial adjustment to the detailed master plan from the People's Committee of Ha Nam Province under Decision No. 187/QĐ-UBND.

+ On April 3, 2024, the project's Feasibility Research Report was appraised by the Construction Activity Management Department under Document No. 198/HĐXD-QLKT. On October 31, 2024, the Ha Nam Department of Construction issued Construction Permit No. 3085/GPXD for the technical infrastructure category.

- **Clearance compensation progress:** The project completed compensation and site clearance. It is currently undergoing procedures for land valuation and payment of land use fees to obtain the Land-use rights Certificate.



7. DAI PHUOC ECO-TOURISM URBAN AREA (DIC DAI PHUOC CITY DONG NAI)

- **Location:** Ong Con Island, Dai Phuoc Commune, Nhon Trach District, Dong Nai Province
- **Total investment:** VND 7,506 billion.
- **Scale:** 464.5 ha.
- **Design and construction progress:** Proceeding with the construction and completion of 43 villas in Subzones 1 & 2. Finalizing and upgrading the infrastructure system under DIC Group's responsibility to ensure optimal living conditions for incoming residents.
- **Legal progress:**
 - + Currently adjusting the project implementation timeline, revising the 1/500 Detailed Plan (Phase 2);
 - + Proceeding with legal procedures to meet the requirements for deploying the D500 water supply pipeline serving the project.

8. HIEP PHUOC RESIDENTIAL AREA

- **Location:** Hiep Phuoc Commune, Nhon Trach District, Dong Nai Province
- **Total investment:** VND 1,307 billion.
- **Scale:** 21 ha.
- **Design and construction progress:**
 - + The infrastructure construction is completed and accepted by the Department of Construction for an area of 19.5 ha.
 - + A total of 299 houses have been completed. Construction of the remaining units is ongoing and will be handed over to customers upon completion.
- **Legal progress:**
 - + Completed the investment legal procedures.
 - + Currently processing the issuance of Land Use Right Certificates and future-formed housing ownership certificates for completed residential units.
 - + The investment project is being adjusted with the following updates: modifying the project implementation timeline, incorporating social housing into the investment scale, and precisely redefining the project boundaries.



9. CHI LINH CENTER



- **Location:** Vung Tau City, BR–VT
- **Total investment:** VND 1,113 billion; prepared the investment capital adjustment dossier.
- **Scale:** 99.73 ha
- **Design and construction progress:**

Land has been allocated, and investments have been made in infrastructure, social facilities, services, and apartment buildings on the designated area. Currently, the design for the DIC Emera apartment complex is in progress.

- **Legal progress:**

- + The project has been approved by the government for investment, including the 1/500 detailed planning approval, environmental impact assessment report approval, and approval of the static height.

- + The Vung Tau Gateway, DIC Phoenix, Lakeside, and Seaview apartment buildings have been officially accepted and put into operation. The A2-1 apartment building has received a construction permit and has been approved for off-plan sales.

- **Clearance compensation progress:** Approximately 92% of zone A, B, and D

IV. OTHER ACTIVITIES



Series of Activities in Commemoration of War Invalids - Martyrs Day (July 27, 1947 - July 27, 2024)

On July 17, 2024, the DIC Group Trade Union, in coordination with the Phu My City Military Command, visited and presented gifts to Vietnamese Heroic Mother Duong Thi Danh, whose husband and child bravely sacrificed their lives during the resistance war against the U.S.

The delegation also visited and presented gifts to policy beneficiary families in the city, with a total value of 10,000,000 VND.



On the morning of July 23, 2024, DIC Group, in collaboration with the BR-VT Province Military Command and the Phu My City Military Command, commenced the construction of two gratitude houses for families who contributed to the nation. Each house is built on the family's own land with financial support of VND 80,000,000/house.

On the morning of July 24, 2024, the DIC Group Trade Union, in collaboration with the BR-VT Province Military Command, visited and presented 20 gift packages to policy beneficiary families, each valued at VND 1,000,000.

Additionally, DIC Group provided financial support of VND 40,000,000 to policy beneficiary families in Hiep Phuoc Town, Phu Thanh Commune, Dai Phuoc Commune, and Long Tan Commune, Nhon Trach District, Dong Nai Province.

The “School Support” Program for the 2024–2025 Academic Year

On August 3, 2024, the Youth Union of DIC Group, in collaboration with the Youth Union of BR-VT Radio - Television, organized the “School Support” program for the 2024–2025 academic year at the Hoa Hiep Commune Cultural House, Xuyen Moc District, BR-VT Province.



The Youth Union of DIC Group donated five bicycles, ten scholarships worth 1,000,000 VND each, and 65 gift sets valued at 500,000 VND each to underprivileged and studious children in the commune. The total funding of nearly 60,000,000 VND was contributed by DIC Group’s youth members, employees, and workers.

Series of Activities for the “Building 35 DIC Homes” Program

1. On July 24, 2024, the DIC Group Trade Union, in collaboration with the grassroots trade union of DIC Resco, held the "Groundbreaking Ceremony for Union Member House" in Vung Tau. This event commemorates the 95th anniversary of the founding of the Vietnam Trade Union (July 28, 1929 – July 28, 2024).



2. On August 10, 2024, the DIC Group Trade Union, in collaboration with the grassroots trade union of Brothers DIC Ceramic, held the "Groundbreaking Ceremony for Union Member House" in Chu Lai, Quang Nam.

Series of Activities for the “Building 35 DIC Homes” Program

3. On August 27, 2024, DIC Group, in collaboration with the Phu My City Military Command and local authorities, held a "Handover Ceremony for the Gratitude House" for a veteran's family in Phu My City.



4. On September 6, 2024, DIC Group held the "Groundbreaking Ceremony for Union Member Houses" for two union members who are employees facing difficult circumstances and are currently working at Development Investment Construction – Concrete J.S.C (DIC Concrete).



Series of Activities for the “Building 35 DIC Homes” Program

5. On October 9, 2024, DIC Group, in collaboration with the local authorities of Long Tan and Phu Thanh communes (Nhon Trach, Dong Nai), held a groundbreaking ceremony for compassion houses for two families in especially difficult circumstances.



6. On October 10, 2024, the DIC Group Trade Union, in collaboration with the Vietnam Fatherland Front Committee of Long Tam Ward, Ba Ria City, held a groundbreaking ceremony for the construction of a Great Solidarity House for an individual in difficult circumstances.

Series of Activities for the “Building 35 DIC Homes” Program

7. On October 15, 2024, the DIC Group Trade Union, in collaboration with its affiliated grassroots trade unions, held groundbreaking ceremonies for the construction and renovation of four union member houses for female members facing difficult circumstances. This event was organized to commemorate the 94th anniversary of the Vietnam Women's Union (October 20, 1930 – October 20, 2024) and the 10th anniversary of Vietnamese Women's Day (October 20, 2014 – October 20, 2024).



8. On the morning of October 16, 2024, the DIC Group Trade Union, in collaboration with the grassroots trade union of DIC Resco, held a "Union Member House Handover Ceremony" in Vung Tau City.

Series of Activities for the “Building 35 DIC Homes” Program

9. On October 21, 2024, DIC Group, in collaboration with the Vietnam Fatherland Front Committee of Thang Tam Ward, Vung Tau City, held the "Great Solidarity House Groundbreaking Ceremony" for a family in extremely difficult circumstances and the "Union Member House Renovation Groundbreaking Ceremony" for a member of the grassroots trade union.



10. On October 29, 2024, DIC Group continued to hold the "Great Solidarity House Handover Ceremony" for a family in Long Son Commune, Vung Tau City. Additionally, DIC Group, in collaboration with the DIC Concrete Trade Union, organized the "Union Member House Handover Ceremony." Furthermore, DIC Group also held the "Union Member House Renovation Groundbreaking Ceremony" for a union member working at DIC Concrete.

Series of Activities for the “Building 35 DIC Homes” Program

11. On November 23, 2024, DIC Group, in collaboration with the Phu My City Military Command, held the "Inauguration and Handover Ceremony of the Gratitude House" for a standing militia member of Hac Dich Ward, Phu My City.



12. On December 5, 2024, DIC Group, in collaboration with local authorities in Long Tan and Phu Thanh communes (Nhon Trach, Dong Nai), held the "Handover Ceremonies of Charity Houses" for two families in Long Tan and Phu Thanh communes.

13. On December 6, 2024, DIC Group, in collaboration with the Vietnam Fatherland Front Committee of Long Tam Ward, held the "House Handover Ceremony" for a disadvantaged family with disabilities in Long Tam Ward, Ba Ria City.



DIC Group donated VND 500 million to support people affected by Typhoon No. 3.

On the morning of September 13, 2024, the Vietnam Fatherland Front Committee of BR-VT Province held the "Launch Ceremony of Joint Support for People Affected by Typhoon No. 3," which received contributions from 183 businesses, organizations, and individuals. Among them, DIC Group employees and member units donated VND 500 million.



DIC Group donated VND 350 million to support the people of Vi Thanh in overcoming difficulties.

On the afternoon of December 11, 2024, DIC Group presented financial support totaling VND 350 million to the Vietnam Fatherland Front Committee of Vi Thanh City. Of this amount, VND 250 million was allocated to the construction of five Great Solidarity Houses (as part of the "Building 35 DIC Homes" program), while VND 100 million was used to purchase health insurance for disadvantaged residents.





DIC Family Day 2024 “Green step by step, Sustainable day by day”

On October 21, 2024, DIC Group successfully organized the "DIC Family Day 2024" under the theme "Green every step – Sustainable everyday" in Vung Tau, Hau Giang, Vinh Phuc, and Ha Nam, attracting nearly 2,300 DIC Group employees and their families.

The next highlight of the event was the “Ring the golden bell” competition, featuring a diverse set of questions revolving around the themes of ESG and corporate culture.

The DIC Family Day 2024 kicked off with a specialized workshop on Sustainable Development and ESG, covering 04 key topics: Sustainable Development, ESG in Enterprises, Specific Actions for Practicing ESG in the Construction Industry, and ESG Implementation Strategies.

The grand finale of the event was the Gala Dinner, where attendees gathered in a warm and joyful atmosphere. The "Hidden Singer" competition, along with various exciting performances, created many surprising and memorable moments, making the DIC Family Day 2024 truly special.



DEVELOPMENT INVESTMENT CONSTRUCTION J.S.C

Website: dic.vn
Tel: (84-254) 385924



15 Thi Sach, Thang Tam
Ward, Vung Tau City



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Investor Relations Division

Tel: (84-254) 385924
Ext: 61001

Email: ir@dic.vn

