



BUILD THE FUTURE



DIC Group's Headquarter - Excellence In Design For Greater Efficiencies



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OVERVIEW OF DIC GROUP

Name Development Investment Construction
Joint Stock Company (DIC Group)

Address 15 Thi Sach, Vung Tau ward, Ho Chi Minh City

Chairman Mr. Nguyen Hung Cuong

Establishment date 26/05/1990

Code DIG (HoSE)

Number of Employees 1.824 employees

**The total area of the land fund
in Vietnam** 8.000 ha



MESSAGE FROM THE CHAIRMAN OF THE BOARD

Since the start in 1990, DIC Group has step by step established its position among the Top 10 Real estate Developers in Vietnam. Over 35 years of development, DIC has continuously created sustainable projects—symbols of aspiration to rise and a spirit of service to the country. Each DIC-marked project helps shape the face of a modern urban, enhance the quality of life for millions, accompany with the strong development of Vietnam.

DIC's development strategy is built on stable growth, sustainable development, and responsibility to the community. DIC focuses on two core fields: Home & Land real estate and Hotels & Resorts real estate. Each project developed by DIC Group is the result of well-planned master planning, synchronous infrastructure, and living spaces in harmony with nature. DIC always aims to build a civilized community, where people can enjoy a green living environment and complete amenities.

With a long-term vision, DIC is accelerating digital transformation in management work, building a modern, transparent, and effective operating model, boosting competitiveness in international integration. At the same time, DIC Group remains committed to an ESG development strategy, following it as a guiding compass in all operations and activities. From applying green technology and environmentally friendly materials, ensuring worker welfare and working conditions, to improving corporate governance efficiency and promoting innovation, DIC aims for a balance between economic growth and human values.

Social responsibility is a core value in DIC's corporate culture. We are always actively implementing charitable programs, social welfare, and community activities, spreading a spirit of sharing and responsibility for people and society. That culture has created DIC's own identity—a business developed for shared prosperity.

We sincerely thank our partners and customers for always accompanying DIC on the journey of achieving major goals. That shared commitment is a strong source of motivation for DIC Group to continue moving forward steadily, affirm its position as a sustainable development enterprise, creating long-term value for the community and the country.



Mr. Nguyen Hung Cuong
Chairman of the Board

*DIC Group, in efforts
to explore new lands, and to
develop community.*

Board of Directors

Trong suốt 35 năm phát triển, DIC luôn xem bộ máy tinh gọn – quản trị hiệu quả là nền tảng tạo nên sức mạnh bền vững. Sự đồng hành của HĐQT, Ban Điều hành và các thế hệ lãnh đạo đi trước đã kiến tạo nên hệ thống quản trị chuyên nghiệp, gắn kết. Tất cả cùng chung một khát vọng: đưa DIC vươn xa, phát triển vững vàng qua từng giai đoạn thịnh vượng của đất nước.



Mr. Nguyen Hung Cuong
Chairman of the Board



Mrs. Nguyen Thi Thanh Huyen
Vice Chairman of the Board



Mr. Nguyen Quang Tin
Member of the Board



Mr. Dinh Hong Ky
Member of the Board

Board of Management

Mr. Nguyen Quang Tin
General Director



Mr. Nguyen Van Tung
Deputy General Director



Mr. Tran Van Dat
General Director



Mr. Pham Van Thai
Deputy General Director



Mr. Nguyen Tuan Liem
Deputy General Director



Mr. Bui Van Su
Chief Accountant



A SOLID FOUNDATION FOR A FLOURISHING FUTURE



The goal by the year 2030

Ranked Top 5 Largest Real estate Corporation in Vietnam

Abundant potential

DIC Group owns a "clean" land fund of 8,000 ha in the prime location such as Ho Chi Minh City, Dong Nai, Phu Tho, Quang Tri, Can Tho, Ninh Binh,... With the development strategy for a selective amount of projects, DIC has always been a pioneer in developing satellite urban area, 100% of the projects invested by DIC are operated efficiently, DIC is increasingly affirming a strong position as an alpha in the construction field in Vietnam.

Development orientation

- » Focus on real estate investment with 3 fields:
 - Homes & Land
 - Hotels & Resorts
 - Industrial Estate
- » Enhance international cooperation in order to build modern, top-notch and civilized structures.

The turning point

The year 2018 was the big year to DIC that leveraged its development strategy in 2018 - 2022, marked an important turning point in its business after successfully divesting 49.65% the State capital (corresponds to 118,260,261 shares) and made DIC a private enterprise on 28/11/2017. Over 10 months after the official policy of the Ministry of Construction, the process of State capital divestment was completed to ensure the compliance with government regulations, contributing 2,274 billion VND to the 2017's government budget.

Core Values

Pace

Autonomy

Dedication

Trust

Loyalty

Vision

Become a multi-industry group that constantly innovates, invests in developing the ecosystem to bring prosperity to customers, for a powerful Vietnam and on an international level.

Mission

Enhance the value of life, invest in the development of new urban areas, create a synchronous ecosystem to bring the highest added value to customers, employees, shareholders and make positive contributions to the community.

Business philosophy

- Looking far and wide
- Perpetual development



HISTORY



With over 3 decades of experience, the DIC Group has affirmed its reputation and position in the construction industry in Vietnam. Since 2008, DIC has been continuously expanding the scale, promoting its new projects, and marking its imprint in the Vietnamese real estate market.

1990

Company founded on 26/05/1990 (under the management of Ministry of Construction)

1993

Became the company of Construction Investment & Tourism Services (TIIC) with total assets of 8.2 billion VND.

1996

Launched DIC Chi Linh City, the largest projects in Ba Ria - Vung Tau Province.

2001

TIIC was changed to Development investment & Construction Company (DIC).

2005

Initiated the construction of DIC Dai Phuoc City Dong Nai

2007

Held the first public auction of 9,056,100 shares.

Initiated the construction of Pullman 5-star hotel and the first International Exhibition Conference Center in Vung Tau Province

2008

DIC became the Construction development & investment joint stock company with the capital of 370 billion VND.

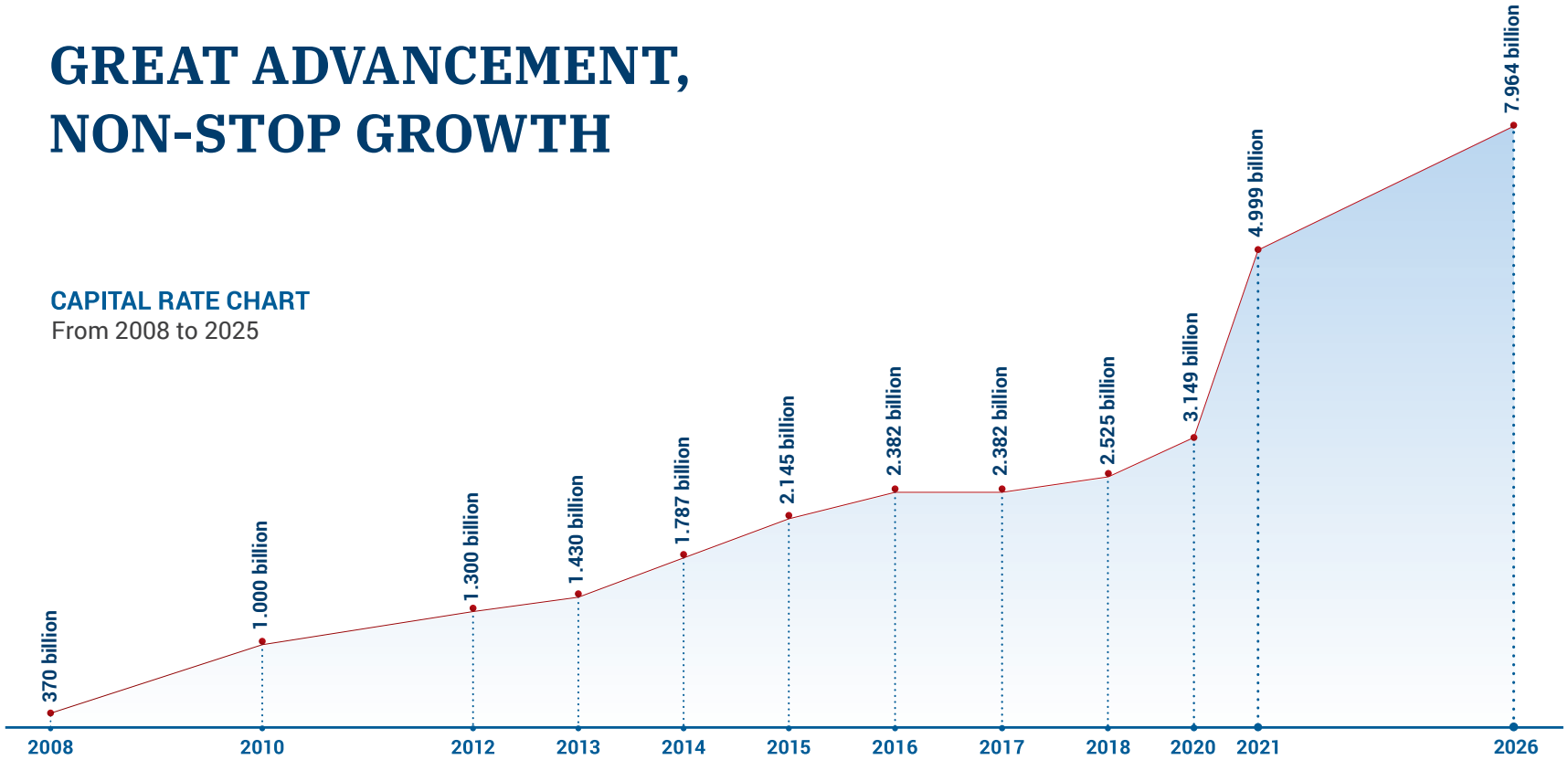
2009

Was officially listed in stock exchange (Code: DIG).

Initiated the construction of DIC Nam Vinh Yen City Vinh Phuc

GREAT ADVANCEMENT, NON-STOP GROWTH

CAPITAL RATE CHART
From 2008 to 2025



2010

Increased the Charter capital up to 1000 billion VND.

Rated as a Special Corporation

2017

Divested 49.65% of the State capital (corresponds to 118,260,261 shares) and became a private enterprise.

2019

Initiated construction of DIC Victory City Hau Giang.

2021

Ground Breaking 3 projects:

- DIC Wisteria City Dong Nai
- DIC Solar City Vung Tau
- DIC Lantana City Ha Nam

DIG - Top 50 Best Vietnamese Listed Companies

2025

Top 10 Property Developers Reputation Award 2025

Top 500 Most Profitable Enterprises in Vietnam

Total assets

18,954 billion VND

Charter capital (2026)

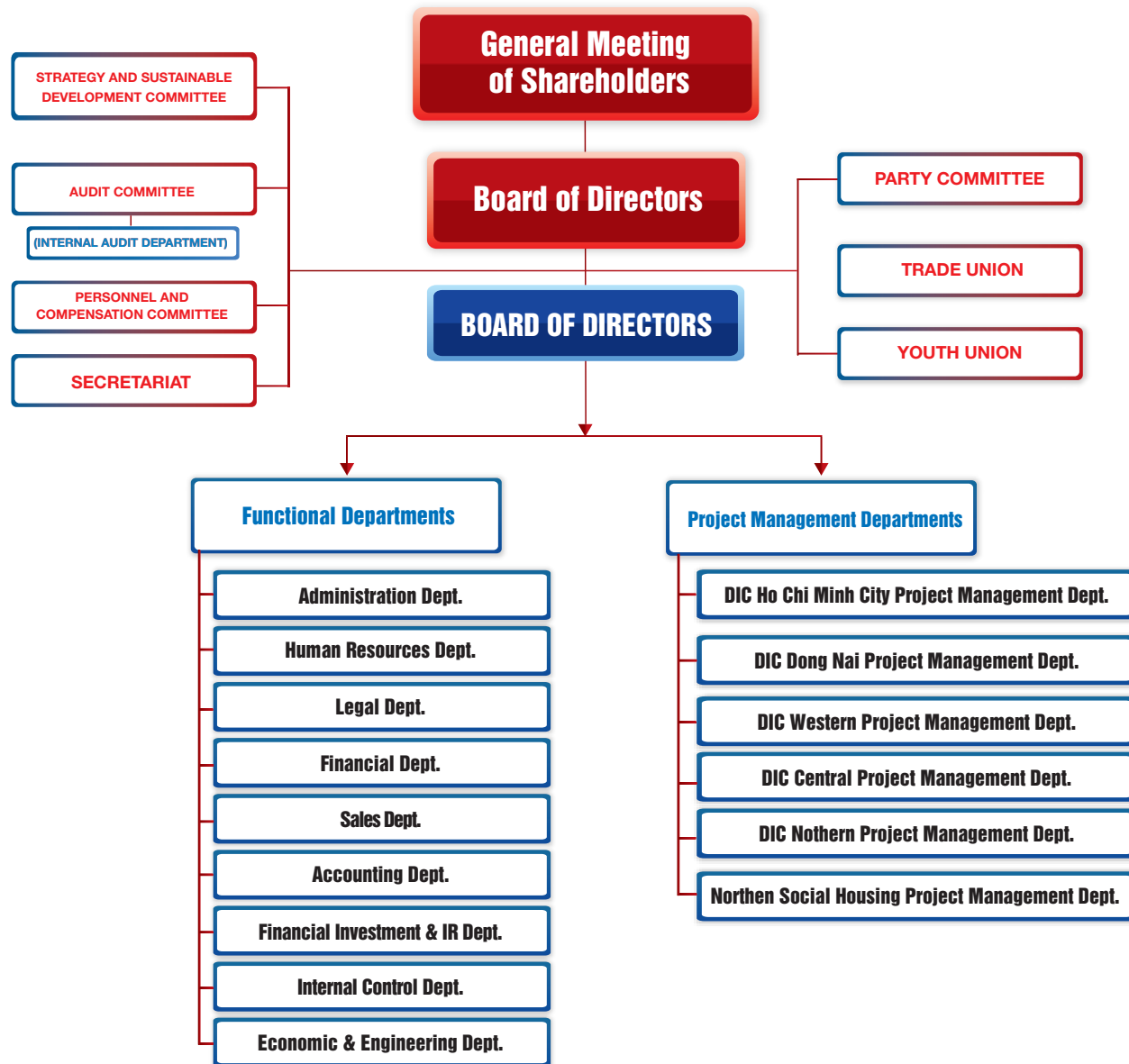
7,964 billion VND

ORGANIZATION STRUCTURE

Organization chart

After the divestment, DIC reconstructed with the following orientations: Streamlining - Professional - Effective. With a sharp strategic vision, the management system changes flexibly and suitably with its business model in each stage.

DIC has created a solid organization with strong bond, contributing considerably to its progress to be stronger and more united, becoming a reputable and friendly brand with many local and foreign investors.



The member companies

Starting as a local business, DIC has risen to become the Top 10 Reputable Property Developers in Vietnam with the member companies in many different fields, gradually fits an integrated,

contribute to the development of the construction industry in Vietnam.

Invest in the member companies

DIC No.1 JSC

DIC No.2 JSC

DIC Tourism JSC

DIC Urban and Industrial Zone Development Ltd.

Invest in joint venture and associates

DIC Real Estate JSC

DIC Concrete JSC

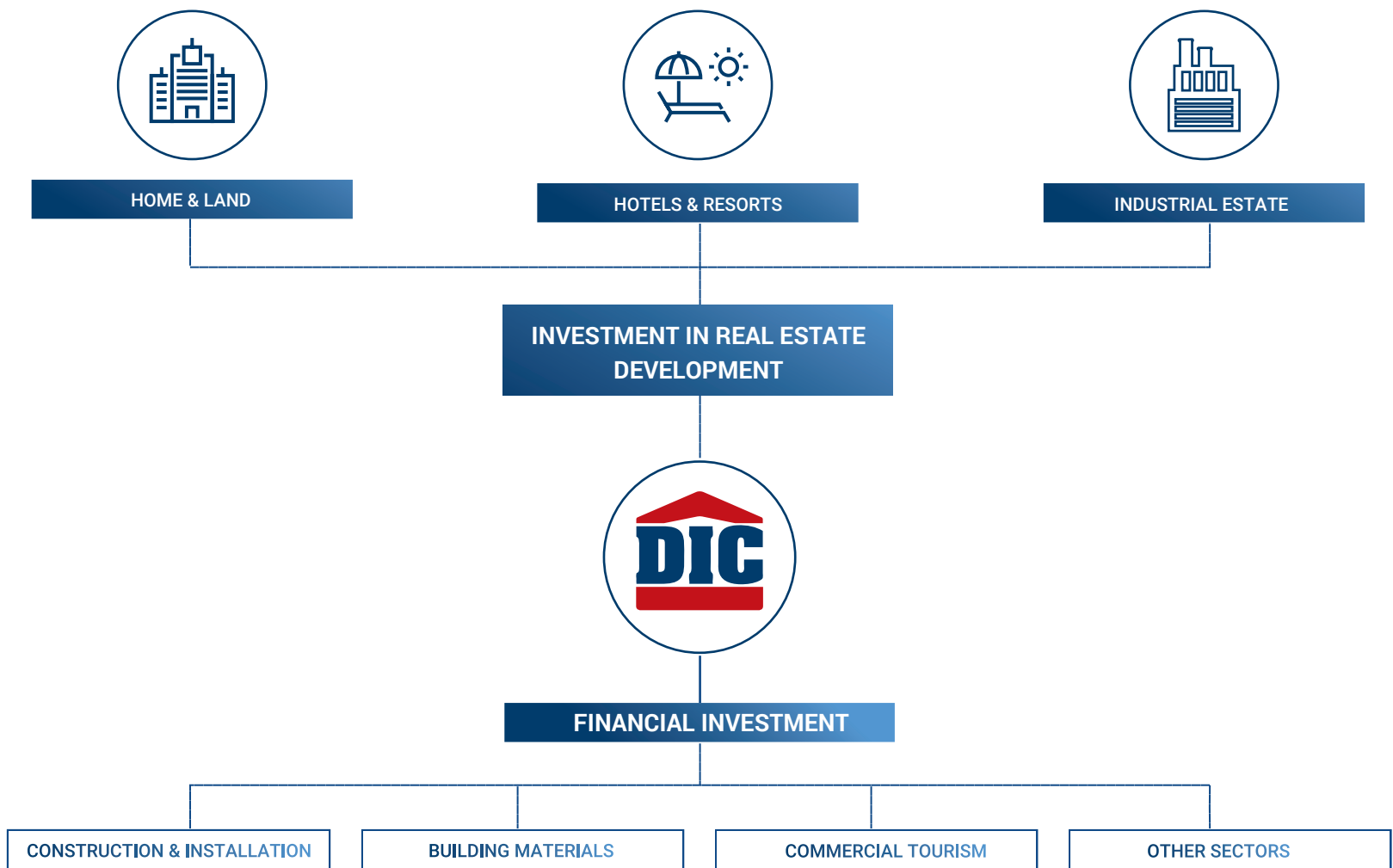
DIC Phuong Nam JSC

DICERA Holdings JSC

BUSINESS FIELDS

Fields

To build a long-term development strategy, DIC Group focuses on two areas of development





INCREASING INVESTMENT REPLICATING SCALE

Investing in real estate development

DIC Group mainly focuses on 3 fields:

- » Home & Land (Commercial area, municipality, villa, house, apartment).
- » Hotels & Resorts (Hotel, condotel, resort, golf course, recreation area).
- » Industrial Estate

Investing finance

Contributing capital to companies that have the potential to grow and operate efficiently:

- » Construction.
- » Producing building materials.
- » Houses, real estate broker.
- » Commercial and tourism.
- » Potential economic sectors.



ONGOING AND FINISHED PROJECTS



**HOME
& LAND**



DIC CHI LINH CITY VUNG TAU

Location Rach Dua ward, Tam Thang ward, Ho Chi Minh City

Commencement 1997

Area 99,7 ha

Total investment 13.032 billion VND



APARTMENT LAKESIDE

Location Rach Dua ward, Ho Chi Minh City

Scale Four 16-storey blocks
Total: 756 apartments

Area 11.601 m²

Total investment 471,5 billion VND



APARTMENT SEAVIEW

Location Tam Thang ward, Ho Chi Minh City

Scale Three 18-21-storey blocks
Total: 1,068 apartments

Area 8.700 m²

Total investment 441,5 billion VND



APARTMENT DIC PHOENIX

Location Tam Thang ward, Ho Chi Minh City

Scale Three 27-storey blocks
Total: 1.226 apartments

Area 26.826 m²

Total investment 1.713 billion VND

APARTMENT VUNG TAU GATEWAY

Location Tam Thang ward, Ho Chi Minh City

Scale Two 30-storey blocks
Total: 1,538 apartments

Area 22.560 m²

Total investment 1.572 billion VND



DIC SOLAR CITY VUNG TAU

Location Phuoc Thang ward, Ho Chi Minh City

Functional zones Houses/Administrative/Offices
/Comercial/Medical/School
/Greenery landscape

Area 90,53 ha

Total investment 10.971 billion VND



DIC PHU MY BA RIA

Location Tan Thanh ward, Ho Chi Minh City

Functional zones Houses/Resorts/Public construction /Greenery landscape

Area 33,5 ha

Total investment 1.493 billion VND



DIC HARMONY CITY DONG NAI

Location Nhon Trach commune, Dong Nai province

Functional zones Villas/Houses/Apartments

Area 21,52 ha

Total investment 1.307 billion VND



DIC DAI PHUOC CITY DONG NAI

Location	Ong Con isle, Dai Phuoc commune, Dong Nai province
Functional zones	Luxury villas/Marina/Golf course
Area	464,6 ha
Total investment	7.506 billion VND



DIC WISTERIA CITY DONG NAI

Location	Nhon Trach commune, Dong Nai province
Functional zones	Luxury apartments/Villas/Hotel /Resort/Commercial services area/Public and educational construction/Golf course
Area	332 ha
Total investment	15.711 billion VND

DIC VICTORY CITY HAU GIANG

Location Vi Tan ward, Can Tho City

Functional zones Villas/Houses/Hotel/School
/Park/Offices/Commercial
/Public and educational construction

Area 83,4ha

Total investment 5.649 billion VND





AN SON VILLAS

Location An Son Hill, Xuan Huong - Da Lat ward, Lam Dong province

Area 3.7 ha

Total investment 155.5 billion VND

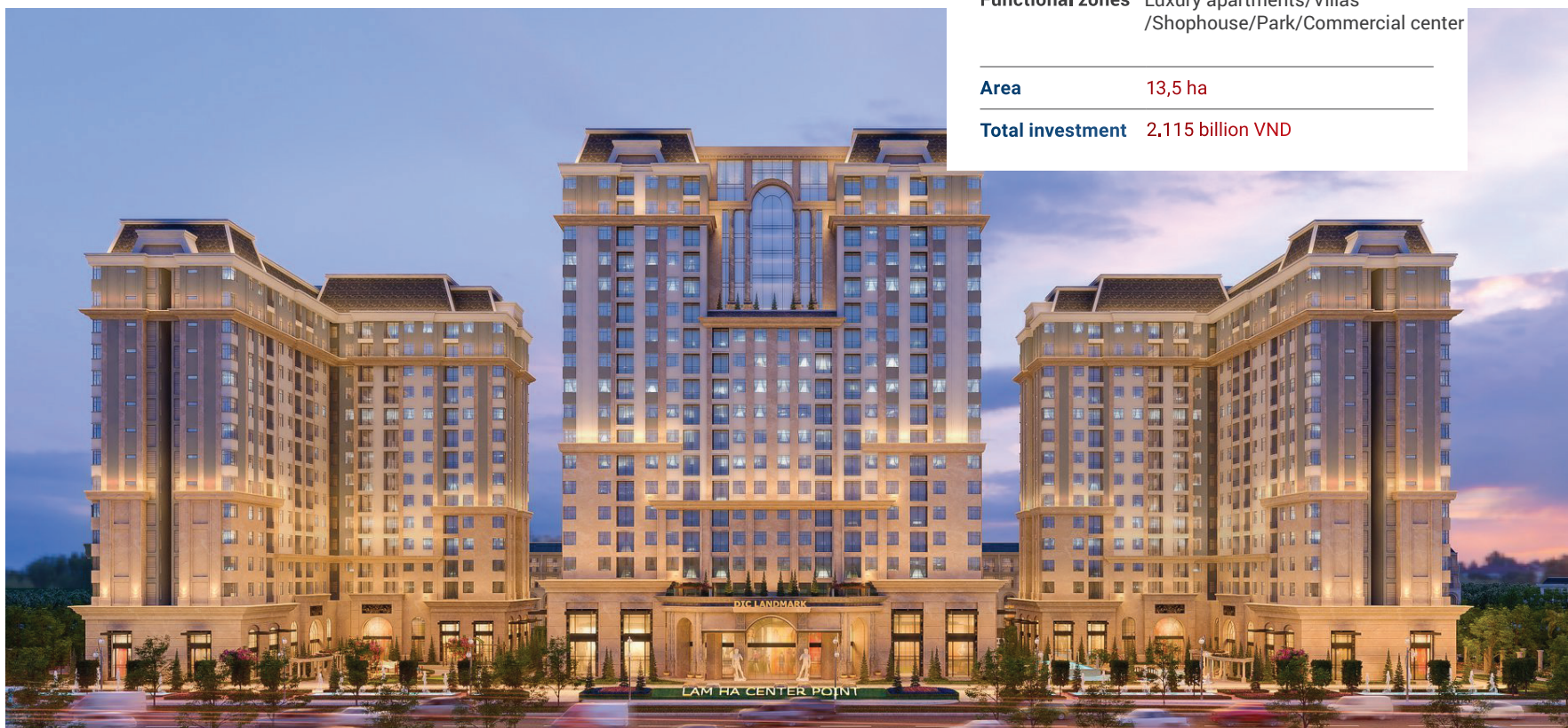
DIC LANTANA CITY HA NAM

Location Bac Chau Giang Urban area, Ha Nam ward, Ninh Binh province

Functional zones Luxury apartments/Villas /Shophouse/Park/Commercial center

Area 13,5 ha

Total investment 2,115 billion VND





DIC NAM VINH YEN CITY VINH PHUC

Location	Vinh Yen ward, Vinh Phuc ward, Binh Nguyen commune, Phu Tho
Functional zones	Villas/Houses/Hotel/School /Park/Offices/Commercial /Public and educational
Area	190,6 ha
Total investment	23.256 billion VND



DIC STAR QUANG BINH & DIC GOLF QUANG BINH

Location	Ninh Chau commune, Quang Tri province
Functional zones	Resorts/Golf/Urban Area
Area	177 ha
Total investment	1.950 billion VND

HOTELS & RESORTS



PULLMAN VUNG TAU HOTEL AND CONVENTION CENTRE

Location	Vung Tau ward, Ho Chi Minh City
Functional zones	International Exhibition Conference Center/Five-star hotel (356 rooms) /Luxury apartment block/Service-Sport block
Area	2,93 ha
Total investment	2.488,6 billion VND



DIC STAR LANDMARK VUNG TAU

Location	Vung Tau ward, Ho Chi Minh City
Scale	One 10 storey-block (166 apartments)
Area	4.083m ²
Total investment	537 billion VND

**CAP SAINT JACQUES COMPLEX**

Location	Tam Thang ward, Ho Chi Minh City
Functional zones	Exhibition Conference/Hotel /Apartments
Area	11 ha
Total investment	3.577 billion VND



DIC STAR HOTELS & RESORTS HAU GIANG

Location Vi Tan ward, Can Tho City

Functional zones 5-star Hotel (152 rooms)
Exhibition Conference Center

Area 1,3 ha

Total investment 623,5 billion VND





BUILDING THUY TIEN

Location 84 Tran Phu st., Vung Tau ward,
Ho Chi Minh City

Scale One 18-story block
Total: 184 apartments

Area 0,36 ha

Total investment 191,3 billion VND





DIC STAR HOTELS & RESORTS VINH PHUC

Location	Vinh Phuc ward, Phu Tho province
Functional zones	5-star Hotel (205 rooms) / Resort
Area	18.627 m ²
Total investment	549 billion VND



PARTNERS



EXPAND COLLABORATION, PROMOTE SUCCESS

Being a large and strong construction, DIC has created a firm position in the Vietnamese real estate market and has been a trustworthy name for any projects, attracts many investors as well as partners. In the future, DIC Group wishes to maintain and continue to build a close, profound, and credible partnership with trusted partners from all over the world. These co-operations are divided into two

- » **Real estate investment:** with prestigious foreign partners, the abundant resources and investment strategy in Vietnam in order to ensure the highest quality for the constructions, exchange experiences and share investment and business expansion opportunities to the international market.
- » **Cooperative design:** with reputable foreign planning consultant companies to build beautiful, modern, civilized constructions, and create the space, new living standards following the general trends around the world.

***DIC Group wishes to maintain
and continue to build a close, profound,
and credible partnership with trusted
partners from all over the world.***

DEVELOPMENT STRATEGY



DEVELOPMENT ORIENTATION

With a goal to become the Top 5 Real estate Developers in Vietnam, DIC Group remains steadfast in real estate development investment as the core motivation, aiming to build a professionally operating Group, international-standard corporate governance, sustainable development, modernity, and integration.

01

Development goals

Building DIC into one of Vietnam's leading real estate developers, operating across multiple industries, with strong financial capacity.

02

Core areas

Focusing on developing urban areas and tourism resort projects in the three regions of North - Central - South; expand investment in projects near major urban centers. Invest in development and support the real estate segment with areas such as healthcare, education, commercial services, industry,...

03

Cooperation and international integration

Strengthening investment cooperation, joint ventures/consortia and partnership links with major domestic enterprises and reputable international Groups in real estate, construction, and services.

04

Sustainable development, professional and transparent governance

Focusing on building a dynamic - professional - dedicated team, applying modern human resource management systems, humane incentive policies, multi-level training, enhancing professional capacity, strategic thinking, modern management capability, and effective business for sustainable operations.

05

Implement ESG in all activities

Strictly implementing ESG criteria; create sustainable value for customers, shareholders, partners, communities, and society.



HUMAN RESOURCE DEVELOPMENT ORIENTATION

Considering humans as the deciding factor to the sustainability of all activities and increase the competitiveness of the corporation, DIC has constantly innovated and grown its businesses in depth, focus on highly qualified, enthusiasm human resources to meet the needs of integration, domestic and international competition. In terms of human development orientation, the DIC Group focuses on building a long-term staff selection program in order to select, train, and add a sustainable force of young staff to take over leadership and management roles. In addition, DIC also focuses on building a policy to attract talents, suitable working schedule, fast, effective working manner, and remuneration policies for the excellent employees.

The main difference that DIC Group has is accepting people as they are, which encourages the spirit of dare to think, dare to act and dare to innovate, enables all employees to speak their minds. At DIC, every big or small contribution is recognized and rewarded accordingly, equally, helps creating a place for every employee to grow and advance their career. Besides, DIC is also proud to have created a professional, energetic work environment, built a safe, happy home for all the employees to work, maximize their capability and to always be with DIC to strive for a common goal.

*Respect individuals,
work hard, team spirit.*



CORPORATE SOCIAL RESPONSIBILITY (CSR)

LỄ PHÁT ĐỘNG

CHUNG TAY ỦNG HỘ ĐỒNG BÀO BỊ THIẾT HẠI DO BÃO SỐ 3

Vũng Tàu, ngày 02 tháng 9 năm 2024

TẬP ĐOÀN DIC
ỦNG HỘ
ĐỒNG BÀO KHẮC PHỤC HẬU QUẢ CƠN BÃO SỐ 3
SỐ TIỀN: 500.000.000VNĐ



BUSINESS DEVELOPMENT ACCOMPANIED WITH SOCIAL RESPONSIBILITY

Business development linked to community benefits has been the guiding principle of DIC Group for over three decades since the establishment. This culture is reflected not only in the welfare policies for each employee but also in the activities aimed at the community development. DIC Group always considers contributions to society as a responsibility, actively engaging in these efforts with sincerity and dedication.

The social responsibility of DIC Group is demonstrated through practical actions, as each year, DIC allocates a portion of the budget to carry out social welfare activities and programs. This includes helping those in difficult circumstances in local communities, building charitable houses, donating to humanitarian and charity funds, providing support for the poor and educational scholarships, contributing to orphanages, centers for

the disabled, nursing homes for veterans, and assisting Vietnamese Heroic Mothers, as well as supporting people in central provinces affected by natural disasters,...

With many meaningful social and humanitarian activities across the country, DIC Group has been making every effort to fulfill our mission, hoping to contribute a small part of our strength to alleviate hardships, bring smiles to the community, and contribute to the long-term, sustainable development of Vietnamese society.



ACHIEVEMENTS & AWARDS

DIC Group has been operating for over 3 decades with numerous tireless efforts to maintain clients' faith, elevate its position in the local real estate market, and build credibility in the eyes of international friends. Each step in the development path is a huge effort of a whole collective.

The experience in implementing projects across the country, the awards and prestigious certifications that DIC has been proudly awarded proves a strong, sustainable development and non-stop efforts of the group.





Awards

Excellent Unit Award from 2006 to 2016

Labor Order Rank I, II and III; Independence Order Rank II and III

Vietnam Excellent Brand in 2008, 2009, 2014

Excellent Business in International Integration in 2010

Excellent Quality In Construction Gold Medal in 2010

Top 20 Well-known Trademark in Vietnam in 2018

Top 100 Brands in The Construction Industry in 2017

Top 50 Fastest Growing Enterprises 2021

Top 50 Best Profitable in Vietnam in 2021

Top 6 Best Listed Real Estate Companies

Best Township Developer Vietnam 2021

Top 10 Property Developers Reputation in Vietnam
(Consecutive recognition: 2022, 2023, 2024, 2025, 2026)

Best Companies to work for in Asia 2024 - Vietnam Region

Top 500 Best Enterprises in Vietnam (VNR500) in 2024

Top 10 Outstanding ESG-Performing Enterprises in 2024

TOP 10 Value Creators in Vietnam's Real estate Industry 2025

Many other individual and collective Medals, Certificates of Merit awarded by The Prime Minister, the Ministry of Construction and many other prestigious awards.

Awarded by

Vietnamese Government

Vietnamese Government

Economics Times

Ministry of Industry & Trade

Ministry of Construction

Vietnam Intellectual
Property Association

Construction Newspaper

Vietnam Report

Vietnam Report

Forbes Vietnam

DOT Property Group

Vietnam Report

HR Asia

Vietnam Report

Dan Tri International News

Tai chinh - Dau tu News

CONCLUSION

In the context of lightning-fast thousands of estate market with the emergence of many new local and foreign investors, DIC Group still affirms its own position thanks to the credibility (TÍN) and unrivaled competitiveness from its powerful financial background, professional method of projects implementation, experience in investing to urban projects and real estate business development, long-term vision in its operation field with the team of thousands of competent employees. Motivated by the desire to be a pioneer with sustainable investment - development strategy, taking real Estate as the main focus, staffs of DIC has been making every effort to strive to become a world-class leading construction corporation in Vietnam and the region.

In the journey of exploring new lands, DIC is looking forward to co-operating with local and international prestigious partners sharing a common direction, improving the investment efficiency, and enhancing quality service, successfully developing top notch projects, creating comfortable, modern living spaces and job for thousands of people. As a result, it will definitely confirm the capacity and leverage Vietnam's position in the international business environment.



DIC Wisteria City Dong Nai
achieved National Urban Planning Award II (VUPA)





DEVELOPMENT INVESTMENT CONSTRUCTION JSC.

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