

No.: 232/DIC Group-KT

((Re: Explanation of fluctuations in revenue and after-tax profit in the reviewed semi-annual financial statements in 2025 by more than 5% compared to the financial statements prepared by DIC Group, and by 10% compared to the same period last year))

HCMC, day 28 month 08 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 fluctuations in the Reviewed Semi-annual Financial Statements in 2025 compared to the Financial Statements prepared by DIC Group, as well as the Reviewed Financial Statements showing fluctuations of 10% compared to the same period, as follows:

1. Reviewed Separate Financial Statements in 2025:

1.1. Reviewed Separate Financial Statements in 2025 compared to the Financial Statements prepared by DIC Group:

No.	Target	Reviewed Financial Statements	Financial Statements prepared by DIC Group	Variance	Ratio
1	Net revenue	221,604,483,072	221,604,483,072	-	0.00%
2	After-tax profit	45,782,099,046	53,437,193,101	(7,655,094,055)	-14.33%

Fluctuations in after-tax profit in the reviewed semi-annual separate financial statements in 2025 compared to the financial statements prepared by DIC Group are primarily due to: an increase in financial income from dividend receivables from subsidiaries of VND 942 million, a decrease in selling expenses of VND 5.48 billion, and a provision for the long-term financial investment of VND 16.27 billion, resulting in a decrease in after-tax profit of VND 7.65 billion, equivalent to a 14.33% decrease.

1.2. Reviewed Separate Financial Statements in 2025 compared to the same period last year:



No.	Target	Reviewed Financial Statements in 2025	Reviewed Financial Statements in 2024	Variance	Ratio
1	Net revenue	221,604,483,072	615,881,798,390	(394,277,315,318)	-64.02%
2	After-tax profit	45,782,099,046	84,0 2,116,280	(38,240,017,234)	-45.51%

Fluctuations in net revenue and after-tax profit in the reviewed semi-annual separate financial statements in 2025 compared to the same period are primarily due to: a decrease in construction revenue of VND 413.33 billion, a decrease in service revenue of VND 5.87 billion, and an increase in real estate business revenue of VND 24.92 billion, resulting in a decrease in after-tax profit of VND 38.24 billion, equivalent to a 45.51% decrease.

2. Reviewed Consolidated Financial Statements in 2025:

2.1. Reviewed Consolidated Financial Statements in 2025 compared to the Financial Statements prepared by DIC Group:

No.	Target	Reviewed Financial Statements	Financial Statements prepared by DIC Group	Variance	Ratio
1	Net revenue	425,074,839,748	427,138,256,798	(2,063,417,050)	-0.48%
2	After-tax profit	28,056,649,711	6,746,086,190	21,310,563,521	315.90%

Revenue from sales and service provision decreased by VND 2.06 billion due to the elimination of intercompany revenue. In addition to the fluctuations in the Reviewed Separate Financial Statements as stated in section 1.1 above, the Reviewed Consolidated Financial Statements also recorded further fluctuations such as a decrease in administrative expenses of VND 2.03 billion, and an increase in profit from affiliated companies of VND 6.7 billion, etc., resulting in an increase in after-tax profit of VND 21.31 billion, equivalent to a 315.9% increase.

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2.2. Reviewed Consolidated Financial Statements in 2025 compared to the same period last year:

No.	Target	Reviewed Financial Statements in 2025	Reviewed Financial Statements in 2024	Variance	Ratio
1	Net revenue	425,074,839,748	635,216,857,013	(210,142,017,265)	-33.08%
2	After-tax profit	28,056,649,711	3,903,021,927	24,153,627,784	618.84%

In addition to the fluctuations in the Reviewed Separate Financial Statements as stated in section 1.2 above, the Reviewed Consolidated Financial Statements also recorded further fluctuations



such as revenue from sale of finished goods (construction materials production) increased by VND 12.78 billion, service revenue increased by VND 13.19 billion, real estate business revenue increased by VND 163.39 billion, construction revenue decreased by VND 400.57 billion, resulting in a decrease in revenue from business activities of VND 210.14 billion, equivalent to a 33.08% decrease compared to the same period, and an increase in after-tax profit of VND 24.15 billion, equivalent to a 618.84% increase.

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

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