**DEVELOPMENT INVESTMENT CONSTRUCTION J.S.C**

**THE SOCIALIST REPUBLIC OF VIETNAM**
**Independence – Freedom – Happiness**

No: 158/DIC Group-KT
*(Re: Explanation of the fluctuations in revenue and after-tax profit in Q2/2026 by at least 10% compared to that of the previous year)*

*HCMC, day 30 month 07 year 2026*

**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 Q2/2026, which rose and fell by at least 10% compared to the same period report last year, as follows:

1 – Separate business results:

| No. | Target | Q2/2026 | Q2/2025 | Variance | Ratio |
|---|---|---|---|---|---|
| 1 | Net revenue | 448,383,805,457 | 163,208,008,901 | 285,175,796,556 | 174.73% |
| 2 | After-tax profit | 19,697,480,029 | 41,520,390,302 | (21,822,910,273) | -52.56% |

2 – Consolidated business results:

| No. | Target | Q2/2026 | Q2/2025 | Variance | Ratio |
|---|---|---|---|---|---|
| 1 | Net revenue | 613,248,088,039 | 274,310,852,176 | 338,937,235,863 | 123.56% |
| 2 | After-tax profit | 143,442,840,291 | 52,187,460,258 | 91,255,380,033 | 174.86% |

Fluctuations in net revenue and after-tax profit in the separate financial statements and consolidated financial statements in Q2/2026 compared to that of the previous year are primarily due to the following aspects:

1 – Separate financial statements:

The Q2/2026 revenue mainly came from real estate business activities at projects invested by DIC Group, real estate business revenue during the period increased by VND 284.65 billion, equivalent to a 177.05% rise; service revenue increased by VND 620 million, corresponding to a 41.312% rise. These factors led to a net revenue increase of VND 285.17 billion in Q2/2026, equivalent to a 174.73% rise, and after-tax profit decreased by VND 21.82 billion, equivalent to a 52.56% 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: real estate business revenue increased by VND 51.29 billion; service provision revenue decreased by VND 3.17 billion, equivalent to a 7.53% decline; revenue from sale of finished goods (construction materials) decreased by VND 45.46 billion, corresponding to a 100% down; and construction revenue from subsidiaries increased by VND 42.16 billion, equivalent to a 121.91% rise.

The above fluctuations resulted in a consolidated net revenue increase of VND 338.94 billion in Q2/2026, equivalent to a 123.56% rise, and after-tax profit increased by VND 91.25 billion, equivalent to a 174.86% rise 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);
- IR & ESG Dept.;
- Archived: AD; AcD.

**GENERAL DIRECTOR**

M.S.D.N: 3500… C.T.C.P
TỔNG CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN XÂY DỰNG
THÀNH PHỐ HỒ CHÍ MINH

**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.)*