

No: ~~240~~/DIC Group-KT

HCMC, day ~~29~~. month 07 year 2025

(Re: Explanation of the fluctuations in revenue
and after-tax profit in Q2/2025 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 fluctuations in business results in Q2/2025, which rose and fell by at least 10% compared to the same period report last year, as follows:

1 – Separate business results:

No.	Target	Q2/2025	Q2/2024	Variance	Ratio
1	Net revenue	163,208,008,901	684,542,489,437	(521,334,480,536)	-76.16%
2	After-tax profit	41,520,390,302	175,023,112,185	(133,502,721,883)	-76.28%

2 – Consolidated business results:

No.	Target	Q2/2025	Q2/2024	Variance	Ratio
1	Net revenue	274,310,852,176	821,250,137,471	(546,939,285,295)	-66.60%
2	After-tax profit	52,187,460,258	125,194,895,167	(73,007,434,909)	-58.32%

Fluctuations in net revenue and after-tax profit in the separate financial statements and consolidated financial statements in Q2/2025 compared to that of the previous year are primarily due to the following aspects:

1 – Separate financial statements:

The Q2/2025 revenue mainly came from real estate business activities at projects invested by DIC Group, real estate business revenue during the period decreased by VND 105.21 billion,



equivalent to a 39.56% decline; service revenue decreased by VND 2.79 billion, corresponding to a 65.03% decline; construction revenue decreased by VND 413.33 billion (down 99.98%). These factors led to a net revenue decrease of VND 521.33 billion in Q2/2025, equivalent to a 76.16% reduction. Additionally, financial revenue declined by VND 6.18 billion, or 43.33%, financial expenses rose by VND 12.32 billion, an increase of 103.92%, selling expenses increased by VND 10.34 billion, and administrative expenses rose by VND 4.60 billion. Due to the above reasons, after-tax profit decreased by VND 133.50 billion, equivalent to a 76.28% decline compared to the same period last year.

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: service provision revenue increased by VND 11.04 billion, equivalent to a 35.53% rise; construction revenue from subsidiaries declined by VND 43.92 billion; and revenue from sale of finished goods (construction materials) grew by VND 6.55 billion, corresponding to a 16.90% rise.

The above fluctuations resulted in a decrease of VND 546.94 billion in consolidated net revenue and a decline of VND 70 billion in after-tax profit in Q2/2025 compared to the same period last 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 of BOD (Rpt);
- FI & IR Dept.;
- Archived: AD; AcD.

GENERAL DIRECTOR



Nguyen Quang Tin

(NOTICE: This 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.)



Development Investment Construction J.S.C

FOUNDATION FOR THRIVING FUTURE

15 Thi Sach, Vung Tau Ward, Ho Chi Minh City | Tel: 0254.3859 248 | Fax: 0254 3560 712 | Web: www.dic.vn