

DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK CORPORATION



**Development investing**  
*Shaping the future*

STOCK SYMBOL: DIG

ANNUAL REPORT  
**2020**



## TABLE OF CONTENTS

1. OVERVIEW	04
2. DEVELOPMENT STRATEGY	28
3. BUSINESS PERFORMANCE IN 2020	34
4. REPORT FROM THE BOARD OF MANAGEMENT	56
5. REPORT FROM THE BOARD OF DIRECTORS	64
6. CORPORATE GOVERNANCE	72
7. SUSTAINABLE DEVELOPMENT REPORT	122
8. CONSOLIDATED FINANCIAL STATEMENTS	134

### SUCCESS BREAKTHROUGH



## OVERVIEW

A message from the Chairman of the Board	06
Vision - Mission - Core values	08
Notable financial indicators of 2020	10
Financial situation in 5 years (2016-2020)	12
Notable awards of 2020	14
Formation and development history	16
Business lines and locations	18
Management structure	20
Subsidiaries and affiliated companies	21
About the Board of Directors	22
About the Board of Management	24
Notable accomplishment of 2020	26



Successful **synergy**  
Together **Growing**

## A MESSAGE FROM THE CHAIRMAN OF THE BOARD



With the mission to change the image, develop the local economy and create more jobs, DIC Corp shall continue to prioritize the development of satellite urban projects to reduce the population burden in major cities. ”

### Dear Shareholders, investors, partners and all workers and employees (W&E),

The year 2020 marked a 30-year history of DIC Corp's establishment and development. All projects implemented by DIC Corp have met all 3 requirements: Modern, dynamic and sustainable. DIC Corp has step by step affirmed its identity in the real estate (RE) market in Vietnam - a pioneering brand in the journey of exploring and awakening the golden potential of new lands, clearly demonstrated by many successful projects across the country. This 30-year journey is the pride of DIC Corp by overcoming all difficulties, maneuvering before the ups and downs of the economy, contributing to the renovation and modernization of the country.

The year 2020 is also a year of turmoil when the whole world was heavily affected by the Covid-19 pandemic. As a real estate (RE) enterprise, DIC Corp is not an exception to Covid-19's impact on many business and production areas. However, with the efforts of all workers and employees, and the earnest leadership of the Board, DIC Corp has successfully completed all planned objectives: a total revenue of 3,140.9 billion VND, reached 125.6% of what was planned; profit before tax was 899.8 billion VND, reached 138.4% of the set target.

In addition, 2020 is also a memorable year, marking a significant change in the shareholder structure of DIC Corp with the participation of experienced investors who share a medium-to- long-term vision and with a methodical business strategy. This change will surely help DIC Corp to optimize advantages, unleash the internal strength and deploy strategic projects faster and more efficient.

With the mission to change the image, develop the local economy and create more jobs, DIC Corp shall continue to prioritize the development of satellite urban projects to reduce the population burden in major cities. At the same time, we shall promote the development of tourism RE projects, including: resorts, condotels, hotels of high standards associated with international brands in cities that are favorable to tourism or a part of DIC's urban tourism projects, along with support services, in which investment is increased to expand assets, thus creating

a stable source of income for the Corporation. We will continue to further implement a series of projects across the provinces and cities nationwide such as: Ba Ria - Vung Tau, Dong Nai, Hau Giang, Quang Binh, Vinh Phuc, Bac Ninh, Ha Nam etc. Furthermore, the Corporation is researching a way to expand the investment in real estate development in other provinces such as Hoa Binh, Ninh Thuan, Can Tho, Long An etc.

### Dear Shareholders!

The year 2021 opens a new period of development with many opportunities and challenges. The economy of Vietnam in 2021 is expected to grow at a high rate (6.1% according to ADB and 6.8% as reported by the World Bank) due to benefiting from the movement of world trade flows and investment, good disease control etc.

The year 2021 also marks the start of a new business cycle for DIC Corp, with clear business goals and strategies. On behalf of the Board of Directors and all W&E of DIC Corp, I would like to express my sincere and deepest thanks to agencies of the Party, the State, the authorities at all levels, partners, and customers who have actively supported and accompanied DIC Corp throughout the past time. We shall continually make every effort to improve our internal strength, consolidate our position, and step by step bring DIC Corp to become one of the leading RE companies in Vietnam.

DIC Corp would like to thank you for your trust and companionship!

Best regards!

THE CHAIRMAN OF THE BOARD



NGUYEN THIEN TUAN

“Breakthrough from internal strength, towards sustainable development.”



## DIC Corp Introduction

Trading name: **TỔNG CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN XÂY DỰNG**  
Company name in English: **Development Investment Construction J.S. Corporation**

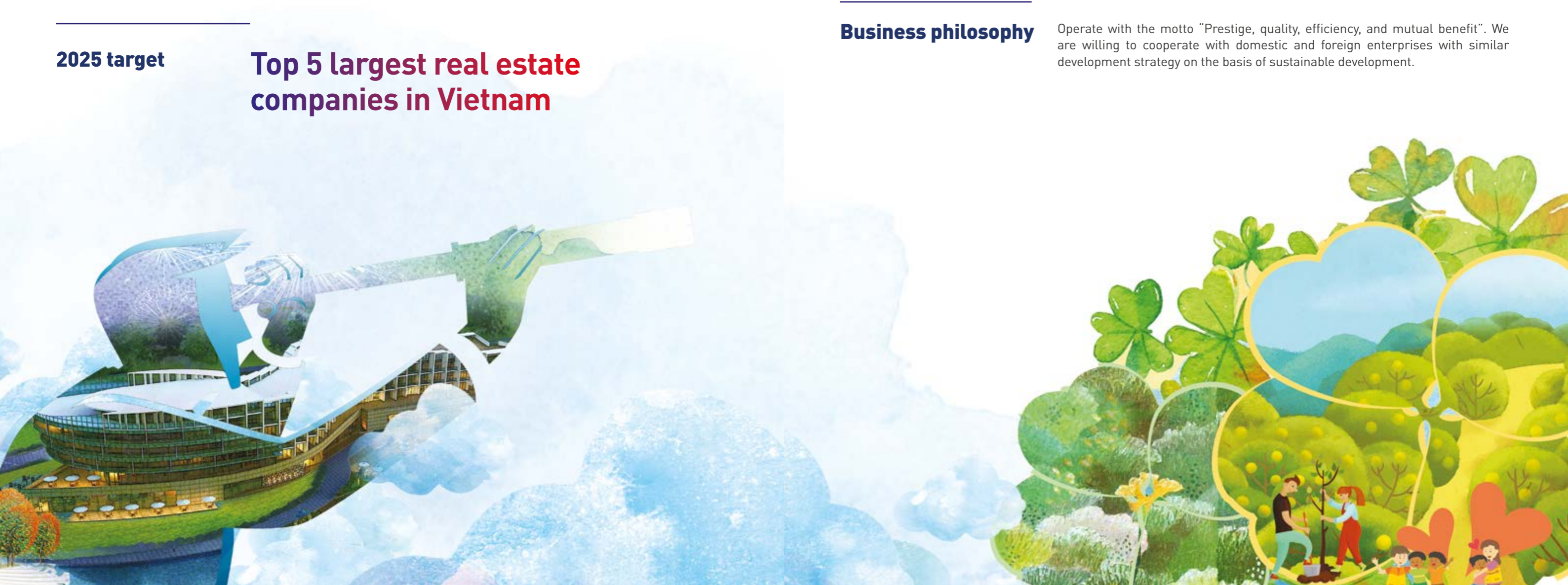
- Abbreviated name: DIC Corp
- Stock code: DIG (HOSE)
- Address: 265 Le Hong Phong, Ward 8, Vung Tau City, Ba Ria Vung Tau Province
- Business registration certificate number: 3500101107
- Charter capital (31/12/2020): 3.184.925.510.000 VND
- Equity (31/12/2020): 4.790.129.230.371 VND
- Phone number: 0254 3859 248
- Fax: 0254 356 712
- Website: www.dic.vn

## An abundance of potential

DIC Corp owns a clean land fund of 8,000 ha in the prime location such as Ba Ria Vung Tau, Dong Nai, Kien Giang, Vinh Phuc, Ha Nam, Hau Giang,... With the development strategy for a selective amount of projects, DIC Corp has always been a pioneer in developing satellite urban area, 100% of the project invested by DIC Corp are operated efficiently, DIC Corp is increasingly affirming its strong position as an alpha in the construction field in Vietnam.

## 2025 target

## Top 5 largest real estate companies in Vietnam



## VISION

To become a leading and reliable real estate development and investment unit, providing customers with the best real estate products by the most professional services.

## Mission

To improve the value of life, build and develop new urban areas to create civilized and modern residential communities, create more jobs for the labor force.

## Core values

Professionalism - Engagement - Responsibility - For the community

## Business philosophy

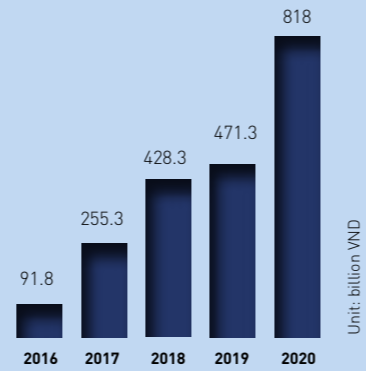
Operate with the motto "Prestige, quality, efficiency, and mutual benefit". We are willing to cooperate with domestic and foreign enterprises with similar development strategy on the basis of sustainable development.



TOTAL REVENUE

**3,140.9**  
BILLION VND

Reach 125.6% of the plan.  
Up by 32.9% Y.O.Y



PROFIT BEFORE TAX

**Nearly 900**  
BILLION VND

UP BY 90.9% Y.O.Y



TOTAL ASSETS

**11,814**  
BILLION VND

Up by 44.27% Y.O.Y

Year	Total Assets (Billion VND)
2016	5,875.8
2017	6,083
2018	6,832
2019	8,197
2020	11,814

**NOTABLE FINANCIAL INDICATORS OF 2020**

As a Group with internal resources, large fund of clean land, lots of experience in the real estate business, DIC Corp takes advantage and has flexible response activity. DIC Corp excellently completed over 100% of the revenue and profit targets which were approved by the General Meeting of Shareholders; achieved the plan, marked the milestone 30th anniversary of its establishment. This helps create beneficial development momentum for the following years.

EQUITY

**4,790**  
BILLION VND

Up by 19.46% Y.O.Y

PROFIT AFTER TAX

**721.8**  
BILLION VND

Up by 91.28% Y.O.Y

NET REVENUE

**2,487**  
BILLION VND

Year	Net Revenue (Billion VND)
2016	1,151.9
2017	1,593.7
2018	2,345
2019	2,115.7
2020	2,487

MARKET CAPITALIZATION

**10,510**  
BILLION VND

as of March 1, 2021



CHARTER CAPITAL

**3,184.9**  
BILLION VND



DIVIDEND

**17%**

Reach 113% of the plan



COMMUNITY-ORIENTED ACTIVITIES

**More than 20**  
BILLION VND

BILLION VND

In 2020, DIC Corp has spent more than 20 billion VND for a series of community-based operations with millions of beneficiaries

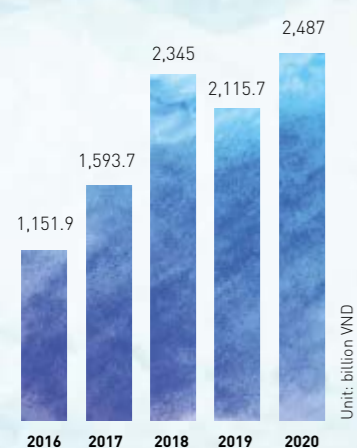
## FINANCIAL SITUATION IN 5 YEARS (2016-2020)

Unit: million VND

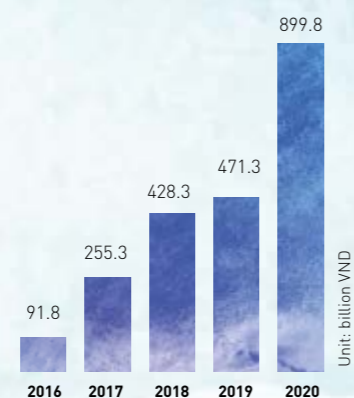
Business results	2016	2017	2018	2019	2020
<b>Net revenue</b>	1,151.9	1,593.7	2,345	2,115.7	2,487
<b>Gross profit</b>	318.5	391.9	564.5	640.6	640.4
<b>Profit before tax</b>	91.8	255.3	428,283	471.3	899.8
<b>Profit after tax</b>	65.6	202.4	332,925	371.8	721.8
<b>Accounting balance</b>					
<b>Total assets</b>	5,875.8	6,083	6,832	8,197	11,826
<b>Short-term assets</b>	4,182	4,809.7	5,633.6	7,130.8	7,299
<b>Long-term assets</b>	1,693.6	1,273	1,198,475	1,066.4	4,527
<b>Liabilities</b>	3,077.7	3,192.6	3,612.7	4,187.7	7,036
<b>Equity</b>	2,798	2,890.5	3,219.3	4,009.4	4,790
<b>Charter capital</b>	2,382	2,381.9	2,524.8	3,149.4	3,184.9

Financial indicators	2016	2017	2018	2019	2020	Unit
<b>Earnings per share (EPS)</b>	262	824	1,332	1,338	2,294	dong/share
<b>Basic BVPS</b>	11,747	12,135	12,751	12,731	15,209	dong/share
<b>Gross profit margin</b>	27.66	24.59	24.08	30.28	25.75	%
<b>ROS</b>	5.7	12.7	14.2	17.57	29.02	%
<b>ROEA</b>	2.14	6.9	10.61	10.82	16.17	%
<b>ROAA</b>	1.07	3.28	5.02	5.2	7.1	%
<b>Debt/Total asset ratio</b>	52.38	52.48	52.88	51.09	59.49	%
<b>Loan debt/Equity ratio</b>	62.09	60.88	50.27	31.86	31.62	%

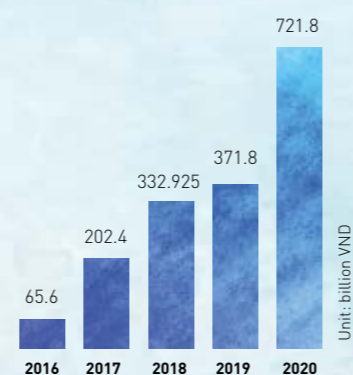
NET REVENUE



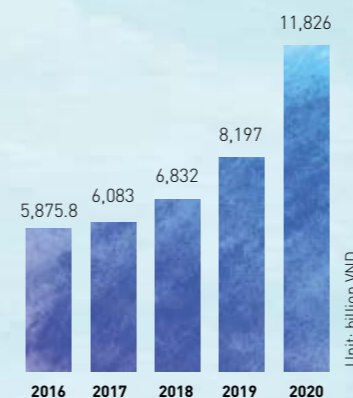
PROFIT BEFORE TAX



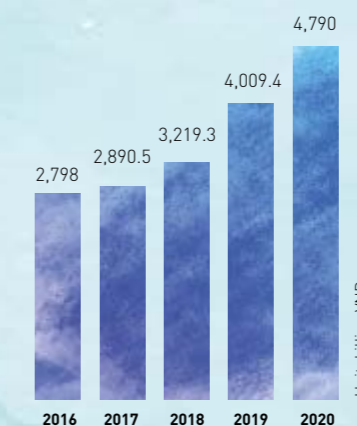
PROFIT AFTER TAX



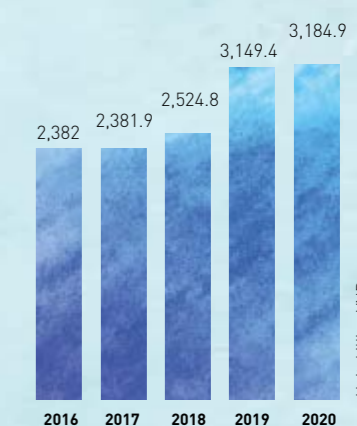
TOTAL ASSETS



EQUITY



CHARTER CAPITAL



## NOTABLE AWARDS OF 2020

In 2020, the Corporation still maintained its participation in important major awards and has achieved the following outstanding rankings:

### Top 500 Fastest growing enterprises in Vietnam

On 20th May 2020, according to Aggregated chart of 500 fastest growing enterprises in Vietnam (FAST 500) in 2020, DIC Corp was ranked 50/500, up 166 places compared to 2019. In particular, considering only real estate businesses, DIC Corp exports 16/44 (Fastest growing real estate enterprises in Vietnam), up 20 places compared to 2019. This is the second year in a row that DIC Corp is honored to be in the top 500 fastest growing enterprises in Vietnam in 2020 with a remarkable growth ranking.

### Top Famous Brands

DIC Group was honored in the "Top 20 Vietnamese Famous Brands" at the Award Ceremony of "Famous Brand - Vietnam Competitive Brand 2020", which was held in Ha Noi on 26th Sep 2020.

### Top 500 Most profitable companies in Vietnam

DIC Corp was included in top 100 most profitable companies in Vietnam, ranked 97/500. In particular, considering only real estate business, DIC Corp exported 27/83.

### Five-star Hotel Certified by Vietnam National Administration of Tourism

DIC Star Hotel Vinh Phuc is a part of hotel system of DIC Corp which is certified as a five-star hotel by Vietnam National Administration of Tourism on September 12th, 2020.



## FORMATION AND DEVELOPMENT HISTORY

With 30-year experience, DIC Corp has affirmed its position and reputation in the construction industry in Vietnam.

### 1990

Establishment of Hostel built on May 26, 1990 (Under the Ministry of Construction).

### 1993

Renamed to DIC Tourist and Trade Joint Stock Company with total assets of 8.2 billion VND.

### 1996

Commencement of Chi Linh Central Area Project, an urban investment project in the Southern region.

### 2001

Renamed to Construction Investment and Development Company.

### 2005

Commencement of Dai Phuoc Eco-Tourism Urban Area, Dong Nai province with the scale of nearly 500 ha.

### 2007

- Successfully held the first auction with 9,056,100 DIG shares to the public
- Commencement of Pullman 5-star hotel and the first International Exhibition Conference Center in Vung Tau

### 2008

Renamed as Construction Investment and Development Corporation with charter capital of 370 billion VND.

### 2009

- Listed shares on the Ho Chi Minh Stock Exchange (HOSE: DIG).
- Commencement of Nam Vinh Yen New Urban Area, Vinh Phuc province with the scale of 446.92 ha.

### 2010

- Increased charter capital to 1000 billion VND.
- Ranked as Special Corporation/ Award for Excellent Enterprise in International Economic Integration.

### 2011

Top 100 Vietnam Brands - Gold Star Award.

### 2014

Awarded with "Strong Vietnamese Brand".

### 2017

- Divested 49.65% of state capital (corresponding to 118,260,261 shares) and transformed into a Private Economic Group.
- Top 50 most famous brands in Vietnam.

### 2018

Ranked 127/500 of Most profitable enterprises in Vietnam.

### 2020

- Top 500 Fastest growing enterprises in Vietnam:
- Rank 50/500 (all businesses)
  - Rank 16/44 (real estate enterprises)



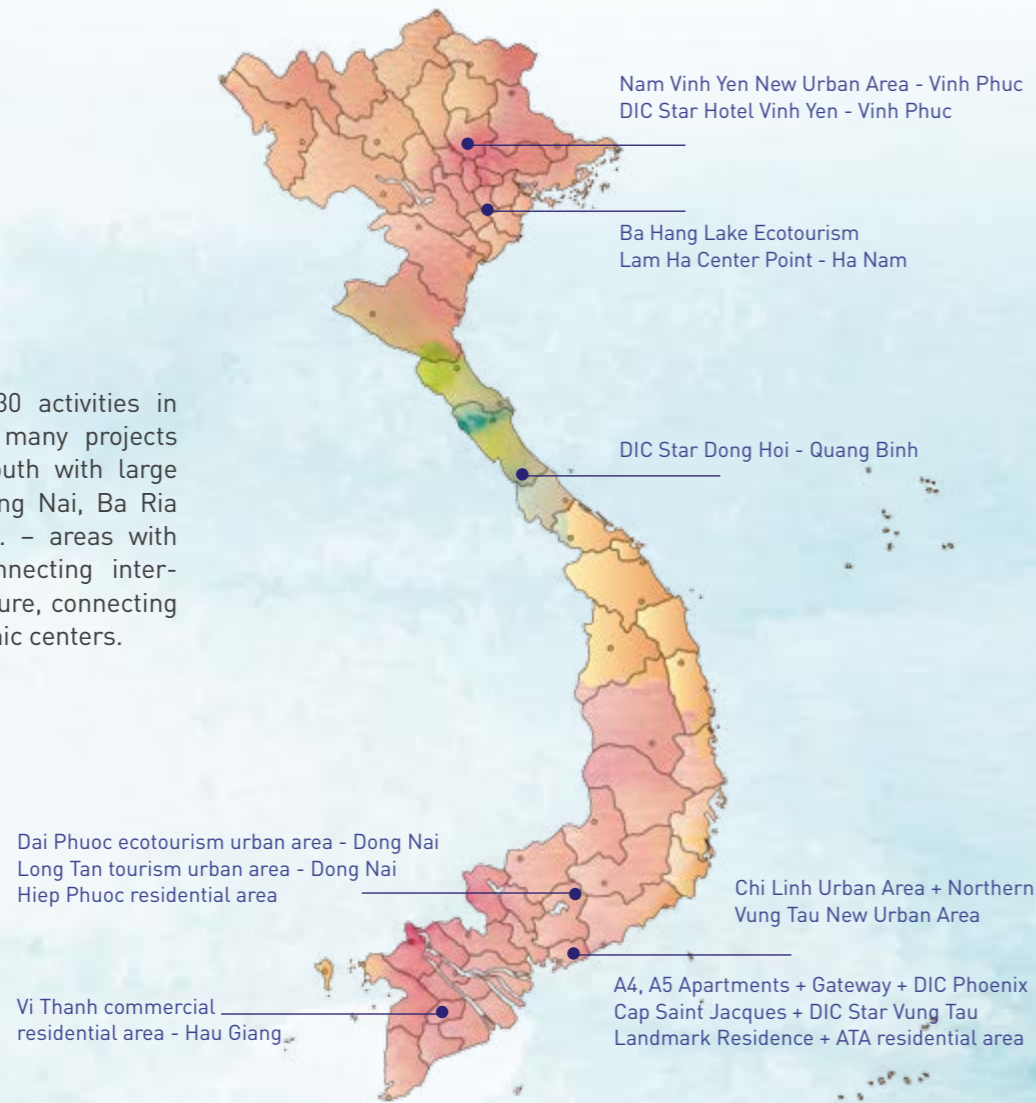
# BUSINESS LINES AND LOCATIONS

## Business line

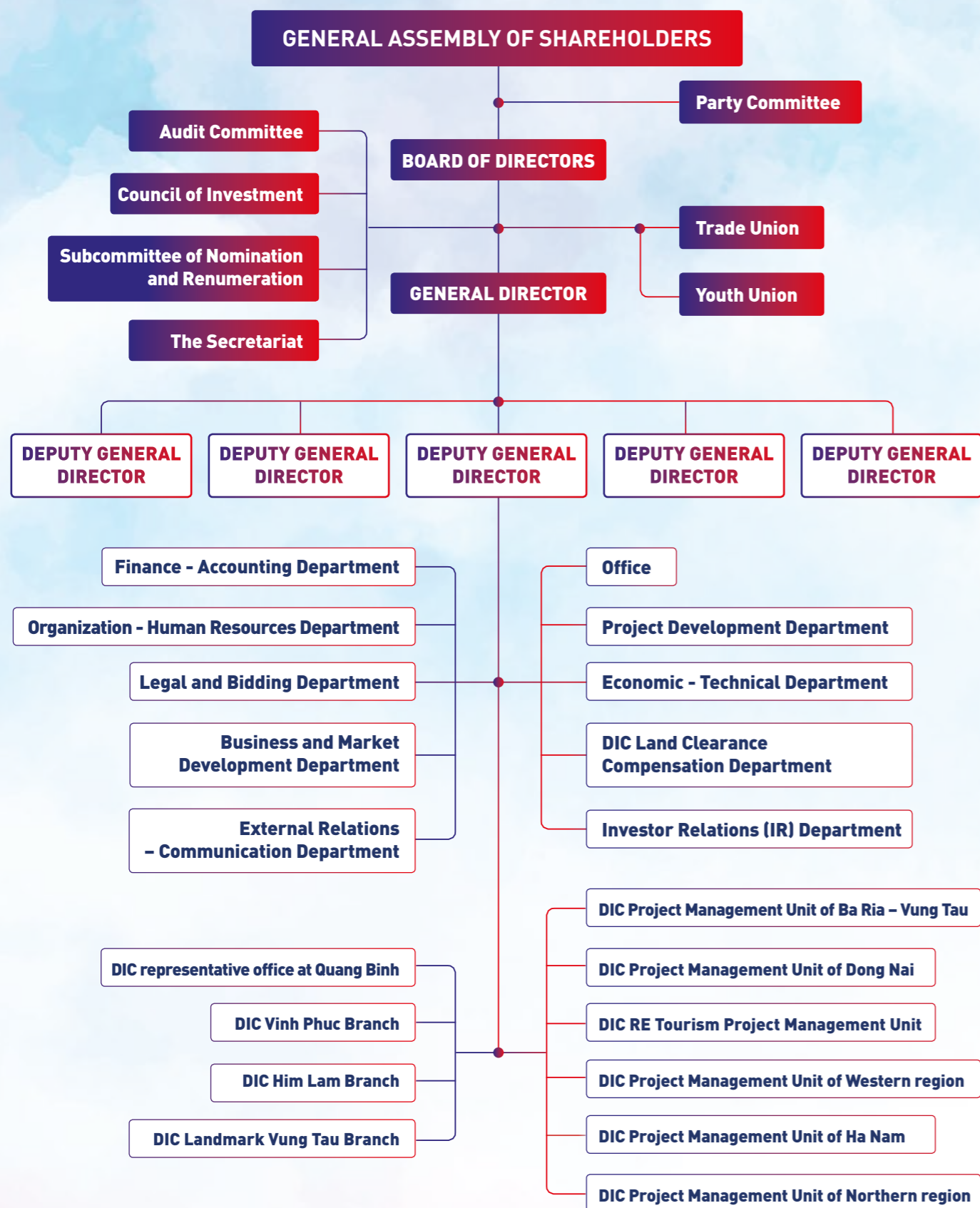
- Conduct real estate business, land use rights under a owner/user or lease  
Details: Investment in the development of new urban areas and industrial zones, investment in the development of housing and technical infrastructure in urban areas, industrial parks, export processing zones, hi-tech zones, new economic zones; buy and sell houses.
- Consultancy, brokerage, real estate auction, land use right auction.  
Details: Real estate brokerage services.
- Management consulting activities  
Details: Investment consulting; Project management
- Short-term accommodation services  
Details: Travel services; tourist accommodation business: Hotels;
- Architectural activities and related technical consultancy  
Details: Construction supervision of civil and industrial works
- Construction of residential houses
- Construction of water supply and drainage works.

## Business locations

DIC Corp with more than 30 activities in the real estate sector has many projects stretching from North to South with large clean land in Vinh Phuc, Dong Nai, Ba Ria - Vung Tau, Hau Giang, etc. – areas with favorable conditions for connecting inter-regional transport infrastructure, connecting with highly-developed economic centers.



# MANAGEMENT STRUCTURE



# SUBSIDIARIES & AFFILIATED COMPANIES

NO.	Company name	Certificate of business registration	Business areas	Charter capital (in million VND)	Ownership ratio of DIG	Address
<b>I SUBSIDIARY</b>						
1	Development Investment Construction No. 1 JSC (DIC - NO 1)	3500613828	Development of urban and industrial zones; investment and development of urban technical infrastructure, industrial zones, export processing zones, high-tech zones, new economic zones; Repair service for motorbikes, construction equipment and means of transport.	31,500	51.67%	265 Le Hong Phong, Ward 8, Vung Tau City
2	Ha Nam Development Investment Construction Co.,Ltd (DIC Ha Nam)	0700257755	Development of urban and industrial zones; investment and development of urban technical infrastructure, industrial zones, export processing zones, high-tech zones, new economic zones; Repair service for motorbikes, construction equipment and means of transport.	77,764	100.00%	No. 12B, Dinh Cong Trang Street, Chau Son Ward, Phu Ly City, Ha Nam Province
3	Development Investment Construction No. 2 JSC (DIC2)	3500707730	Manufacture and trade of construction materials; Construction of residential houses, traffic works, irrigation works; real estate business;	25,200	50.07%	265 Le Hong Phong, Ward 8, Vung Tau City
4	DIG Aquarium JSC	3502326924	Construction, hotel business, tourism; catering, entertainment, recreation and sports	155,000	95.00%	265 Le Hong Phong, Ward 8, Vung Tau City
5	Brothers DIC Ceramic JSC	4000450711	Production and sale of ceramic tiles, mineral exploitation	180,000	89.03%	Bac Chu Lai Industrial Park, Tam Hiep Commune, Nui Thanh District, Quang Nam Province.
6	DIC Tourism Co Ltd	3502415606	Short-stay services	784,598	99.99%	169 Thuy Van, Ward 8, Vung Tau City
<b>II AFFILIATED COMPANIES</b>						
1	Development Investment Construction - Concrete JSC (DIC-CONCRETE)	3500732286	Fresh concrete, sewer pipes, centrifugal concrete	35,000	36.00%	265 Le Hong Phong, Ward 8, Vung Tau City
2	DIC Real Estate JSC	0304488318	Housing business, real estate brokerage	55,745	42.68%	118 Gateway B - Nguyen An Ninh Ward, Vung Tau City
3	DIC Holdings Construction JSC (DIC Cons)	3500686978	Construction; manufacture of plastic doors, wooden doors	319,998	40.01%	Rubytower Building, Street 3/2, Ward 8, Vung Tau City
4	DIC Global JSC	3502333424	Real estate auction, brokerage consultancy	5,000	49.00%	265 Le Hong Phong, Ward 8, Vung Tau City

## THE BOARD OF DIRECTORS



8 Mr. Phan Van Danh  
Independent Member of the Board

3 Mr. Hoang Van Tang  
Member of the Board

2 Mr. Nguyen Hung Cuong  
Vice Chairman of the Board

5 Mrs. Nguyen Thi Thanh Huyen  
Member of the Board

1 Mr. Nguyen Thien Tuan  
Chairman of the Board

6 Mrs. Phan Thi Mai Huong  
Independent Member of the Board

7 Mrs. Nguyen Thao My  
Independent Member of the Board

4 Mr. Nguyen Quang Tin  
Member of the Board

# THE BOARD OF MANAGEMENT



2 Mr. Nguyen Quang Tin  
Deputy General Director

4 Mr. Nguyen Van Tung  
Deputy General Director

1 Mr. Hoang Van Tang  
General Director

6 Mr. Bui Van Su  
Chief Accountant

3 Mrs. Nguyen Thi Thanh Huyen  
Deputy General Director

5 Mr. Tran Van Dat  
Deputy General Director

7 Mr. Nguyen Tuan Liem  
Deputy General Director

# NOTABLE ACCOMPLISHMENT OF 2020



## NOTABLE EVENTS RELATED TO P&B ACTIVITIES

1. Opening ceremony at the beginning of the year
2. Photo contest "DIC - 30 years of community building"
3. Launching the Fourth Action Month for OS&H of 2020
4. Annual Meeting of Shareholders 2020
5. DIC Corporation's 30th Anniversary Ceremony
6. Vinh Phuc DIC Star Hotel received 5-star certification from the General Department of Tourism

## TRADE UNION - SOCIAL SECURITY ACTIVITIES

7. Organized the "Thousand New Year gifts of love" program
8. Donated a Charity House in Da Loc Commune - Thanh Hoa
9. Free hand sanitizer for Covid prevention
10. Party Committee Congress of the Corporation
11. Held the XXth DIC Sport Festival
12. Visited wounded and sick soldiers on Invalids and Martyrs' Day
13. The leaders of DIC Corp offered incense at the Martyrs' Cemetery
14. Full moon festival night
15. Gave away bicycles as gifts to students with difficult circumstances
16. Commemorated the 90th anniversary of the Vietnam Women's Union
17. DIC Corp donated 500 million to the people of Central Vietnam
18. Donated nearly 500 million VND to the people of Central Vietnam to overcome the consequences of the flood
19. Organized the DIC Family Day "DIC Successful Breakthrough".

# DEVELOPMENT STRATEGY

Real Estate Market Overview of 2020 and Prospects of 2021	30
Development goals and strategies of 2021 - 2025	32



Strengthen **values**  
Enduring **efforts**

## REAL ESTATE MARKET OVERVIEW OF 2020 AND PROSPECTS OF 2021

In 2020, the world economy in general had faced major difficulties and challenges, and Vietnam is not an exception. It is forecasted that the world economy will have to withstand the most serious recession in history, growth of major economies has declined deeply due to the negative impact of Covid-19.

Vietnam's gross domestic product (GDP) in 2020 had increased by 2.91%. Although this is the lowest growth rate in the period 2011-2020, but during this uncontrolled Covid-19 epidemic, Vietnam was among the group with the highest growth rate in 2020 in the world.

The real estate market in the past year was not out of Covid-19 epidemic's reach. Although the market still faced many difficulties, real estate enterprises have taken measures to approach customers, change development areas to catch up with the trend of shifting FDI inflows and the trend of urbanization outside major cities. Thanks to the effort of product handover activities, project share transfer, asset liquidation, along with the rise of industrial

real estate, various real estate enterprises have secured better profits in 2020.

- Housing supply: Throughout 2020, nationwide, there were 322 projects with 110,181 apartments to be verified in writing by the Department of Construction of the eligibility for sale as residential houses in the future. Housing supply in 2020 was still relatively stable compared to 2019. The number of newly launched projects and the number of apartments launched for sale in the year had not increased compared to the previous year. There were 135 real estate projects, including the number of houses, tourist apartments, tourist villas, offices combined with accommodation, approved by the State Agency for Construction Quality Inspection (Ministry of Construction) and put into use.

- Transactions of apartments, individual houses, land transfer: As of 2020, there were 115,420 successful real estate transactions nationwide.

In Hanoi alone, there were 13,834 successful transactions; in TP. Ho Chi Minh City there were about 20,218 successful transactions.

Transactions in 2020 had decreased compared to 2019, especially during the period when the whole country implemented social isolation to combat the epidemic at the end of the first quarter and the second quarter. In the last months of the year, the transaction situation had improved slightly, but still did not reach the same level as in 2019. The number of successful transactions in 2020 was mainly concentrated in the last 6 months of the year, this was the time when enterprises had adapted to the Government's support policies after a period of social distance.

- Real estate inventory: Accumulated until the end of 2020, the number of accommodation remained on the market without any transaction in 2020 was estimated to be around 9,000. In which, regions where the amount of real estate offered but not yet resolved much were mainly places that were affected heavily by the Covid-19 pandemic (such as: Da Nang, Khanh Hoa, Kien Giang, Binh Duong etc.), while large, concentrated provinces/cities (such as Hanoi, Ho Chi Minh City, Quang Ninh Province) and other regions with a strong urbanization rate (such as Can Tho city, Long An province, Dong Nai province) basically maintained a stable development of the real estate market, the amount of accommodation offered to the market but not yet resolved was moderate.

Through the year 2020 full of challenges, but with positive signals and trends of the market and the whole economy in the Fourth quarter, it can be said that the real estate market has survived the most difficult time to steadily recover. Especially in the upcoming time, industrial real estate can be considered a bright spot for the real estate market for many reasons: The European Union - Vietnam Free Trade Agreement (EVFTA) will soon take effect; many multinational corporations' plan to leave China for the new destination - Vietnam; Vietnam's disease control is highly appreciated by the international community; these are important factors to attract more foreign capital into Vietnam. The above positive signs and results will be the basis and driving force for the real estate market in 2021 to continue to develop stably.

(Source: Ministry of Construction)



## DEVELOPMENT GOALS AND STRATEGIES OF 2021 - 2025



- Become Top 5 largest real estate corporations in Vietnam.
- Set a sustainable growth target of 10-20% per year for revenue and profit goals.



- Orient investment with determination in developing urban areas that are capable of further development in the medium and long term in the Northern - Central - Southern regions; Continue to prioritize the development of projects in the segment of creating new urban areas adjacent to major cities; change the image, develop local economy and solve employment problems.



- Invest in tourism; research and invest in this field in foreign markets: Laos, Thailand, Myanmar, South Korea, etc.
- Invest in recreation and entertainment, industrial real estate for long-term revenue.



- Prioritize designs and construction that utilize new technologies. Approach new urban models such as smart urban development, green urban areas, find the best products to satisfy customers' needs.



- Improve the quality of human resources; Organize training sessions to foster construction knowledge and introduce new technologies to the staff.



- Research and invest in healthcare and education when the conditions are favorable.

Continue to prioritize the development of projects in the segment of creating new urban areas adjacent to major cities; change the image, develop local economy and solve employment problems.



# BUSINESS PERFORMANCE IN 2020

Production and business activities in 2020	36
Organization and human resources	37
Financial situation	39
Current status of project implementation	40

Endless **innovation**  
Towards **future**



## PRODUCTION AND BUSINESS ACTIVITIES IN 2020

Unit: billion VND

Indicators (Consolidated Financial Statements)	Planned amount in 2020	Actual amount in 2020	Equivalent amount in 2019	+/- compared to the same period (%)	% ratio of planned/ actual
Total revenue	2,500	3,140.9	2,363.14	32.9	125.6
Profit before tax	650	899.8	471.28	90.9	138.4
Profit after tax		711.2	371.8	91.28	

In 2020, the total consolidated revenue reached 3,140.9 billion VND, increased by 32.9% compared to 2019 and reached 125.6% of what was planned. In which, the transfer of real estate accounts for the main proportion and the other profit of over 626 billion dong is mainly due to the difference in value of contributed and transferred assets.

Profit before tax reached 899.8 billion VND, increased by 90.9% compared to 2019 and reached 138.4% of what

was planned. Profit after tax reached 711.2 billion VND, increased by 91.28% compared to the same period. This is the highest profit that DIC Corp has ever secured since its establishment.

Although 2020 was a difficult year for the economy, with determination and effort DIC Corp has accompanied workers and employees to successfully complete the business plan targets for 2020.

## ORGANIZATION AND HUMAN RESOURCES

In 2020, DIC Corp has appointed and retired several positions in the Board of Management as follows:

- Retired Mr. Pham Van Thanh from the position of Deputy General Director of DIC Corp from March 4, 2020, to perform the task of Deputy Chairman of the Board of Members of DIC Tourism Co., Ltd., and General Director of DIC Phuong Nam.
- Appointed 03 new Deputy General Directors: Mr. Tran Van Dat, Mr. Nguyen Quang Tin and Mr. Nguyen Tuan Liem; Mr. Nguyen Quang Tin resigned from the position of Chief Accountant from October 1, 2020.
- Retired Mr. Bui Van Su from the position of Deputy General Director to assume the position of Chief Accountant and Director of the Finance - Accounting Department from October 1, 2020.

At present, **the Board of Management** consists of:

Appointed **16 new positions**, including:

**General Director**

**05 Directors**

**05 Deputy General Directors**

**04 Deputy General Directors**

**Chief Accountant**

**07 Heads of Department**

As of December 31st, 2020:

As of December 31, 2020, the total number of DIC Corp's personnel was

**238**, increased by 16 compared to the end of 2019.



In the past year, DIC Corp always focused on workers & employees and had the following policies:



#### Training policy:

DIC Corp has issued Regulations on Training, specifying subjects, policies and mechanisms related to training to improve qualifications for workers & employees. Employees are regularly sent to participate in training programs, professional training courses, training on state law policies etc.



#### Salary, bonus, and state regime policy:

- DIC Corp always pays salary on time and constantly proposes to adjust salary and income for W&E to ensure the income level is appropriate to the position and actual capability.
- Proposing bonuses for employees on Holidays, New Year, ensuring full benefits for all employees in DIC Corp.
- Ensuring the deduction of payment for social, health and unemployment insurance for employees; properly, fully and promptly paying subsidies for: sickness, maternity and convalescence.



#### Health policy:

- All W&E are held annual health check-ups at University Medical Center of Ho Chi Minh City.
- The Company has 01 Medical division under the Office, fully equipped with medical facilities for rescue and first aid purposes as needed. The Company also has 01 GP doctor stationed there to regularly monitor health and perform examination, first aid and emergency treatment for all W&E.



#### Occupational safety policy:

- The Company has established a network of occupational safety and hygiene, with a Safety division under the Economic - Technical Department, with 02 specialized Safety staff. The Company regularly focuses on improving labor conditions, ensuring safety and efficiency.
- Fully distribute all personal and labor protection equipment to all W&E working at construction sites.
- Develop rules, procedures and measures to ensure occupational safety and hygiene for machinery, equipment and proper rewards and sanctions in occupational safety and hygiene.
- Regularly organize occupational safety and hygiene training for employees and employers.



#### Other welfare policies:

Annually, the Company organizes tours for W&E to travel domestically and abroad; Regularly organize meetings, exchange and giving gifts to retired, female workers on occasions such as March 8, October 20, Former soldier day (December 22); Organize activities for children; give away gifts to W&E's children who achieve excellent results at all grades on occasions such as June 1, Mid-Autumn Festival etc.

## FINANCIAL SITUATION

Indicators	Unit	2016	2017	2018	2019	2020
<b>Indicators of solvency</b>						
Current ratio	Turn	3,22	1,61	1,88	2,18	1,22
Quick ratio	Turn	1,02	0,79	0,83	0,90	0,49
<b>Indicators of capital structure</b>						
Liabilities / Total assets	Turn	0,52	0,52	0,53	0,51	0,59
Liabilities / Equity	Turn	1,10	1,10	1,12	1,04	1,47
<b>Indicators of operational capacity</b>						
Inventory Turnover	Cycle	0,31	0,38	0,53	0,40	0,43
Asset Turnover	Cycle	0,20	0,26	0,36	0,28	0,25
<b>Indicators of profitability</b>						
Profit after tax / Net revenue ratio	%	5.7	12.70	14.20	17.57	29.02
Profit after tax / Equity ratio	%	2.35	7.00	10.34	9.27	15.07
Profit after tax / Total assets ratio	%	1.12	3.33	4.87	4.54	6.1
Profit from business activity / Net revenue ratio	%	7.88	12.98	14.47	25.20	11.55



# PROJECT INVESTMENT AND IMPLEMENTATION

In 2020, DIC Corp had conducted financial investment and project investment as follows:

NO	LIST OF PROJECTS	Planned in 2020	Actual amount in 2020	Planned/ Actual ratio
	<b>TOTAL INVESTMENT CAPITAL FOR DEVELOPMENT IN DIC CORP</b>	<b>6,486.93</b>	<b>9,166.11</b>	<b>141.3%</b>
<b>A</b>	<b>Investment in project development (I+II+III+IV+V+VI)</b>	<b>5,094.53</b>	<b>2,179.5</b>	<b>42.8%</b>
I	Projects in the Southern region	2,738.31	985.65	36%
II	Projects in the Northern region	345.22	364.54	105.6%
III	Investment research projects	50.00	6.03	12.1%
IV	Land use fees for projects	891.00	823.31	92.4%
V	Land auction plan	1,070.0	-	-
<b>B</b>	<b>Financial investment</b>	<b>1,392.40</b>	<b>6,986.58</b>	<b>501.8%</b>
1	DIC Resco	15.12	15.12	100.0%
2	DIC Tourism Co Ltd	1,375.79	784.50	57.0%
3	DIC Him Lam Branch	-	19.20	-
4	CTG bond purchase	-	20.00	-
5	DIC Cons	-	8.00	-
6	DIC Ha Nam	1.49	1.49	100%
7	Dai Phuoc Thien Minh Co Ltd	-	759.0	-
8	Dai Phuoc Thien An Co Ltd	-	2,349.0	-
9	Capital contribution for co-operation at Thien Tan tourist area of Thien Tan Development Investment Joint Stock Company		1,298.15	
10	Capital contribution for investment cooperation in Duc Hoa III - Resco industrial park project		1,729.12	



# CURRENT STATUS OF PROJECT IMPLEMENTATION

## ONGOING REAL ESTATE PROJECTS

### 1. DAI PHUOC ECO-TOURISM URBAN AREA

**Location** Ong Con Island, Dai Phuoc Commune, Nhon Trach District, Dong Nai Province

**Scale** 464.559 ha

**Total investment** 7,239.12

**Type of product** 7,239.12 billion VND

#### IMPLEMENTATION TERM: UNTIL DECEMBER 31, 2020

**Design & construction**

- 1/2000 and 1/500 Plannings have been approved.
- Investment & construction of the main technical infrastructure of the project have been basically completed.

**Legal matters**

- Legal procedures for investment have been completed.
- 6 Class 2 investors have invested on an area of 399.9 ha.

**Sale**

- Project business has been basically completed.

#### PLAN IN 2021

**Legal matters**

- Request for permission to extend the project implementation term until the end of October 2022.





## 2. NAM VINH YEN NEW URBAN AREA

**Location** Vinh Yen City, Vinh Phuc Province.

**Scale** 192,9 ha

**Total investment** 3,788.50 billion VND

**Type of product** Urban area

### IMPLEMENTATION TERM: UNTIL DECEMBER 31, 2020

**Design & construction**

- Investment in construction of Subdivision 1 - 65ha has been completed.
- Investment in technical infrastructure of Subdivision 2 and Subdivision 3 is ongoing.
- The 5-star-standard DIC Star Nam Vinh Yen Hotel with a scale of 205 rooms and 15 villas has been put into operation.

**Legal matters**

- Legal procedures for investment have been completed.
- 1/2000 and 1/500 Plannings have been approved.

**Sales**

- Business in Subdivision 1 - 65 ha has been completed.
- Subdivision 2 is currently in business.

### PLAN IN 2021

**Design & construction**

- Adjust the 6th planning.

**Legal matters**

- Apply for land use right certificate (LURC) for Subdivision 2 & 3.

**Sales**

- Continue Subdivision 2's business.

## 3. VI THANH COMMERCIAL – RESIDENTIAL AREA

**Location** Ward 4, Vi Thanh City, Hau Giang Province

**Scale** 83,4 ha

**Total investment** 1,132 billion VND

**Type of product** Urban area

### IMPLEMENTATION TERM: UNTIL DECEMBER 31, 2020

**Design & construction**

- Detailed construction planning in 1/500 scale, Technical infrastructure design
- Construction of phase 1 has started on an area of 16.5 ha.

**Legal matters**

- Legal procedures for the project have been basically completed, Investment certificate has been granted.
- The Construction design drawings have been completed and Construction permit for Technical infrastructure (TI) has been granted.

### PLAN IN 2021

**Design & construction**

- Invest in phase 1 and phase 2 construction of the project.
- Invest in a 4-star hotel.
- Continue the construction of the Residential - Commercial House (Shophouse).





#### 4. LONG TAN URBAN TOURISM AREA

<b>Location</b>	Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province
<b>Scale</b>	331,998 ha
<b>Total investment</b>	4,751.93 billion VND
<b>Type of product</b>	Urban – Tourism area

##### IMPLEMENTATION TERM: UNTIL DECEMBER 31, 2020

**Design & construction**

- Basic design and construction drawings for technical infrastructure
- Currently adjusting the 1/500 Planning.
- Designing embankment works against river bank erosion.

**Legal matters**

- Investment policy has been approved.
- 1/500 Planning and Environmental impact assessment (EIA) have been approved.

##### PLAN IN 2021

**Design & construction**

Construction commencement of Phase 1 is expected on an area of 82.11ha in the third quarter of 2021.

**Legal matters**

- Apply for approval of the basic design and the adjusted construction drawing, embankment design after the adjusted Planning 1/500 has been approved.

#### 5. NORTH VUNG TAU NEW URBAN AREA

<b>Location</b>	Ward 12, Vung Tau City, Ba Ria - Vung Tau Province
<b>Scale</b>	90.5341 ha
<b>Total investment</b>	4.029,00
<b>Type of product</b>	Urban area

##### IMPLEMENTATION TERM: UNTIL DECEMBER 31, 2020

**Design & construction**

- Design & construction: Basic design and construction drawings for technical infrastructure have been approved.

**Legal matters**

- Legal procedures for the project have been basically completed.
- 1/500 Planning has been approved.
- The Environmental impact assessment (EIA) has been approved.

##### PLAN IN 2021

**Design & construction**

- Construction commencement of Phase 1 (Area C) is expected on an area of 20 ha in the second quarter of 2021.

**Legal matters**

- Currently adjusting 1/500 Planning.
- Currently adjusting EIA according to the adjusted Planning.





## 6. CHI LINH URBAN AREA

**Location** In Ward 10, 11 and Nguyen An Ninh Ward, Vung Tau City, Ba Ria - Vung Tau Province

**Scale** 93.7 ha

**Total investment** 1,113 billion VND

**Type of product** Urban area

### IMPLEMENTATION TERM: UNTIL DECEMBER 31, 2020

**Design & construction**

- Investment in technical infrastructure and other items of social infrastructure according to the planning on compensation for adjacent area (71 ha) has been completed.
- Investment in the construction of Seaview 1, 2, 4 apartment complexes and Lakeside, DIC Phoenix, Gateway apartment complexes has been completed, providing 4,602 apartments for the housing market in Vung Tau City

**Legal matters**

- Legal procedures for the project have been basically completed.
- Planning 1/500 has been approved.
- The Environmental impact assessment (EIA) has been approved.

**Sales**

- The invested area has been put into business.
- Business of apartments in component projects has been basically completed.

### PLAN IN 2021

**Legal matters** - Design for constructions on Zone C - Phase 1



## 7. LAM HA RESIDENTIAL AREA

**Location** Phu Ly City, Ha Nam Province

**Scale** 135.605 m<sup>2</sup>

**Total investment** 960 billion VND

**Type of product** Residential area

### IMPLEMENTATION TERM: UNTIL DECEMBER 31, 2020

**Design & construction** - Designs for technical infrastructure and all surface works have been completed, pending appraisal and approval from the Ministry of Construction.

**Legal matters** - Selected by Ha Nam People's Committee as the Employer of the Project.  
 - Planning 1/500 has been approved.  
 - Total area and surface architecture plan of the project has been approved by Ha Nam People's Committee.  
 - The Urban design has been approved by the Provincial People's Committee.

### PLAN IN 2021

**Design & construction** - Currently designing construction drawings for technical infrastructure and all surface works.  
 - Construction commencement is expected in the third quarter of 2021

**Legal matters** - Currently applying for the Provincial People's Committee's approval for investment.

## 8. VUNG TAU GATEWAY

**Location** Chi Linh Urban Area, Vung Tau City

**Scale** - Lot area is 2,256 m<sup>2</sup>.  
 - An apartment building with 30 surface floors and 01 basement. With 1,538 rooms.

**Total investment** 1,572 billion VND

**Type of product** High-rise apartment building

### IMPLEMENTATION TERM: UNTIL DECEMBER 31, 2020

**Design & construction** FPF (Fire Prevention & Fighting) acceptance has been completed, project completion has been accepted and put into use from November 10, 2020

**Sale** - Sales business has been basically completed



# CURRENT STATUS OF PROJECT IMPLEMENTATION

## REAL ESTATE RESORT PROJECT

### 1. DIC STAR HOTEL & RESORT VUNG TAU (CSJ)

<b>Location</b>	169 Thuy Van, Ward 8, Vung Tau City, Ba Ria - Vung Tau Province
<b>Scale</b>	11,306 m <sup>2</sup>
<b>Total investment</b>	1,294 billion VND
<b>Type of product</b>	5-star hotel, Condotel



#### IMPLEMENTATION TERM: UNTIL DECEMBER 31, 2020

**Design & construction** - Design work has been completed, Construction permit for phase 1 has been granted (31-storey tourism apartment block, with about 372 rooms).  
 - The architecture construction and installation of equipment for tourism Blocks are underway - Phase 1

**Legal matters** Legal procedures have been completed (planning license, investment policies in the whole project, land allocation and land lease for project implementation have been obtained).

**Sale** - Under sales business

#### PLAN IN 2021

**Design & construction** - Complete the construction of the project.  
 - Phase 1 is expected to be completed in the second quarter of 2021

**Legal matters** - Design and apply for construction permits for Phase 2: 26-storey hotel blocks with 342 5-star-standard hotel rooms.  
 - Currently applying for expanding the project scale (with 02 more tourist apartment blocks at existing DIC Star hotels and DIC Office locations).

**Sale** - Currently in sales business.  
 - The apartments will be handed over in the second quarter of 2021.





## 2. DIC STAR LANDMARK VUNG TAU

**Location** Thang Tam Ward, Vung Tau City

**Scale** - Lot area: 23,923 m<sup>2</sup>.  
- 10-storey Condotel building with 166 apartments

**Total investment** 538 billion VND

**Type of product** Condotel

**IMPLEMENTATION TERM: UNTIL DECEMBER 31, 2020**

**Design & construction** Completed and put into use

## 3. PULLMAN HOTEL & RESORT VUNG TAU

**Location** No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

**Scale** - Diện tích lô đất: 2.93 ha.  
- A complex of 5-star hotel and international exhibition/ conference center with 356 rooms + conference block with 1,500 seats + Sports services.

**Total investment** 1.712 billion VND

**Type of product** 5-star hotel and international exhibition/ conference center

**IMPLEMENTATION TERM: UNTIL DECEMBER 31, 2020**

**Design & construction** Completed and put into use



## 4. DIC STAR HOTEL & RESORT VINH PHUC

**Location** Khai Quang Ward, Nam Vinh Phuc Urban Area, Vinh Yen City, Vinh Phuc Province

**Scale** - Lot area: 18,626.7 m<sup>2</sup>  
- 5-star hotel with 208 rooms + conference block with 1,500 seats + Sports services

**Total investment** 548.85 billion VND

**Type of product** 5-star hotel and conference/ sports service center

**IMPLEMENTATION TERM: UNTIL DECEMBER 31, 2020**

**Design & construction** Completed and put into use

# REPORT FROM THE BOARD OF MANAGEMENT

Keep pace with **prosperity**  
**Soaring** wealth



# REPORT FROM THE BOARD OF MANAGEMENT

## 1. REPORT ON THE RESULTS OF PRODUCTION AND BUSINESS ACTIVITIES FROM THE BOARD OF GENERAL DIRECTORS

2020 was considered a turbulent year for a lot of enterprises when the Covid-19 epidemic extends and affects worldwide. During the complex situation of the Covid-19 epidemic, the Corporation had implemented a series of programs, practical solutions with operational efficiency, along with many creative economic solutions, thus allowing DIC Corp to achieve positive business results, as follows:

Unit: Billion VND

NO.	Indicators	Planned target in 2020		Actual result in 2020			
		Parent company	Conso -lidate	Parent company	% Planned/ Actual	Conso -lidate	% Planned/ Actual
1	Total revenue	2,345	2,500	2,420	103.2%	3,140.9	125.6%
2	Profit before tax	600	650	612.75	102%	899.8	138.4%
3	Total investment capital for development	6,487	-	9,166	141.3%	-	-
4	Dividend (%)	10-15	-	17		-	-

- According to the above results, revenue of the parent company achieved 103.2%, consolidated revenue achieved 125.6%; Profit before tax of the parent company reached 102.1% of what was planned, consolidated profit before tax reached 138.4% of what was planned.

- Compared to the results in 2019, the results of production & business in 2020 grew very high, in particular revenue of the parent company grew by 40%, consolidated revenue grew by 32.9%. Profit before tax of the parent company grew by 2%, consolidated pre-tax profit grew by 90.9%.

- 2020 was a disastrous year with an unprecedented epidemic in history. The Covid - 19 pandemic appeared in many countries and heavily affected all socio-economic aspects; To respond to the impact of Covid - 19, DIC Corp has utilized many flexible solutions to maintain production and business activities; despite such difficulty the Corporation still refuse to downsize nor reduce wage, however there was a large restructure of functional Departments and units to deal with the actual conditions. For such an organization with available internal resources, large reserve of clean land, extensive experience in the field of real estate business, DIC Corp has skillfully utilized all advantages at its disposal and flexibly maneuvered the situation to achieve a spectacular result of over 100% of what was planned by the General Assembly of Shareholders, marking a new milestone celebrating the 30th anniversary of the Corporation, creating a favorable development momentum for the following years.



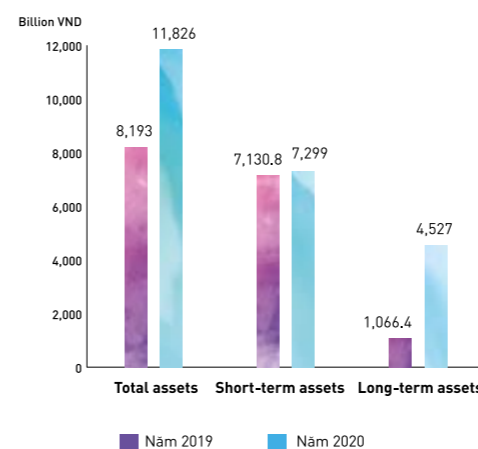
## 2. FINANCIAL SITUATION

### 2.1. Asset situation

DIC Corp's total assets at December 31, 2020 reached 11,826 billion VND, increased by 44.27% compared to the beginning of 2020, of which:

- **Short-term assets:** increased by more than 168 billion VND, mainly due to increased short-term receivables and inventory. For short-term receivables, DIC Corp is recovering due/overdue debts. For inventories, the increase in inventory value is mainly due to investment and development of the unfinished Nam Vinh Yen New Urban Area project. With the plan to open the next sale in Nam Vinh Yen New Urban Area project in 2021, the increase in inventory value will help DIC CORP meeting enough market demand in 2021 and several following years.
- **Long-term assets:** increased by nearly 3,460 billion VND, mainly due to long-term receivables, which are capital contributed to investment.

DIC Corp's total assets at 31/12/2020 reached  
**11.826**  
BILLION VND

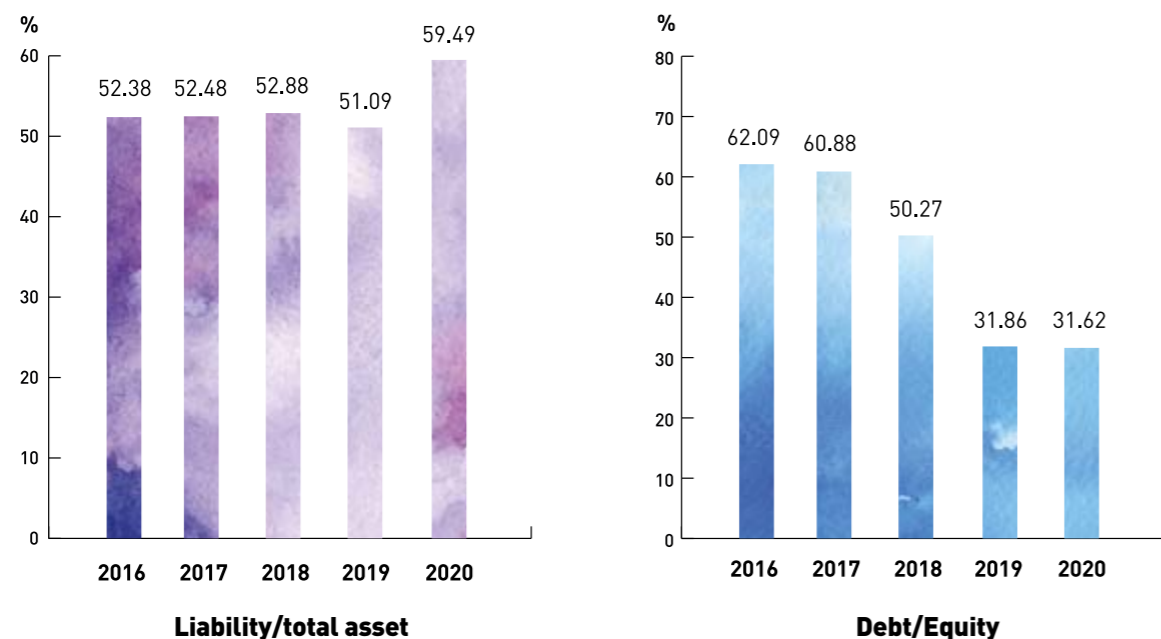


	% increase/ decrease
Total assets	44.27
Short-term assets	2.35
Long-term assets	324.5



## 2.2. Liability situation

Liability / Total assets ratio in the last 5 years (2016-2020) is all in the safety threshold. Debt / Equity ratio is decreasing. Debt / Total assets and Debt / Equity ratios in 2020 are in the safety threshold, 59.49% and 31.62% respectively.



## 3. IMPROVEMENTS IN ORGANIZATIONAL STRUCTURE, POLICIES, AND MANAGEMENT

**3.1. By order of the Board of Directors, in 2020, along with several adjustment of senior leading members, DIC Corp has also issued the Operating Regulation of the Board of Management and at the same time restructured the following specialized departments and units as follows:**

- Dissolve DIC Corp branch - DIC Star Hotel Vinh Phuc to be merged with DIC Tourism Co Ltd.
- Rearrange the Legal Department, assign additional tasks and change the name to the Legal and Bidding Department;
- Merge DIC Land and Real Estate Management Department with the Project Planning and Development Department; Rename the Project Planning and Development Department into the Project Development Department.
- Merge the Planning - Statistics Division (including its tasks and personnel) under the Project Planning and Development Department into the Finance - Accounting Department; Establish the Planning and Statistics office under the Finance - Accounting Department.
- Rearrange the Economic - Technical Department:
- Dissolve the following divisions under the Economic - Technical Department:
  - Civil and Industrial Construction Division;
  - Transportation and Technical Infrastructure Division;
  - Safety and Equipment Division;
  - Construction Quality Control Division;
- Establish 2 new functional divisions directly under the Economic - Technical Department:
  - Economic Construction Division;
  - Technical - Technology Division.
- Rearrange the structure of the Party - Union Department:
  - Dissolve the Party - Union Department;
  - Establish the Party - Union Division under the Organization - Human Resource Department.
- Rearrange the structure of the Business and Market Development Department, specifically:
  - Establish the Management and Customer Care Division;

- Reduce from 3 divisions (Market Development Division, Business Division, Legal Division) to 2 divisions (Sales Strategy Division and Legal Division).
- Rearrange the structure of DIC Corp Office:
- Separate the External Relations and Communication Division under the DIC Corp Office (including its tasks and personnel) and establish the External Relations and Communication Department directly under the Board of Management;
- Establish the Administrative Office (including: Archive Office, Receptionist, Security, Driver, Janitor, Medical Staff).

### 3.2. Compliance with regulations on taxes and contribution to the state budget:

- Despite many difficulties due to the impact of the Covid - 19 epidemic, in 2020, DIC Corp still strictly complied with the regulations on tax administration and contribution to the state budget.

### 3.3. Capital arrangement for implementation of investment projects:

- Financial resources are considered as the lifeblood that decides the survival of the business. In 2020, DIC Corp consistently managed to arrange capital in full for projects, ensuring smooth production, business and investment activities, while still maintaining safety of capital sources and compliance with regulations on finance and accounting.
- In credit relationship, DIC Corp always pays back principal and interest on time and is highly regarded by banks and credit institutions where DIC Corp does business.

### 3.4. Assessment from inspection teams:

- According to the assessment of independent inspection and audit teams or state auditors who previously audited at the Corporation, the Corporation's accounting system is considered up-to-date, unified from the main office of the Corporation to its member companies; the accounting quality is also highly appreciated, the accounting department is also regarded as professional and responsible, with a modern and effective working style.

### 3.5. Internal control:

- Rules and regulations issued by DIC Corp are practiced strictly and continuously, in accordance with financial management regimes and policies issued by the State.
- In the field of construction and implementation of investment projects: Promulgate strict and economical cost management regulations, minimize losses in settlement of capital investment, monitor and settle investment capital according to the State's unit price norms.
- Constantly promote thrift practice, strictly manage expenses, constantly improve organizational structure, improve working capacity in order to reduce costs, price, and increase profits for the Corporation.



#### 4. BUSINESS & PRODUCTION PLAN IN 2021

- Focusing on achieving production and business targets according to the Resolution of the General Assembly of Shareholders and the Board of Directors

- Restructure:

- Review and consolidate functions and tasks of Departments and Divisions of the Corporation in the direction of strengthening the role of the assisting apparatus to improve management and administration efficiency;

Continue the restructure of staff of Departments and Divisions to suit actual conditions at the Corporation.

- Investment:

- ✓ Investment in real estate development:
  - Investment in urban area development;
  - In the vision to 2050, DIC Corp determines that the investment in urban development will be the main source of generating high revenue, stabilizing employment while also enhancing other industries such as construction materials production, construction and installation, interior decoration, etc;
  - Investment in tourism - resort real estate development: DIC Corp is currently the investor of the hotel and resort system, including: DIC Star Hotels & Resorts Vinh Phuc; Pullman Hotels & Resorts Vung Tau; DIC Star Landmark Apart 'Hotel; DIC Star Hotel Vung Tau. Besides, DIC Corp has been deploying about 4,000 hotel rooms in Ha Nam, Quang Binh, Vung Tau, Hau Giang. It is expected that in early 2025, DIC Corp will invest further in 10,000 international 4/5-star-standard rooms and golf course system, amusement park etc.; cooperate with major hotel management and operation brands in the world; provide stable jobs for more than 10,000 workers;
  - Investment in industrial real estate development: DIC Corp's Board of Directors has been working hard with the assistance of the Board of Management to plan on investing in 2 - 3 high-tech industrial park projects in the period of 2021 - 2025.
- ✓ Financial investment: DIC Corp focuses on investing in enterprises operating efficiently within DIC Corporation, and only offer joint ventures with enterprises with real resources and capable of supporting DIC Corp's investment in real estate development.
  - Investment in construction materials: In DIC Corp's member company system, currently DIC Concrete and DIC Ceramic are operating in construction materials manufacture. These companies will continue to maintain and expand the market share and production scale for some traditional materials such as commercial concrete, concrete components, piles, floor panels, wall partitions, sand, stones, tiles, interior products etc;
  - Investment in construction and installation: continue to invest and research in the application of new scientific technologies to improve the capability of the 3 member companies operating in construction and installation sector: DIC No. 1; DIC No.2 and DIC Cons;
  - Investment in service and real estate management: As the investor of many large urban real estate projects and high-end hotel & resort systems, DIC Corp will continue to invest in the 2 member companies DIC Resco and DIC Toursim to enhance the quality of services, management and project operation.

- Business Finance:

- Working with credit institutions, arranging capital for projects according to the plan with the best interest rate, thus ensuring efficiency;
- Associating sales business with debt recovery, focusing on recovering due/overdue debts, internal debts;
- Structuring solid financial resources.
- Issuing individual shares according to plans.
- Issuing corporate bonds at favorable conditions.
- Increasing charter capital through issuing shares to pay dividends.
- Strengthening management and cost control, maximizing reduction in costs of reception, fuel, telephone etc., reducing production costs, ensuring P&B efficiency.

- Business:

- Enhance and focus on implementing key projects, ensuring the plan to sell key projects in 2021.

#### 5. REPORT OF ASSESSMENT RELATED TO ENVIRONMENTAL AND SOCIAL RESPONSIBILITIES OF THE CORPORATION

As a real estate enterprise, DIC Corp pays special attention to environmental protection; All projects shall implement environmental impact assessment reports according to regulations.

**Measures to protect the environment at project site:**

**Items and works of environmental protection:** Construction of rainwater drainage systems, sewerage systems, water treatment stations, automatic monitoring systems to control flow, temperature, pH, COD, TSS, ammonium at the output of the centralized wastewater treatment station.

**Collection and treatment of wastewater:** Wastewater collection process: Sewage -> Septic tanks at the site for preliminary treatment -> Sewage drainage system -> Sewage pump -> Centralized wastewater treatment plant.

**Handling of dust and emissions:**

- During the process of compensation and site clearance: spray water to limit dust generated during house dismantling.

- During the construction process: vehicles transporting backfill and construction materials must meet the standards prescribed by the Vietnam Register; The truck's cargo area shall be covered with tarpaulin when transporting, neither dropping materials nor overloading is allowed.

- Spray water and wash the material transportation routes every day.

- During the operation process: Arrange greenery reasonably at the project site; Limit vehicle speed in the project area, and clean the road daily.

- Collect daily waste to limit odors.

**Measures to minimize noise pollution, vibration and other impacts:**

- During the process of compensation and site clearance:

- Establish reasonable schedule and perform maintenance on vehicles regularly.
- Conduct evaluation and compensation for site clearance properly, with resettlement policy in accordance with State regulations.
- Coordinate with local authorities to implement measures to restore livelihoods, support and stabilize long-term lives for households affected by the project.

- During the process of construction:

- Use construction machinery and equipment meeting technical standards; Arrange reasonable construction schedule; inspect and maintain vehicles regularly. Barricade around the construction site with tarpaulin or corrugated iron.
- Coordinate closely with local authorities to ensure social security and safety.
- Prioritize the recruitment of workers in the local area of the project, creating jobs for people who lose their livelihoods due to land acquisition for project implementation.



Cooperative **strength**  
**Stature** forming



## REPORT FROM THE BOARD OF DIRECTORS

Evaluation of the Board of Directors on operational aspects of the Corporation in 2020	66
Activities of the Board of Directors in 2020	68
Operational orientation in 2021	70

## EVALUATION OF THE BOARD OF DIRECTORS ON OPERATIONAL ASPECTS OF THE CORPORATION IN 2020



The Corporation has concluded its P&B activities in 2020; Accordingly, in 2020, the Corporation has made good use of opportunities, maximized the company's resources and advantages in terms of human resources and management experience, land potentials, facilities etc. and other advantages in forwarding projects invested by DIC Corp.

To perform the P&B objectives in 2020 approved by the General Assembly of Shareholders, the Board of Directors has set out proper policies, closely and comprehensively managed and directed all operational aspects of the Corporation; The Board of Management has determined to direct operations, propose innovative and appropriate business solutions, ensuring the implementation of the 2020 P&B objectives set by the General Assembly of Shareholders.

Having overcome the difficulties of the Covid-19 epidemic that lasted and affected widely around the world, along with the common difficulties of the real estate industry, the Corporation has achieved impressive results in P&B activities in 2020; Accordingly, planned targets in 2020 approved by the General Assembly of Shareholders have been completed and even exceeded. Especially in 2020, DIC Corp and its subsidiaries were profitable, consolidated pre-tax profit was 899.8, reaching 138.4% of what was planned. This result further affirmed the methodical and effective business strategy with the aim of sustainable development of the Board of Directors of DIC.

**Production and business results in 2020 are shown in the following main areas of operation of the Corporation:**

1.1. Comprehensive corporate restructure: Accordingly, the Corporation continued to adjust and restructure the specialized Departments and affiliated units, reduce intermediate points, rearrange the apparatus to ensure streamlining and efficiency, continue to adjust the profession and the financial structure, finalize the management system to improve the Corporation's capacity, orient DIC to develop with new methods and practices that are currently used by large domestic and international corporations.

2020 is considered the year that DIC Corp drastically implemented the divestment in its units. For Member Companies, up to now, the restructure of which has been basically completed such as rearranging the tourism sector, concentrating resources on DIC Tourism, divesting capital for member companies who operate ineffectively or without development direction, like DIC Global.

According to the investment plan in 2020 approved by the General Assembly of Shareholders, DIC Corp has drastically implemented the project development in accordance with the plan, strictly complied with regulations, ensured optimal efficiency; continued to invest in the development of projects with completed legal procedures and convenient transportation infrastructure, focused on projects with good liquidity, and appealed to investors.

The year 2020 continues to be a year of great success in the field of real estate business development, bringing the main source of revenue and profit to the Corporation, maintaining the absolute peace of mind of customers, and expanding the market.

1.2. In 2020, the Corporation has always arranged and allocated sufficient capital for projects as planned with optimal interest rates, and implemented disbursement measures in accordance with actual conditions; managed effectively cash flow and capital sources. Thus, although total assets and equity increased continuously over the years, the profitability of the Corporation did not decrease but also increased sharply in 2020. This is the brightest highlight showing that DIC Corp has utilized mobilized capital exceptionally well. The financial situation of DIC Corp is stable, the supervision is strictly implemented in accordance with the standards and regulations of the law.



## ACTIVITIES OF THE BOARD OF DIRECTORS IN 2020

- In 2020, the Board of Directors held the 2020 Annual General Meeting of Shareholders to collect shareholders' written opinions to pass the resolution of the General Assembly of Shareholders on the investment cooperation plan for the North Vung Tau New Urban Area project, the Extraordinary General Meeting of Shareholders approved the addition, adjustment of business lines, and adjustment of management structure (DIC Corp's legal representatives). The Board of Directors has closely followed the Resolution of the General Assembly of Shareholders, market fluctuations and P&B activities of the Corporation to direct and offer solutions, decisions to positively impact P&B activities, creating growth momentum in revenue and profit, ensuring the goal of keeping stable and sustainable development of the Corporation such as:
- Approval of policies on investment: Approved the investment plan for projects in 2020; policies of compensation agreement, receiving transfer of land use right for projects: North Vung Tau Urban Area, Long Tan Urban Tourist Area etc.; DIC has always kept good relationships with domestic and foreign investors. In 2020, DIC was assessed highly by reputable organizations (DIC Corp ranked 50/500 among the Top 500 fastest growing enterprises in Vietnam and ranked 97/500 among the Top most profitable enterprises in Vietnam - evaluated by VNR; at the same time, DIC Corp was also among the Top 20 famous brands evaluated by the Vietnam Intellectual Property Association);
- Approval of guidelines on organization: Rearranged and restructured the Board of Management and the Departments and units directly under DIC Corp; Terminated the operation of branches - DIC Star Vinh Phuc Hotel; Merged DIC Land and Real Estate Management Department into the Project Planning and Development Department and renamed to Project Development Department; Re-established the Business and Market Development Department. In 2020, the restructure has been done well, maintaining the stability and development of the Corporation;
- Approval of personnel rearrangement: Approved the plan to retire Mr. Tran Minh from the position of Member of the Board of Directors in June 2020, and after the Board of Directors received the resignation letters of Mr. Dinh Quang Hoan and Mr. Tran Thai Phong, the Extraordinary General Meeting of Shareholders has also approved to retire them from the position of Board member on January 28, 2021. The decisions on personnel adjustment of the Board of Management have created an initiative in management activities, creating new motivation and enhancing DIC Corp's capacity resources;
- Approval of policies on capital contribution, divestment, restructuring the tourism sector in member companies: Contributed capital to establish DIC Tourism Co., Ltd., bought DIC Resco shares to increase ownership etc.;
- Approval of policies on financial activities: Borrowed capital for P&B activities; Issued shares to pay dividends in 2020; bought and sold treasury stocks; selected an auditing unit for financial statements of 2020 etc.;
- The Corporation has always been in control of financial affairs during the year, stayed consistent with the motto of maximizing internal resources development, utilizing DIC's external financial resources, building a healthy financial background, minimizing loans from the Credit sector (high interest rates, reduced DIC's efficiency and benefits);
- In 2020, the Corporation has signed credit contracts with leading reputable credit institutions (VietinBank, AgriBank), ensuring payment of debts on time to create a good reputation with all customers and preserve DIC's benefits;
- Approval of the plan and time to hold the Annual/ Extraordinary General Meeting of Shareholders and gather shareholders' written opinions to pass the resolutions of the General Assembly of Shareholders on the investment cooperation plan for the North Vung Tau New Urban Area project in 2020;
- Other important decisions on P&B activities of DIC Corp.

With proper guidelines and appropriate solutions of the Board of Directors, along with the direction and strict supervision, the Corporation has achieved good results in all fields of operation in 2020.



## OPERATIONAL ORIENTATION IN 2021

The Board of Directors has indentified that the year 2021 will present many great challenges for enterprises operating in real estate business. DIC Corp's production and business duties are always the responsibility to bring economic benefits to the Corporation and its shareholders.

Therefore, from the beginning of the year, the Board of Directors has fiercely directed the production and business activities to ensure proactive, financial balance, effective operation, bringing benefits to the shareholders of the Corporation.

The Board of Directors has closely followed the planned objectives and tasks passed by the General Meeting of Shareholders, actively directed and inspected further to determine the right solutions and decisions in a timely manner to ensure completion of P&B objectives and tasks in 2021, creating a strong growth momentum in revenue and profit, ensuring the goal of maintaining stable and sustainable development of the Corporation.

In parallel with the implementation of P&B plans, communication and brand development, the Board of Directors has also continued to study and perfect the management apparatus in accordance with the provisions of law and towards a corporate governance meeting international standards, ensuring transparency and efficiency. The Board of Directors focuses on Human resources management, investment in advanced technology, improvement in legal risk management and internal control.

**External affairs:** The Corporation continues to maintain friendly terms with partners and customers through exchange solutions to create good relationships.

In the year 2021 and the following years, with the flexible direction of the Board of Directors, reality has proven that the business results in 2020 of both DIC Corp and its member companies had high and sustainable growth; thus these are necessary and sufficient conditions to enter the year 2021 with a confident and energetic mind. I would like to affirm that the year 2021 will continue the trend of impressive business results, the start of the 5-year plan (2021-2025).

To implement the above contents, the Board of Directors of DIC Corp requires leaders and W&E of DIC Corporation to comply and implement a number of policies and solutions with the orientation of business production in 2021 as 'maintaining growth momentum and going into depth step by step'. Specifically:

**Regarding investment in residential land and housing real estate:** With the advantage of having a reserve of clean land and potential land stretching across many major cities of the country, the legal documents have been completed, DIC has determined this as the pillar sector in the vision to 2050 to create a great source of income,

stable jobs and promote other industries such as building materials production, construction and installation, interior decoration, etc. to develop together.

**Regarding investment – business in real estate tourism, services - sports, entertainment:** With the advantage that DIC has been investing in the management and operation of 04 5-star hotels such as DIC Star Vinh Phuc, Pullman Vung Tau, Landmark, Mariod Hotels in Vung Tau, along with about 4,000 rooms are being invested in Ha Nam, Quang Binh, Hanoi, Ho Chi Minh City, Vung Tau, and Hau Giang, it is expected that in early 2025, it will reach 10,000 international 4 to 5-star standard rooms and the system of golf courses, amusement parks, etc. will be completed, creating over 10,000 stable jobs.

**Regarding investment in construction materials business:** DIC continues to maintain and expand production scale for some traditional materials (commercial concrete, concrete structures, piles, floor panels, partitions, exploitation of sand, stones, tiles, interior products, etc.).

**Regarding construction and installation:** Utilize opportunities and strengths in equipment, human resources, experience, brand, and continue to expand to dominate market share and strive to become the Top 10 in

the construction field.

**Regarding investment and business in industrial real estate:** DIC's Board of Directors has been operating fiercely with the assistant of the Board of Management that in 05 years (2021-2025) DIC will have from 02 to 03 industrial – high-tech zones.

**Regarding financial investment:** The Board of Directors' steadfast policy is to focus resources to invest in enterprises operating effectively in DIC Group, and only offer joint ventures with enterprises who have real resources and are beneficial to DIC.



# CORPORATE GOVERNANCE



Members and structure of the Board of Directors	74
Member of the Board of Directors	76
Member of the Board of Management	78
Activities of the Board of Directors	80
Activities of the independent members of the Board of Directors	85
Activities of the subcommittees in the Board of Directors	86
Corporate governance situation	96
Shareholder relations	116

Stable **transformation**  
Adaptive **breakthrough**

## MEMBERS AND STRUCTURE OF THE BOARD OF DIRECTORS

The Annual General Meeting of Shareholders held on June 30, 2020 has approved that the number of members of the Board of Directors of the third tenure (2018-2022) shall be 09 members. In particular, the independent members of the Board of Directors are 3/9 members, ensuring the structure of members of the Board of Directors with at least 1/3 of the total number of members of the Board of Directors being independent members as stipulated in Article 26 of the Charter of DIC Corp.

There have been several changes in the personnel of the Board of Directors. Specifically, the resignation letters of Mr. Dinh Quang Hoan and Mr. Tran Thai Phong was also approved by the Extraordinary General Meeting of Shareholders to retire from the Board member position on January 28, 2021. Thus the number of members of the Board of Directors of the third term (2018-2022) is 08 members. In which, the independent members of the Board of Directors are 3/8 members.



## MEMBER OF THE BOARD OF DIRECTORS

As of 28/01/2020, the Board of Directors (the BOD) has 8 members, including a Chairman of the BOD and 03 independent members of the BOD.



### Mr. NGUYEN THIEN TUAN

CHAIRMAN OF THE BOARD OF DIRECTORS

**Qualification:** Master of Economics.  
Has 39 years of experience in management and administration in many different industries, and extensive experience in the real estate business. Leaders and executives of DIC Corp have made breakthrough developments in recent years, creating a solid foundation as the onset of DIC Corp's sustainable development.

**Work history:**

- 6/2012 – 3/2021: Chairman of the Board of Directors, Secretary of Party Committee of Construction Investment and Development Corporation.
- 4/2008 – 5/2012: Chairman of the Board of Directors, Secretary of Party Committee and General Director of Construction Investment and Development Corporation.
- 01/1993 – 4/2008: Director, Secretary of Party Committee of Construction Investment and Development Company.
- 6/1990 – 12/1992: Director of the Ministry of Construction Hostel.



### Mr. NGUYEN HUNG CUONG

VICE CHAIRMAN OF THE BOARD OF DIRECTORS

**Qualification:** Construction Engineer, Master of Business Administration  
Has 11 years of experience in construction economics

**Work history:**

- 1/2018 - now: Vice Chairman of the Board of Directors of Construction Investment and Development Corporation.
- 6/2012 - 12/2017: Deputy General Director of Construction Investment and Development Corporation.
- 8/2010 - 5/2012: Director of Project Management Unit of Thang Long under Construction Investment and Development Corporation and General Director of Vung Tau Sports Tourism Development Investment Joint Stock Company (DIC Sport).



### Mr. HOANG VAN TANG

GENERAL DIRECTOR, MEMBER OF THE BOARD OF DIRECTORS

**Qualification:** Master of Business Administration, Bachelor of Economics.

**Work history:**

- 7/2019 – 3/2021: Member of the Board of Directors, General Director of Construction Investment and Development Corporation.
- 4/2018 – 6/2019: Member of the Board of Directors, Deputy General Director of Construction Investment and Development Corporation.
- 8/2013 – 3/2018: Deputy General Director of Construction Investment and Development Corporation.
- 04/2008 – 07/2013: Director of Planning and Project Development Department under Investment Development - Construction Corporation.

### Mr. NGUYEN QUANG TIN

DEPUTY GENERAL DIRECTOR, MEMBER OF THE BOARD OF DIRECTORS, AUTHORIZED SPOKESMAN

**Qualification:** Master of Business Administration, Bachelor of Economics, majoring in Corporate Finance.

**Work history:**

- 9/2020 – now: Member of the Board of Directors, Deputy General Director of Construction Investment and Development Corporation.
- 7/2012 – 8/2020: Director of Finance, Chief Accountant, Member of Board of Directors of Construction Investment and Development Corporation.
- 7/2010 – 7/2012: Director of the Investment & Management Department under Construction Investment and Development Corporation.



### Mrs. NGUYEN THI THANH HUYEN

DEPUTY GENERAL DIRECTOR, MEMBER OF THE BOARD OF DIRECTORS

**Qualification:** Bachelor of Marketing Management.

**Work history:**

- 6/2020 - now: Member of the Board of Directors, Deputy General Director of Construction Investment and Development Corporation.
- 5/2018 - 5/2020: Deputy General Director of Construction Development Investment Corporation.
- 12/2016 - 4/2018: Director of DIC Corp's External Relations and Communication Department.



### Mrs. PHAN THI MAI HUONG

INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS

**Qualification:** Master of Business Administration  
Has 32 years of experience in the field of Party and Union work.



### Mrs. NGUYEN THAO MY

INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS

**Qualification:** Master of Accounting and Finance, Bachelor of Economics, Bachelor of English Language Arts.

**Work history:**

- 6/2020 – now: Independent Member of the Board of Directors of Construction Investment and Development Corporation.
- 6/2018 – now: Chairman of the Board of Directors and Chief Executive Officer of Ausvin Capital Partners Co Ltd.



### Mr. PHAN VAN DANH

INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS

**Qualification:** Qualifications: Master of Construction, Bachelor of Banking and Finance, Construction Engineer.

**Work history:**

- 01/2021 – now: Independent Member of the Board of Directors of Construction Investment and Development Corporation.
- 01/2018 – now: Project Director at Him Lam Land Trading Corporation.



## MEMBER OF THE BOARD OF MANAGEMENT



### Mr. HOANG VAN TANG

GENERAL DIRECTOR, MEMBER OF THE BOARD OF DIRECTORS

**Qualification:** Master of Business Administration, Bachelor of Economics.

**Work history:**

- 7/2019 – 3/2021: Member of the Board of Directors, General Director of Construction Investment and Development Corporation.
- 4/2018 – 6/2019: Member of the Board of Directors, Deputy General Director of Construction Investment and Development Corporation.
- 8/2013 – 3/2018: Deputy General Director of Construction Investment and Development Corporation.
- 04/2008 – 07/2013: Director of Planning and Project Development Department under Investment Development - Construction Corporation.



### Mr. NGUYEN QUANG TIN

DEPUTY GENERAL DIRECTOR, MEMBER OF THE BOARD OF DIRECTORS, AUTHORIZED SPOKESMAN

**Qualification:** Master of Business Administration, Bachelor of Economics, majoring in Corporate Finance.

**Work history:**

- 9/2020 – now: Member of the Board of Directors, Deputy General Director of Construction Investment and Development Corporation.
- 7/2012 – 8/2020: Director of Finance, Chief Accountant, Member of Board of Directors of Construction Investment and Development Corporation.
- 7/2010 – 7/2012: Director of the Investment & Management Department under Construction Investment and Development Corporation.



### Mrs. NGUYEN THI THANH HUYEN

DEPUTY GENERAL DIRECTOR, MEMBER OF THE BOARD OF DIRECTORS

**Qualification:** Bachelor of Marketing Management.

**Work history:**

- 6/2020 – now: Member of the Board of Directors, Deputy General Director of Construction Investment and Development Corporation.
- 5/2018 – 5/2020: Deputy General Director of Construction Development Investment Corporation.
- 12/2016 – 4/2018: Director of DIC Corp's External Relations and Communication Department.

### Mr. NGUYEN VAN TUNG

DEPUTY GENERAL DIRECTOR

**Qualification:** Civil engineer

**Work history:**

- 11/2019 – now: Deputy General Director of Construction Investment and Development Corporation.
- 8/2015 – 10/2019: Director of Management Unit of DIC Real Estate Project Development.
- 4/2012 – 8/2015: Director of Phuong Nam Project Management Unit under Construction Investment and Development Corporation.



### Mr. TRAN VAN DAT

DEPUTY GENERAL DIRECTOR

**Qualification:** Master of Business Administration, Construction Economics Engineer.

**Work history:**

- 9/2020 – now: Deputy General Director of Construction Investment and Development Corporation.
- 3/2016 – 8/2020: Director of Project Planning and Development Department under Construction Investment and Development Corporation.



### Mr. NGUYEN TUAN LIEM

DEPUTY GENERAL DIRECTOR

**Qualification:** Construction Engineer.

**Work history:**

- 12/2020 – now: Deputy General Director and Director of DIC Project Management Unit of Northern region - Construction Investment and Development Corporation.
- 11/2018 – 11/2020: Director of DIC Project Management Unit of Northern region - Construction Investment and Development Corporation.



### Mr. BUI VAN SU

CHIEF ACCOUNTANT

**Qualification:** Bachelor of Economics - Major in Financial & Accounting, Bachelor of Law - Major in Economic Law.

**Work history:**

- 01/10/2020 – now: Chief Accountant and Director of Finance and Accounting Department - Construction Investment and Development Corporation.
- 14/4/2015 - 01/10/2020: Deputy General Director - Construction Development Investment Joint Stock Corporation.
- 7/2013 - 13/4/2015: Director of Capital Management & Investment - Construction Investment and Development Corporation.



## ACTIVITIES OF THE BOARD OF DIRECTORS

In 2020, the Board of Directors had conducted 33 meetings and issued 52 resolutions, specifically:

- Meetings of the Board of Directors.

NO.	Member of the Board	Position	Number of meetings attended	Attendance rate	Reasons for not attending meetings
1	Mr. Nguyen Thien Tuan	Chairman of the Board	33	100%	
2	Mr. Nguyen Hung Cuong	Vice Chairman of the Board	33	100%	
3	Mr. Tran Minh Phu	Vice Chairman of the Board	13	39.39%	Resigned since June 5, 2020
4	Mr. Nguyen Quang Tin	Member of the Board	33	100%	
5	Mr. Hoang Van Tang	Member of the Board	33	100%	
6	Mrs. Phan Thi Mai Huong	Member of the Board	33	100%	
7	Mr. Dinh Quang Hoan	Member of the Board	22	66.67%	Business travel
8	Mr. Tran Thai Phong	Independent Member of the Board	9	45%	Business travel
9	Mrs. Nguyen Thao My	Independent Member of the Board	15	75%	Business travel
10	Mrs. Nguyen Thi Thanh Huyen	Independent Member of the Board	20	100%	



- Resolutions of the Board of Directors in 2020

NO.	Resolution Number	Date	Content	Adoption rate
1	75/NQ-HĐQT-DIC Corp	03.01.2020	Approve the policy of capital contribution to establish DIC Tourism Co., Ltd. and appoint a representative to manage DIC Corp's share of contributed capital at DIC Tourism Co., Ltd.	100%
2	76/NQ-HĐQT-DIC Corp	07.01.2020	Approve the commitment to comply with competition laws	100%
3	77/NQ-HĐQT-DIC Corp	07.01.2020	Approve the registration for share issuance for stock swap	100%
4	78/NQ-HĐQT-DIC Corp	14.02.2020	Plan to hold the 2020 Annual General Meeting of Shareholders	100%
5	79/NQ-HĐQT-DIC Corp	14.02.2020	Approve the policy of investment cooperation in a number of projects of DIC Corp	100%
6	80/NQ-HĐQT-DIC Corp	18.2.2020	Approve the policy of repurchasing DIC Corp shares for treasury stock purpose	100%
7	81/NQ-HĐQT-DIC Corp	25.2.2020	Approve the policy of lending capital to Southern Development Investment Joint Stock Company	100%
8	82/NQ-HĐQT-DIC Corp	26.3.2020	Approve the dissolution of DIC Star Landmark Vung Tau Branch	100%
9	83/NQ-HĐQT-DIC Corp	26.3.2020	Approve the dissolution of DIC Corp Branch - DIC Star Vinh Phuc Hotel	100%
10	84/NQ-HĐQT-DIC Corp	07.4.2020	Approve the policy to extend the time to hold the 2020 Annual General Meeting of Shareholders of DIC Corp at the latest before June 30, 2020	100%
11	85/NQ-HĐQT-DIC Corp	07.4.2020	Transfer plan for phase 1, subdivision 2 of Nam Vinh Yen New Urban Area project	100%
12	86/NQ-HĐQT-DIC Corp	23.4.2020	Purchase DIC Resco shares to increase ownership	100%

NO.	Resolution Number	Date	Content	Adoption rate
13	87/NQ-HĐQT-DIC Corp	27.4.2020	Invest in additional items outside the list of approved investment items of the CSJ complex project - phase 1	100%
14	88/NQ-HĐQT-DIC Corp	27.4.2020	Transfer plan for the tourist apartment of DIC The Landmark Residence project	100%
15	89/NQ-HĐQT-DIC Corp	11.5.2020	Approve the plan to increase the charter capital of DIC Tourism Co., Ltd and value the assets to contribute capital to DIC Tourism Co., Ltd.	100%
16	90/NQ-HĐQT-DIC Corp	26.5.2020	Divest DIC Corp's contributed capital in DIC Global Joint Stock Company	100%
17	91/NQ-HĐQT-DIC Corp	05.6.2020	Approve the time and documents of the 2020 General Meeting of Shareholders; retired Mr. Tran Minh Phu from the positions of Vice Chairman of the Board and Member of the Board	100%
18	92/NQ-HĐQT-DIC Corp	16.6.2020	Approve the plan to assist the site clearance compensation at the Lam Ha Center Point Residential Area project, Phu Ly City, Ha Nam Province	100%
19	93/NQ-HĐQT-DIC Corp	16.6.2020	Approve the plan to assist the site clearance compensation at the Lam Ha Center Point Residential Area project, Phu Ly City, Ha Nam Province	100%
20	94/NQ-HĐQT-DIC Corp	16.6.2020	Approve the adjustment of construction investment project of DIC Star Vinh Yen Hotel Complex	100%
21	95/NQ-HĐQT-DIC Corp	16.6.2020	Investment cooperation in the land for tourism services with an area of 1.9ha in subdivision 1 of Dai Phuoc Eco-Tourism Urban Area project	100%
22	96/NQ-HĐQT-DIC Corp	16.6.2020	Policy of investment in hotel - restaurant - tourist service complex at Vi Thanh Commercial Residential Area project, Hau Giang province	100%
23	97/NQ-HĐQT-DIC Corp	16.6.2020	Mortgage assets for assurance obligations of DIC No.4 JSC at the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - BR-VT Branch	100%
24	98/NQ-HĐQT-DIC Corp	19.6.2020	Loans for investment in Vi Thanh Commercial Residential Area project, Hau Giang	100%
25	99/NQ-HĐQT-DIC Corp	01.7.2020	Approve the result of issuing shares to DIC T&T shareholders for stock swap	100%
26	100/NQ-HĐQT-DIC Corp	14.7.2020	Approve the selection of an independent auditor to audit the financial statements of the first 6 months of the year and audit of the financial statements of the year 2020 for DIC Corp.	100%

NO.	Resolution Number	Date	Content	Adoption rate
27	101/NQ-HĐQT-DIC Corp	31.7.2020	Approve the policy of increasing the capital contribution of DIC Corp in DIC Tourism Co., Ltd; Adjust the plan to merge DIC T&T into DIC Corp	100%
28	101A/NQ-HĐQT-DIC Corp	31.7.2020	Approve the policy of spreading out the investment schedule of Hiep Phuoc Residential Area project	100%
29	102/NQ-HĐQT-DIC Corp	05.8.2020	Collect shareholders' opinions in writing on the investment cooperation plan for the Bac Vung Tau New Urban Area project in Ward 12, Vung Tau city	100%
30	103/NQ-HĐQT-DIC Corp	18.8.2020	Investment cooperation on the land area of about 31ha in subdivision 1,2,3 of Dai Phuoc Eco-Tourism Urban Area project	100%
31	104/NQ-HĐQT-DIC Corp	18.8.2020	Establish Nam Van Phuc Real Estate Development Investment Joint Stock Company	100%
32	105/NQ-HĐQT-DIC Corp	27.8.2020	Approve documents to collect shareholders' opinions in writing on the investment cooperation plan for the Bac Vung Tau New Urban Area project	100%
33	106/NQ-HĐQT-DIC Corp	31.8.2020	Approve the price bracket for the advance payment agreement for compensation, assistance and resettlement at Long Tan Tourist Urban Area project	100%
34	107/NQ-HĐQT-DIC Corp	16.9.2020	Approve the price bracket for the advance payment agreement for compensation, assistance and resettlement at Hiep Phuoc Residential Area project, Nhon Trach district	100%
35	107A/NQ-HĐQT-DIC Corp	16.9.2020	Contribute capital for land use rights and transfer investment capital as value of land use rights to Taekwang - DIC Co., Ltd.	100%
36	108/NQ-HĐQT-DIC Corp	02.11.2020	Approve the policy of selling treasury stocks	100%
37	108A/NQ-HĐQT-DIC Corp	02.11.2020	Approve the investment construction project of commercial & housing combination (shophouse) in subdivision 1 of Vi Thanh Commercial Residential Area, Hau Giang	100%
38	109/NQ-HĐQT-DIC Corp	03.11.2020	Dissolve Dai Phuoc Korea - DIC Co., Ltd.	100%
39	110/NQ-HĐQT-DIC Corp	03.11.2020	Dissolve Nam Van Phuc Real Estate Development Investment Joint Stock Company	100%
40	111/NQ-HĐQT-DIC Corp	03.11.2020	Establish a 2-member limited liability company to co-invest in a land area of about 14.4 ha in Subdivision 7.1 of Dai Phuoc Eco-tourism Urban project	100%

NO.	Resolution Number	Date	Content	Adoption rate
41	112/NQ-HĐQT-DIC Corp	03.11.2020	Establish a 2-member limited liability company to co-invest in a land area of about 31 ha in Subdivision 1,2,3 of Dai Phuoc Eco-Tourism Urban project	100%
42	113/NQ-HĐQT-DIC Corp	24.11.2020	Borrow at AgriBank, Dong Nai province branch to supplement working capital and business operations (including compensation costs) in line with the registered business lines	100%
43	113A/NQ-HĐQT-DIC Corp	24.11.2020	Approve the product transfer plan for phase 3, subdivision 2 of Nam Vinh Yen New Urban Area project, Vinh Phuc province	100%
44	114/NQ-HĐQT-DIC Corp	27.11.2020	Transfer the share of contributed capital at Dai Phuoc Thien Minh Co., Ltd	100%
45	115/NQ-HĐQT-DIC Corp	27.11.2020	Transfer the share of contributed capital at Dai Phuoc Thien An Co., Ltd	100%
46	115A/NQ-HĐQT-DIC Corp	27.11.2020	Approve the policy of investment cooperation in the investment construction project of infrastructure of Duc Hoa III - RESCO industrial park, My Hanh Bac commune, Duc Hoa district, Long An province	100%
47	115B/NQ-HĐQT-DIC Corp	27.11.2020	Approve the policy of investment cooperation in Thien Tan Tourist Area project in Phuoc Hai town and Long My commune, Dat Do cistrict, Ba Ria - Vung Tau province	100%
48	116/NQ-HĐQT-DIC Corp	27.11.2020	Approve the mortgage/ guarantee policy for Thien Tan Investment and Development JSC and Tan Long Investment and Development JSC by property with the compensated land area in Long Tan Urban Tourist Area project, Nhon Trach district, Dong Nai province	100%
49	117/NQ-HĐQT-DIC Corp	04.12.2020	Convene the Extraordinary General Meeting of Shareholders and implement the plan to issue shares to pay dividends of 2019	100%
50	118/NQ-HĐQT-DIC Corp	04.12.2020	Adjust the price bracket for compensation agreement for Bac Vung Tau New Urban Area project	100%
51	118A/NQ-HĐQT-DIC Corp	04.12.2020	Approve the policy of guaranteeing DIC Corp's obligations to the 34 ha land plot and allowing the use of the DIC brand name at Teakwang - DIC Vina JSC	100%
52	119/NQ-HĐQT-DIC Corp	30.12.2020	Approve the time and documents for the Extraordinary General Meeting of Shareholders in 2021	100%

## ACTIVITIES OF THE INDEPENDENT MEMBERS OF THE BOARD OF DIRECTORS

After the 2020 Annual General Meeting of Shareholders held on June 30, 2020, DIC Corp has completed and maintained the number of independent members of the Board of Directors at least 1/3 of the total number of members of the Board of Directors. The independent members of the Board of Directors actively supported the Board of Directors in activities related to internal audit, DIC Corp's strategy and plans for human resources development and wage, bonus, investment activities.

In 2020, the independent members of the Board of Directors have completed the tasks assigned by the Board of Directors.

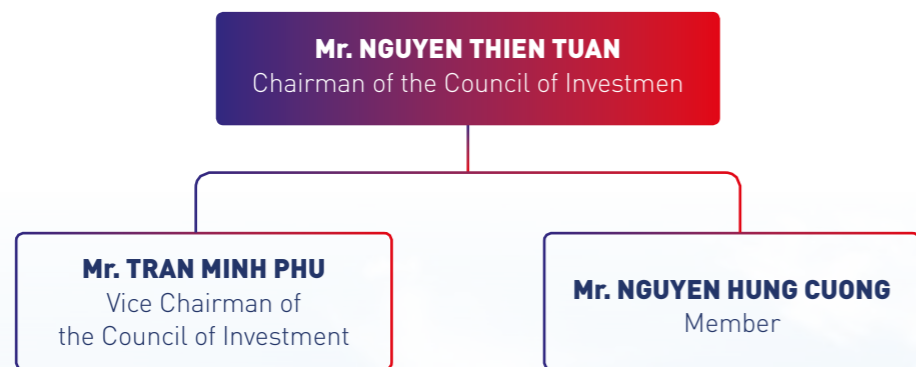


# ACTIVITIES OF THE SUBCOMMITTEES IN THE BOARD OF DIRECTORS

DIC Corp's Board of Directors has 04 subcommittees, consisting of:



## ACTIVITIES OF THE COUNCIL OF INVESTMENT



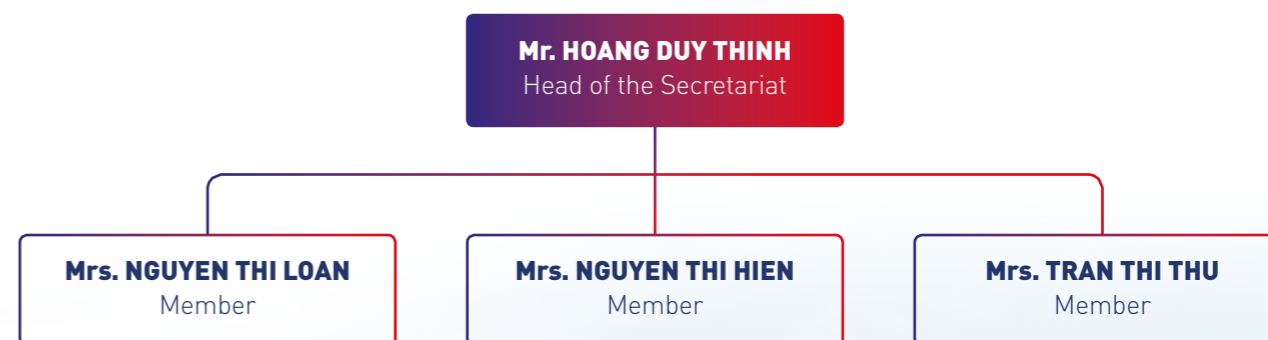
### FUNCTIONS AND DUTIES

- Identify DIC Corp’s development strategies, objectives and plans as well as basic performance targets; identify operational priorities.
- Evaluate the long-term effectiveness of DIC Corp’s activities.
- Evaluate and submit investment projects and policies to the Board of Directors for decision and approval according to the positions and duties of members of the Board of Directors.
- Evaluate and decide according to the positions and duties of members of the Board of Directors on investment projects, financial investment decisions prepared by the Board of Management.

### PERFORMANCE RESULT IN 2020

Business investment strategy and plan play a very important role in the development of an enterprise. In order to assist the Board of Directors in determining long-term development strategies and investment decisions, the Council of Investment has helped the Board of Directors to complete the set plans and tasks.

## ACTIVITIES OF THE SECRETARIAT



### FUNCTIONS AND DUTIES

Assist the Board of Directors in organizing General Meetings of Shareholders, organizing Board of Directors meetings and assist DIC Corp’s information disclosure activities.

### PERFORMANCE RESULT IN 2020

In 2020, the Board of Directors held the Annual General Meeting of Shareholders and General Meeting of Shareholders and 33 meetings of the Board of Directors, the Secretariat had taken the initiative to organize the above meetings, members of the Secretariat all strove for a high sense of responsibility, cautiousness and integrity in the implementation of the assigned work, allowing the Board of Directors to successfully perform the operation programs in both content and legal terms, ensuring compliance with relevant legal regulations.



## ACTIVITIES OF THE SUBCOMMITTEE OF NOMINATION AND REMUNERATION



### FUNCTIONS AND DUTIES

- Set out criteria for capability and qualification, draft procedures for appointing and dismissing members of the Board of Directors.
- Develop the process of evaluating the activities of the Board of Directors, propose objective evaluation criteria for the activities of the Board of Directors
- Develop and propose to the Board of Directors on human resource development plans; discover, recruit, train and foster senior managers.
- Propose remuneration policy for members of the Board of Directors, management apparatus to submit to the Board of Directors.
- Periodically assess the scale, structure of salary, bonus and other benefits of each member of the Board of Directors and the management apparatus.
- Perform other duties assigned by the Board of Directors related to personnel and salary/bonus policies.

### PERFORMANCE RESULT IN 2020

#### Regarding human resources:

- Offered advices to the Chairman of the Board on compliance with regulations on corporate governance. Advised the Chairman of the Board to explain to the Hochiminh Stock Exchange and adjusted the number of Board of Directors personnel so that 1/3 of the total number of Board members are independent members, in accordance with the Securities Law;
- Offered advices on proposals of appointing members of the management apparatus: Based on the requirements of positions and the basis of Board of Directors' policies for additional Board of Management personnel, the Subcommittee of Nomination and Remuneration had participated in advising, evaluating and recommending personnel for the appointment of 03 Deputy General Directors for DIC Corp.
- Proactively proposed plans for human resource development; monitored, and together with the Organization - Human Resources Department, discovered, recruited, trained and fostered senior management officers.

#### Regarding salary and bonus:

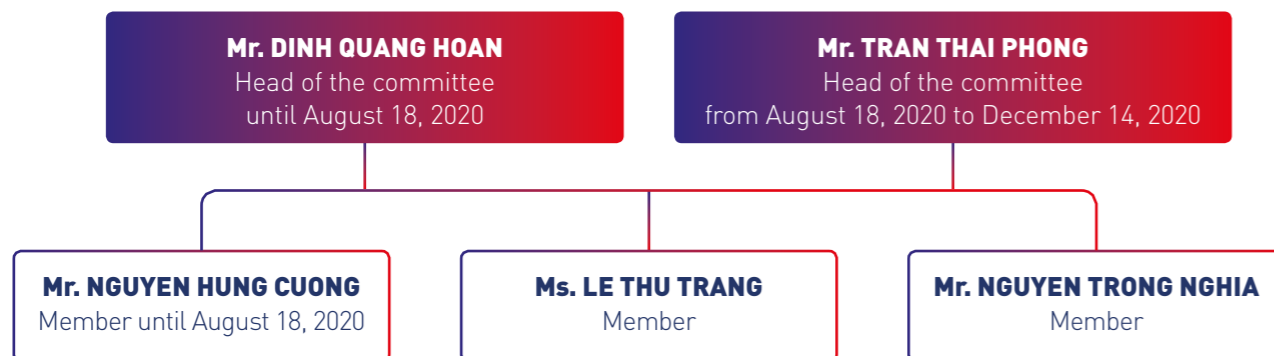
- The Corporation has improved salary policies in the direction of focusing on performance assessment to pay wages according to business efficiency as a basis for effective salary distribution, additional wage, bonus and paid special attention to important positions.
- In general, the policies that have been implemented has showed the highest concern of the Corporation to the interests of employees within the framework of the current law to encourage and promote creativity and enthusiasm in production; thus strengthening the Corporation further day by day, while convincing employees to choose the Corporation as the place for long-term attachment.



### PLANS FOR 2021

- With a high sense of responsibility, diligence and cautiousness at work, in the coming time, the Human Resource and Salary/Bonus Subcommittee will pay more attention to bonus policies for members of the Board of Directors, Board of Management, and propose a number of stock-rewarding policies for employees who complete their tasks exceptionally well or make a lot of contributions to the development of the Corporation.
- Also the Subcommittee will continue to propose measures to improve/ streamline the structure to suit the Corporation's development; constantly improve the material and spiritual life of W&E to encourage employees to be enthusiastic in their work; organize more in-house training courses combined with internal guidance and training for all W&E throughout the Corporation, saving training costs as well as exchanging and sharing real work experience in a systematic and effective manner; build and develop a team of qualified staff, skilled workers, ensuring increased productivity and work efficiency, further strengthening the Corporation for sustainable development.

## ACTIVITIES OF THE INTERNAL AUDIT COMMITTEE



### ACTIVITIES OF THE INTERNAL AUDIT COMMITTEE

#### • Monitoring financial statements

The Internal Audit Committee has appraised the 2020 consolidated financial statements audited by Ernst & Young Vietnam Co., Ltd., which has been approved by the State Securities Commission as an independent auditing organization with permission to audit entities with public interests. The appraisal results showed that: The consolidated financial statements of 2020 of Construction Investment and Development Joint Stock Corporation reflected honestly and reasonably on key aspects of the financial situation of the Corporation, in accordance with the System & Standards of Accounting and regulations of current law.

During the year, there was no change in the accounting system, standards, or tax policies that may have a significant impact on the financial situation and the announced financial statements.

#### • Monitoring administration and operational activities

In 2020, the Internal Audit Committee did not receive any accusations from shareholders or workers, employees

of the Corporation about any violations of the Board of Directors, the Board of Management and the management staff of the Corporation.

During the process of performing its duties, the Internal Audit Committee had been facilitated by the Board of Directors, Board of Management of the Corporation to complete the tasks; There were no pressure or hindrance that affected the assigned tasks.

#### + Board of Directors

In 2020, the Board of Directors has held many meetings to implement the resolutions of the General Meeting of Shareholders.

The Board of Directors has performed according to its functions and management responsibilities, complied with the provisions of the Enterprise Law, the Securities Law, the Charter of the Corporation, the resolutions of the General Meeting of Shareholders and other regulations of the law.

#### + Board of Management

The Internal Audit Committee has not detected any abnormal signs in the administration activities of the Corporation. The Board of Management has made great efforts in directing and operating the production and business activities of the Corporation with high efficiency and in compliance with the provisions of law, the Charter of the Corporation and resolutions of the Board of Directors.

#### • Other periodic inspection activities

In 2020, the Internal Audit Committee has periodically inspected the following contents:

- Coordinate with independent auditors to inspect a number of projects of the Corporation;
- Inspect the compliance of the specialized Departments;
- Participate in inspecting the Corporation's subsidiaries.

During the inspection process, the Internal Audit Committee did not detect any violation that may significantly affect the production and business activities of the Corporation.

### INTERNAL AUDIT PLAN IN 2021

In 2021, the Internal Audit Committee will continue to perform the inspection and supervision according to the assigned functions and duties; The content will focus mainly on the following issues:

- Participate with the Board of Management to finalize rules, regulations of governance, operating processes of the Corporation towards the goal of enhancing accountability, streamlining procedures and efficiency;
- Periodically inspect the compliance with the regulations and evaluate the performance of the specialized Departments and Project management units;
- Participate in the inspection of the operation of subsidiaries, affiliated companies with capital contributed by the Corporation.



## LIST OF MEMBERS OF THE BOARD OF DIRECTORS WITH CERTIFICATES OF CORPORATE GOVERNANCE TRAINING

List of members of the Board of Directors with certificates of corporate governance training.

NO.	Full name	Title	Acquired certificates in corporate governance
1	Nguyen Thien Tuan	Chairman of the Board	x
2	Nguyen Hung Cuong	Vice Chairman of the Board	x
3	Hoang Van Tang	Member of the Board, General Director	x
4	Nguyen Thi Thanh Huyen	Member of the Board, Deputy General Director	x
5	Nguyen Quang Tin	Member of the Board, Deputy General Director	x
6	Phan Thi Mai Huong	Member of the Board	x

List of Members of the Board participating in corporate governance training programs in 2020.

NO.	Full name	Title	Training time	Date of issue	Issued by
1	Nguyen Hung Cuong	Vice Chairman of the Board			
2	Hoang Van Tang	Member of the Board, General Director			
3	Nguyen Thi Thanh Huyen	Member of the Board, Deputy General Director	From 28/10 to 29/10/2020	04/11/ 2020	The Securities Research and Training Center
4	Nguyen Quang Tin	Member of the Board, Deputy General Director			

## REMUNERATION AND ALLOWANCES OF THE BOARD OF DIRECTORS

NO.	FULL NAME	Title	Total remuneration / allowances in 2020 (VND)
<b>I Board of Directors</b>			
<b>Chairman of the Board</b>			
1	Nguyen Thien Tuan	Chairman	1,300,000,000
<b>Vice Chairman of the Board</b>			
1	Nguyen Hung Cuong	Vice Chairman of the Board	975,000,000
2	Tran Minh Phu	Vice Chairman of the Board	450,000,000
<b>Member of the Board</b>			
3	Nguyen Quang Tin	Member of the Board (Concurrently)	120,000,000
4	Hoang Van Tang	Member of the Board (Concurrently)	120,000,000
5	Nguyen Thi Thanh Huyen	Member of the Board (Concurrently)	60,000,000
<b>Independent Member of the Board</b>			
6	Dinh Quang Hoan	Independent Member of the Board (Non-specialized)	180,000,000
7	Phan Thi Mai Huong	Independent Member of the Board (Non-specialized)	180,000,000
8	Nguyen Thao My	Independent Member of the Board (Non-specialized)	90,000,000
9	Tran Thai Phong	Independent Member of the Board (Non-specialized)	90,000,000
<b>II Council of Investment</b>			
1	Tran Minh Phu	Vice Chairman of the Council of Investment (Specialized)	362,500,000
2	Vu Huu Dien	Member of the Council of Investment	60,000,000
<b>III Other</b>			
2	Vu Huu Dien	Advisor of the Board	90,000,000
<b>Total (I+II+III)</b>			<b>3,565,000,000</b>

## CORPORATE GOVERNANCE SITUATION



### 1. RISK IDENTIFICATION

#### \* Economic risks:

In the year 2020, the economies of the countries around the world had faced great difficulties and challenges. The Covid-19 epidemic with complicated developments has disrupted many socio-economic activities around the world, while the US-China trade conflict continued. Domestically, natural disasters and the epidemic had significant impacts on economic activities and people's lives; Unemployment and underemployment rates were high. However, with drastic and effective solutions in realizing the dual goal of "epidemic prevention and socio-economic development", the Vietnamese economy still achieved positive results and maintained growth. Although GDP growth in 2020 was the lowest in the period of 2011-2020, before the negative impacts of the Covid-19 epidemic, it was still a success for Vietnam with one of

the highest growth rates in the world. In addition to the growth results achieved in 2020, the Vietnamese economy still retained many problems as the Covid-19 epidemic ravaged the world; production, supply and movement of commerce, aviation, tourism, labor and employment were delayed or interrupted.

The volatility of the economy has significantly affected the operations and business results of the Corporation as well. Therefore, in recent years, DIC Corp has implemented production and business plans in parallel with the implementation of active anti-epidemic measures, joining hands with the State on the dual goal of epidemic prevention and economic stability.

#### \* Legal risks:

Legal policies have a great influence on production and business activities of DIC Corp. DIC Corp's business activities and strategic plans are all subject to the Enterprise

Law, Investment Law, Bidding Law, Construction Law etc. and other relevant legal documents. In addition, as a listed company, DIC Corp is also affected by the Securities Law and related law enforcement documents. Legal documents are regularly revised and changed. In many cases, the inconsistencies and overlaps between legal documents make timely law compliance nearly impossible. This has led to some projects being delayed in the legal procedures, some business plans being behind schedule compared to what was planned etc., affecting the reputation of the Corporation. To overcome this situation, DIC Corp has constantly reviewed and updated legal documents to comply with regulations applicable to listed enterprises. For key projects, the Corporation focused on legal dealing and settlement, ensuring legal benefits for investors.

#### \* Inflation risks

Inflation directly and indirectly affects the economy in general and the production and business activities

of enterprises in particular. Inflation risks increase production costs while also reduce the value of cash flow. For enterprises operating in the field of construction and real estate business such as DIC Corp, high inflation will sharply increase input costs such as raw material costs, personnel costs, etc. that indirectly affects the business performance of the Corporation.

#### \* Interest rate risks

The current interest rate policies all have a direct impact on the performance of the Corporation. Interest rates risks will increase capital costs, affecting the profitability of the Corporation. In 2020, the State Bank of Vietnam has adjusted the operating interest rates to facilitate a quick recovery of the economy from the effects of the Covid-19 epidemic. The interest rate reduction will increase the ability to access capital, stimulate expansion in investment and further the development of production and business activities of DIC Corp in the coming time.

## 2. IMPLEMENTATION OF CORPORATE GOVERNANCE REGULATIONS

DIC Corp has conducted corporate governance assessment based on the ASEAN Corporate Governance Scorecard (ACGS). As usual, DIC Corp met 158/184 criteria, accounting for 85.89%, and 26 criteria were not met and incomplete. DIC Corp is reviewing and considering for improvement in the following years:

<b>Good</b>	<b>Incomplete</b> Thực hiện một phần nhưng chưa đầy đủ theo thông lệ	<b>Inadequate</b>
-------------	---	-------------------

NO.	Criteria	Assessment	Basis of assessment
<b>A</b>	<b>Rights of Shareholders</b>		
<b>A.1</b>	<b>Basic rights of shareholders</b>		
A.11	Does the company pay (mid-term and final/ annual) dividends in an equitable and timely manner; that is, all shareholders are treated equally and paid within 30 days after being (i) declared for mid-term dividends and (ii) approved by shareholders at general meetings for final dividends? In case the company has offered Scrip dividend, did the company paid the dividend within 60 days?	<b>Incomplete</b>	DIC Corp has applied for permission from the State Securities Commission for paying dividends by stocks in accordance with the Resolution of the Annual General Meeting of Shareholders 2020 No. 01/NQ-HĐQT DIC Corp dated 30/06/2020 with the rate of 10% / total number of shares excluding treasury stocks. However, at the time DIC Corp applied for permission, the number of outstanding shares has changed because DIC Corp had sold the entire amount of treasury stocks. To ensure the principle that dividends are distributed based on the number of outstanding shares, and to ensure that the dividend rate is implemented in accordance with the Resolution of the Annual General Meeting of Shareholders 2020, DIC Corp has consulted shareholders on the adjustment of the dividend issuance plan for 2019 at the Extraordinary General Meeting of Shareholders on January 28, 2021.  After the Extraordinary General Meeting of Shareholders concluded, DIC Corp had quickly proceeded with the dividend payment procedure for 2019 and the closing date of the list of shareholders entitled to dividends for 2019 on March 31, 2021.
<b>A.2</b>	<b>Right to participate in decisions concerning fundamental corporate changes.</b>		
	Do shareholders have the right to participate in:		
A.2.1	Amendments to the company's constitution?	<b>Good</b>	Stipulated in Article 59 of the Charter of the Corporation.
A.2.2	The authorisation of additional shares?	<b>Good</b>	Stipulated in Article 15, 21, 22 of the Charter of the Corporation.
A.2.3	The transfer of all or substantially all assets, which in effect results in the sale of the company?	<b>Good</b>	

NO.	Criteria	Assessment	Basis of assessment
<b>A.3</b>	<b>Right to participate effectively in and vote in general shareholder meetings and should be informed of the rules, including voting procedures, that govern general shareholder meetings.</b>		
A.3.1	Do shareholders have the opportunity, evidenced by an agenda item, to approve remuneration (fees, allowances, benefit-in-kind and other emoluments) or any increases in remuneration for the non-executive directors/commissioners?	<b>Good</b>	Documents of the Annual General Meeting of Shareholders every year
A.3.2	Does the company provide non-controlling shareholders a right to nominate candidates for board of directors/commissioners?	<b>Good</b>	Stipulated in Article 15 of the Charter of the Corporation.
A.3.3	Does the company allow shareholders to elect directors/commissioners individually?	<b>Good</b>	Proceeding, voting and election procedures are published in the AGM documents
A.3.4	Does the company disclose the voting procedures used before the start of meeting?	<b>Good</b>	Voting procedures are published in the AGM documents 21 days prior to the opening of the meeting
A.3.5	Do the minutes of the most recent AGM record that the shareholders were given the opportunity to ask questions and the questions raised by shareholders and answers given recorded?	<b>Good</b>	
A.3.6	Does the company disclose the voting results including approving, dissenting, and abstaining votes for all resolutions/each agenda item for the most recent AGM?	<b>Good</b>	All are announced in the minutes of the General Meeting of Shareholders
A.3.7	Does the company disclose the list of board members who attended the most recent AGM?	<b>Good</b>	
A.3.8	Does the company disclose that all board members and the CEO (if he is not a board member) attended the most recent AGM?	<b>Good</b>	
A.3.9	Does the company allow voting in absentia?	<b>Inadequate</b>	DIC Corp currently does not meet the necessary conditions for implementation. DIC Corp is considering implementation for future occasions
A.3.10	Did the company vote by poll (as opposed to by show of hands) for all resolutions at the most recent AGM?	<b>Good</b>	Voting by "Poll" is used for each issue of the Meeting according to each item on the Meeting report/submission with the following options: approve, disapprove, neutral
A.3.11	Does the company disclose that it has appointed an independent party (scrutineers/ inspectors) to count and/or validate the votes at the AGM?	<b>Good</b>	Shown in the minutes of the General Meeting of Shareholders
A.3.12	Does the company make publicly available by the next working day the result of the votes taken during the most recent AGM/EGM for all resolutions?	<b>Good</b>	Minutes of Meetings and Resolutions of the General Meeting of Shareholders are published within 24 hours on the Corporation's website

NO.	Criteria	Assessment	Basis of assessment
A.3.13	Does the company provide at least 21 days notice for all AGMs and EGMs?	Good	The Annual General Meeting of Shareholders of 2020 held on June 30, 2020 was announced by DIC Corp on the Corporation's website in both Vietnamese and English on June 5, 2020. The Extraordinary General Meeting of Shareholders held on January 28, 2021 was announced on DIC Corp's website in both Vietnamese and English on December 4, 2020.
A.3.14	Does the company provide the rationale and explanation for each agenda item which require shareholders' approval in the notice of AGM/circulars and/or the accompanying statement?	Good	Annual and Extraordinary General Meeting of Shareholders documents provide sufficient information and basis of issues submitted to the General Meeting of Shareholders for approval in both Vietnamese and English.
A.3.15	Does the company give the opportunity for shareholders to place item/s on the agenda of AGM?	Good	- Before the Meeting, shareholders may submit their opinion on issues in the General Meeting of Shareholders - During the Meeting, the Corporation always leave time for the Board to answer shareholders' questions about agenda issues. All discussion & questions are recorded in the Meeting minutes.
<b>A.4</b>	<b>Markets for corporate control should be allowed to function in an efficient and transparent manner.</b>		
A.4.1	In cases of mergers, acquisitions and/or takeovers requiring shareholders' approval, does the board of directors/commissioners of the company appoint an independent party to evaluate the fairness of the transaction price?	Good	The merger of DCD into the Corporation has been approved in the EGM in November 2019 and an independent unit (MBS Securities Company) was hired to assess the fairness of the transaction
<b>A.5</b>	<b>The exercise of ownership rights by all shareholders, including institutional investors, should be facilitated.</b>		
A.5.1	Does the company disclose its practices to encourage shareholders to engage the company beyond AGM?	Good	The Corporation always updates the results and situation of production and business activities in meetings with shareholders and investors during the year in the form of direct, online meetings and quarterly IR newsletters. The IR Office is ready to answer questions and take notes of investors' opinions through direct meetings, phones, emails, etc.
<b>B</b>	<b>Equitable Treatment of Shareholders</b>		
<b>B.1</b>	<b>Shares and Voting Rights</b>		
B.1.1	Does the company's ordinary or common shares have one vote for one share?	Good	This is clearly shown in voting rules at the General Meetings

NO.	Criteria	Assessment	Basis of assessment
B.1.2	Where the company has more than one class of shares, does the company publicise the voting rights attached to each class of shares (e.g. through the company website / reports/ the stock exchange/ the regulator's website)?	Good	DIC Corp only has 01 type of share: common share
<b>B.2</b>	<b>Notice of AGM</b>		
B.2.1	Does each resolution in the most recent AGM deal with only one item, i.e., there is no bundling of several items into the same resolution?	Good	Shown in the Resolutions of the General Meetings
B.2.2	Are the company's notice of the most recent AGM/circulars fully translated into English and published on the same date as the local language version?	Good	Notices and documents of the General Meeting of Shareholders in English and Vietnamese are both published on the same day
<b>Does the notice of AGM/circulars have the following details:</b>			
B.2.3	Are the profiles of directors/commissioners (at least age, academic qualification, date of appointment, experience, and directorships in other listed companies) in seeking election/re-election included?	Good	DIC Corp discloses candidate information in both English and Vietnamese in AGM/EGM documents (Name, age, qualification, expertise, first appointment date, experience, and member positions of the Board in other listed companies)
B.2.4	Are the auditors seeking appointment/re-appointment clearly identified?	Good	Published in full in AGM/EGM documents
B.2.5	Were the proxy documents made easily available?	Good	These are sent to shareholders' mailbox and posted on DIC Corp's website
<b>B.3</b>	<b>Insider trading and abusive self-dealing should be prohibited.</b>		
B.3.1	Does the company have policies and/or rules prohibiting directors/commissioners and employees to benefit from knowledge which is not generally available to the market?	Good	Stipulated in DIC Corp's Charter
B.3.2	Are the directors / commissioners required to report their dealings in company shares within 3 business days?	Good	DIC Corp strictly implements this principle according to Circular 155/2015/TT-BTC and the Charter
<b>B.4</b>	<b>Related party transactions by directors and key executives.</b>		
B.4.1	Does the company have a policy requiring directors/commissioners to disclose their interest in transactions and any other conflicts of interest?	Good	Stipulated in Article 51 of the Internal Governance Regulations

NO.	Criteria	Assessment	Basis of assessment
B.4.2	Does the company have a policy requiring a committee of independent directors/commissioners to review material RPTs to determine whether they are in the best interests of the company and shareholders?	Good	
B.4.3	Does the company have a policy requiring board members (directors/commissioners) to abstain from participating in the board discussion on a particular agenda when they are conflicted?	Good	A BOD Member may participate in the meeting but is not allowed to vote in contents containing activities and transactions that the member has a conflict of interest
B.4.4	Does the company have policies on loans to directors and commissioners either forbidding this practice or ensuring that they are being conducted at arm's length basis and at market rates?	Inadequate	
<b>B.5</b>	<b>Protecting minority shareholders from abusive actions</b>		
B.5.1	Does the company disclose that RPTs are conducted in such a way to ensure that they are fair and at arms' length?	Good	Presented in the periodic Administration Report
B.5.2	In case of related party transactions requiring shareholders' approval, is the decision made by disinterested shareholders?	Good	When such event arises, DIC Corp organizes a General Meeting of Shareholders to get the voting opinion of shareholders
<b>C</b>	<b>Role of Stakeholders</b>		
<b>C.1</b>	<b>The rights of stakeholders that are established by law or through mutual agreements are to be respected.</b>		
	<b>Does the company disclose a policy and practices that address:</b>		
C.1.1	The existence and scope of the company's efforts to address customers' welfare?	Good	
C.1.2	Supplier/contractor selection procedures?	Good	Stipulated in DIC Corp's Contractor Selection Policy and are also posted on the website
C.1.3	The company's efforts to ensure that its value chain is environmentally friendly or is consistent with promoting sustainable development?	Good	
C.1.4	The company's efforts to interact with the communities in which they operate?	Good	

NO.	Criteria	Assessment	Basis of assessment
C.1.5	The company's anti-corruption programmes and procedures?	Good	
C.1.6	How creditors' rights are safeguarded?	Good	
C.1.7	Does the company have a separate report/section that discusses its efforts on environment/economy and social issues?	Good	DIC Corp presents environmental, economic and social issues through the Sustainable Report in Financial Statements
<b>C.2</b>	<b>Where stakeholder interests are protected by law, stakeholders should have the opportunity to obtain effective redress for violation of their rights.</b>		
C.2.1	Does the company provide contact details via the company's website or Annual Report which stakeholders (e.g. customers, suppliers, general public etc.) can use to voice their concerns and/or complaints for possible violation of their rights?	Good	DIC Corp provides contact information on the company's website and Annual Reports
<b>C.3</b>	<b>Mechanisms for employee participation should be permitted to develop.</b>		
C.3.1	Does the company explicitly disclose the policies and practices on health, safety and welfare for its employees?	Good	
C.3.2	Does the company explicitly disclose the policies and practices on training and development programmes for its employees?	Good	Published in full in the Annual Reports
C.3.3	Does the company have a reward/compensation policy that accounts for the performance of the company beyond short-term financial measures?	Good	
<b>C.4</b>	<b>Stakeholders including individual employee and their representative bodies, should be able to freely communicate their concerns about illegal or unethical practices to the board and their rights should not be compromised for doing this.</b>		
C.4.1	Does the company have a whistle blowing policy which includes procedures for complaints by employees and other stakeholders concerning alleged illegal (including corruption) and unethical behaviour and provide contact details via the company's website or annual report?	Good	
C.4.2	Does the company have a policy or procedures to protect an employee/person who reveals alleged illegal/unethical behaviour from retaliation?	Good	

NO.	Criteria	Assessment	Basis of assessment
<b>D</b>	<b>Disclosure and Transparency</b>		
<b>D.1</b>	<b>Transparent Ownership Structure</b>		
D.1.1	Does the information on shareholdings reveal the identity of beneficial owners, holding 5% shareholding or more?	Good	Published in Annual Reports and periodic Administration Reports
D.1.2	Does the company disclose the direct and (deemed) indirect shareholdings of major and/or substantial shareholders?	Good	
D.1.3	Does the company disclose the direct and (deemed) indirect shareholdings of directors (commissioners)?	Good	
D.1.4	Does the company disclose the direct and (deemed) indirect shareholdings of senior management?	Good	
D.1.5	Does the company disclose details of the parent/holding company, subsidiaries, associates, joint ventures and special purpose enterprises/ vehicles (SPEs)/ (SPVs)?	Good	Published in Financial Statements and Annual Reports
<b>D.2</b>	<b>Quality of Annual Report</b>		
	<b>Does the company's annual report disclose the following items:</b>		
D.2.1	Corporate Objectives	Good	Published in Annual Reports
D.2.2	Financial Performance indicators	Good	
D.2.3	Non-Financial Performance indicators	Good	
D.2.4	Dividend Policy	Good	
D.2.5	Biographical details (at least age, academic qualifications, date of first appointment, relevant experience, and any other directorships of listed companies) of all directors/commissioners	Good	
D.2.6	Attendance details of each director/ commissioner in all directors/commissioners meetings held during the year	Good	
D.2.7	Total remuneration of each member of the board of directors/commissioners	Good	
	<b>Corporate Governance Confirmation Statement</b>		

NO.	Criteria	Assessment	Basis of assessment
D.2.8	Does the Annual Report contain a statement confirming the company's full compliance with the code of corporate governance and where there is non-compliance, identify and explain reasons for each such issue?	Good	
<b>D.3</b>	<b>Disclosure of Related Party Transactions (RPTs)</b>		
D.3.1	Does the company disclose its policy covering the review and approval of material RPTs?	Good	
D.3.2	Does the company disclose the name, relationship, nature and value for each material RPTs?	Good	
<b>D.4</b>	<b>Directors and Commissioners dealings in the shares of the company</b>		
D.4.1	Does the company disclose trading in the company's shares by insiders?	Good	Fully published in accordance with the provisions of Circular 155/2015 / TT-BTC
<b>D.5</b>	<b>External Auditor and Auditor Report</b>		
	<b>Where the same audit firm is engaged for both audit and non-audit services</b>		
D.5.1	Are the audit and non-audit fees disclosed?	Incomplete	
D.5.2	Does the non-audit fee exceed the audit fees?	Good	
<b>D.6</b>	<b>Medium of Communications</b>		
D.6.1	Quarterly Reporting	Good	Announced on the website and mass media on time
D.6.2	Company Website	Good	Continuously updated on production and business activities of the Corporation and announced fully and dully according to the provisions of Circular 155/2015 / TT-BTC
D.6.3	Analyst's briefing	Good	The IR Office holds exchanges, updates production and business activities & results for investors, analysts through annual meetings, and publishes quarterly IR newsletters
D.6.4	Media briefings/press conferences	Good	DIC Corp regularly posts articles updating production and business activities to promote the image of the Corporation

NO.	Criteria	Assessment	Basis of assessment
<b>D.7</b>	<b>Timely filing/release of annual/financial reports</b>		
D.7.1	Are the audited annual financial report / statement released within 120 days from the financial year end?	Good	Published on time according to the provisions of Circular 155/2015 / TT-BTC
D.7.2	Is the annual report released within 120 days from the financial year end?	Good	
D.7.3	Is the true and fairness/fair representation of the annual financial statement/reports affirmed by the board of directors/ commissioners and/or the relevant officers of the company?	Good	
<b>D.8</b>	<b>Company Website</b>		
	<b>Does the company have a website disclosing up-to-date information on the following:</b>		
D.8.1	Financial statements/reports (latest quarterly)	Good	Provided fully on DIC Corp's website (www.dic.vn) – Shareholder Information section
D.8.2	Materials provided in briefings to analysts and media	Good	
D.8.3	Downloadable Annual Report	Good	
D.8.4	Notice of AGM and/or EGM	Good	
D.8.5	Minutes of AGM and/or EGM	Good	
D.8.6	Downloadable company's constitution	Good	
<b>D.9</b>	<b>Investor Relations</b>		
D.9.1	Does the company disclose the contact details (e.g. telephone, fax, and email) of the officer / office responsible for investor relations?	Good	Contact information is posted in full on the website. Contact information of the Investor Relations Department is published on quarterly IR newsletters
<b>E</b>	<b>Responsibilities of the Board</b>		
<b>E.1</b>	<b>Board Duties and Responsibilities</b>		
	<b>Clearly defined board responsibilities and corporate governance policy</b>		
E.1.1	Does the company disclose its corporate governance policy / board charter?	Good	DIC Corp publishes its internal governance regulations on the website

NO.	Criteria	Assessment	Basis of assessment
E.1.2	Are the types of decisions requiring board of directors/commissioners' approval disclosed?	Good	The Decisions of the Board are published in accordance with regulations and are presented in the periodic Administration Report and Financial Statements
E.1.3	Are the roles and responsibilities of the board of directors/commissioners clearly stated?	Good	Stipulated in the Charter and Internal Governance Regulations
	<b>Corporate Vision/Mission</b>		
E.1.4	Does the company have an updated vision and mission statement?	Good	Published on the website and Annual Reports
E.1.5	Does the board of directors play a leading role in the process of developing and reviewing the company's strategy at least annually?	Good	DIC Corp's Board of Directors reviews and develops strategies every year, and these are presented in the annual Financial Statements and documents of the General Meeting of Shareholders
E.1.6	Does the board of directors have a process to review, monitor and oversee the implementation of the corporate strategy?	Good	DIC Corp's Board of Directors regularly monitors and follows closely the development of strategies and review them at meetings of the Board of Directors
<b>E.2</b>	<b>Board Structure</b>		
	<b>Code of Ethics or Conduct</b>		
E.2.1	Are the details of the code of ethics or conduct disclosed?	Good	
E.2.2	Are all directors/commissioners, senior management and employees required to comply with the code/s?	Good	
E.2.3	Does the company have a process to implement and monitor compliance with the code/s of ethics or conduct?	Good	
	<b>Board Structure &amp; Composition</b>		
E.2.4	Do independent directors/commissioners make up at least 50% of the board of directors/commissioners?	Incomplete	Currently, Independent Members of the Board of Directors are 3/8 members
E.2.5	Does the company have a term limit of nine years or less or 2 terms of five years <sup>1</sup> each for its independent directors/ commissioners?	Good	Stipulated in DIC Corp's Charter
E.2.6	Has the company set a limit of five board seats that an individual independent/non-executive director/commissioner may hold simultaneously?	Good	

NO.	Criteria	Assessment	Basis of assessment
E.2.7	Does the company have any executive directors who serve on more than two boards of listed companies outside of the group?	Good	
<b>Nomination Committee (NC)</b>			
E.2.8	Does the company have a Nominating Committee?	Good	Shown in Financial Statements
E.2.9	Is the Nominating Committee comprised of a majority of independent directors/commissioners?	Incomplete	Subcommittee of Nomination and Remuneration has 1/3 of the members as Independent Board Members
E.2.10	Is the chairman of the Nominating Committee an independent director/commissioner?	Good	
E.2.11	Does the company disclose the terms of reference/ governance structure/charter of the Nominating Committee?	Good	
E.2.12	Is the meeting attendance of the Nominating Committee disclosed and if so, did the Nominating Committee meet at least twice during the year?	Good	
<b>Remuneration Committee (RC)/Compensation Committee</b>			
E.2.13	Does the company have a Remuneration Committee?	Good	DIC Corp has a Subcommittee of Nomination and Remuneration
E.2.14	Is the Remuneration Committee comprised of a majority of independent directors/commissioners?	Incomplete	Subcommittee of Nomination and Remuneration has 1/3 of the members as Independent Board Members
E.2.15	Is the chairman of the Remuneration Committee an independent director/commissioner?	Good	
E.2.16	Does the company disclose the terms of reference/ governance structure/ charter of the Remuneration Committee?	Good	
E.2.17	Is the meeting attendance of the Remuneration Committee disclosed and, if so, did the Remuneration Committee meet at least twice during the year?	Good	
<b>Audit Committee (AC)</b>			
E.2.18	Does the company have an Audit Committee?	Good	
E.2.19	Is the Audit Committee comprised entirely of non-executive directors/commissioners with a majority of independent directors/commissioners?	Incomplete	The Internal Audit Committee has 1/3 of its members as Independent Board Members

NO.	Criteria	Assessment	Basis of assessment
E.2.20	Is the chairman of the Audit Committee an independent director/commissioner?	Good	
E.2.21	Does the company disclose the terms of reference/governance structure/charter of the Audit Committee?	Good	
E.2.22	Does at least one of the independent directors/commissioners of the committee have accounting expertise (accounting qualification or experience)?	Good	
E.2.23	Is the meeting attendance of the Audit Committee disclosed and, if so, did the Audit Committee meet at least four times during the year?	Incomplete	Meetings and exchanges of the Audit Committee are mainly through emails and dispatches
E.2.24	Does the Audit Committee have primary responsibility for recommendation on the appointment, and removal of the external auditor?	Good	
<b>E.3 Board Processes</b>			
<b>Board Meetings and Attendance</b>			
E.3.1	Are the board of directors meeting scheduled before the start of financial year?	Good	
E.3.2	Does the board of directors/commissioners meet at least six times during the year?	Good	In 2020, DIC Corp has conducted 33 meetings of the Board
E.3.3	Has each of the directors/commissioners attended at least 75% of all the board meetings held during the year?	Good	
E.3.4	Does the company require a minimum quorum of at least 2/3 for board decisions?	Good	
E.3.5	Did the non-executive directors/commissioners of the company meet separately at least once during the year without any executives present?	Good	
<b>Access to Information</b>			
E.3.6	Are board papers for board of directors/commissioners meetings provided to the board at least five business days in advance of the board meeting?	Good	

NO.	Criteria	Assessment	Basis of assessment
E.3.7	Does the company secretary play a significant role in supporting the board in discharging its responsibilities?	Good	
E.3.8	Is the company secretary trained in legal, accountancy or company secretarial practices and has kept abreast on relevant developments?	Good	
<b>Board Appointment and Re-Election</b>			
E.3.9	Does the company disclose the criteria used in selecting new directors/commissioners?	Good	
E.3.10	Did the company describe the process followed in appointing new directors/commissioners?	Good	
E.3.11	Are all directors/commissioners subject to re-election every 3 years; or 5 years for listed companies in countries whose legislation prescribes a term of 5 years <sup>2</sup> each?	Good	
<b>Remuneration Matters</b>			
E.3.12	Does the company disclose its remuneration (fees, allowances, benefit-in-kind and other emoluments) policy/practices (i.e. the use of short term and long term incentives and performance measures) for its executive directors and CEO?	Good	
E.3.13	Is there disclosure of the fee structure for non-executive directors/commissioners?	Good	Published in the documents of annual General Meetings of Shareholders
E.3.14	Do the shareholders or the Board of Directors approve the remuneration of the executive directors and/or the senior executives?	Good	Published in the documents of annual General Meetings of Shareholders
E.3.15	Does the company have measurable standards to align the performance-based remuneration of the executive directors and senior executives with long-term interests of the company, such as claw back provision and deferred bonuses?	Inadequate	
<b>Internal Audit</b>			
E.3.16	Does the company have a separate internal audit function?	Good	
E.3.17	Is the head of internal audit identified or, if outsourced, is the name of the external firm disclosed?	Good	

NO.	Criteria	Assessment	Basis of assessment
E.3.18	Does the appointment and removal of the internal auditor require the approval of the Audit Committee?	Good	
<b>Risk Oversight</b>			
E.3.19	Does the company establish a sound internal control procedures/risk management framework and periodically review the effectiveness of that framework?	Good	
E.3.20	Does the Annual Report/Annual CG Report disclose that the board of directors/commissioners has conducted a review of the company's material controls (including operational, financial and compliance controls) and risk management systems?	Good	
E.3.21	Does the company disclose the key risks to which the company is materially exposed to (i.e. financial, operational including IT, environmental, social, economic)?	Good	
E.3.22	Does the Annual Report/Annual CG Report contain a statement from the board of directors/commissioners or Audit Committee commenting on the adequacy of the company's internal controls/risk management systems?	Good	
<b>E.4 People on the Board</b>			
<b>Board Chairman</b>			
E.4.1	Do different persons assume the roles of chairman and CEO?	Good	Currently, the Chairman of the Board is Mr. Nguyen Thien Tuan and the General Director is Mr. Hoang Van
E.4.2	Is the chairman an independent director/commissioner?	Inadequate	
E.4.3	Is any of the directors a former CEO of the company in the past 2 years?	Good	
E.4.4	Are the roles and responsibilities of the chairman disclosed?	Good	Clearly stated in the Charter and Administration Regulations of DIC Corp
<b>Lead Independent Director</b>			
E.4.5	If the Chairman is not independent, has the Board appointed a Lead/Senior Independent Director and has his/her role been defined?	Inadequate	
<b>Skills and Competencies</b>			

NO.	Criteria	Assessment	Basis of assessment
E.4.6	Does at least one non-executive director/commissioner have prior working experience in the major sector that the company is operating in?	Good	
<b>E.5</b>	<b>Board Performance</b>		
	<b>Directors Development</b>		
E.5.1	Does the company have orientation programmes for new directors/commissioners?	Inadequate	
E.5.2	Does the company have a policy that encourages directors/commissioners to attend on-going or continuous professional education programmes?	Good	
	<b>CEO/Executive Management Appointments and Performance</b>		
E.5.3	Does the company disclose the process on how the board of directors/commissioners plans for the succession of the CEO/Managing Director/President and key management?	Inadequate	
E.5.4	Does the board of directors/commissioners conduct an annual performance assessment of the CEO/Managing Director/President?	Good	
	<b>Board Appraisal</b>		
E.5.5	Did the company conduct an annual performance assessment of the board of directors/commissioners and disclose the criteria and process followed for the assessment?	Inadequate	
	<b>Director Appraisal</b>		
E.5.6	Did the company conduct an annual performance assessment of the individual directors/commissioners and disclose the criteria and process followed for the assessment?	Inadequate	
	<b>Committee Appraisal</b>		
E.5.7	Did the company conduct an annual performance assessment of the board committees and disclose the criteria and process followed for the assessment?	Inadequate	
<b>(B)A</b>	<b>Rights of Shareholders</b>		

NO.	Criteria	Assessment	Basis of assessment
(B)A.1	Right to participate effectively in and vote in general shareholders meeting and should be informed of the rules, including voting procedures, that govern general shareholders meeting	Good	Published in the documents of annual General Meetings of Shareholders
(B)A.1.1	Does the company practice secure electronic voting in absentia at the general meetings of shareholders?	Inadequate	
<b>(B)B</b>	<b>Equitable Treatment of Shareholders</b>		
<b>(B)B.1</b>	<b>Notice of AGM</b>		
(B)B.1.1	Does the company release its notice of AGM (with detailed agendas and explanatory circulars), as announced to the Exchange, at least 28 days before the date of the meeting?	Incomplete	Notice of invitation to the AGM is announced by DIC Corp 21 days prior.
<b>(B)C</b>	<b>Role of Stakeholders</b>		
(B)C.1	The rights of stakeholders stipulated by law or according to bilateral agreements must be respected	Good	Stated in Annual Reports
	Does the company adopt an internationally recognized reporting framework for sustainability (i.e. GRI, Integrated Reporting, SASB)?	Good	GRI
<b>(B)D</b>	<b>Disclosure and Transparency</b>		
<b>(B)D.1</b>	<b>Annual Report Quality</b>		
(B)D.1.1	Are the audited annual financial report / statement released within 60 days from the financial year end?	Incomplete	Due to the nature of the Corporation with many subsidiaries, DIC Corp needs to wait for the Financial Statements of subsidiaries to complete the Consolidated Financial Statements. DIC Corp has extended the time to submit Financial Statements and submitted on time.
(B)D.1.2	Does the company disclose details of remuneration of the CEO?		
<b>(B)E</b>	<b>Responsibilities of the Board</b>		
<b>(B)E.1</b>	<b>Board Competencies and Diversity</b>		
(B)E.1.1	Does the company have at least one female independent director/commissioner?	Good	There are 3/8 female members of DIC Corp's Board
(B)E.1.2	Does the company have a policy and disclose measurable objectives for implementing its board diversity and report on progress in achieving its objectives?	Inadequate	

NO.	Criteria	Assessment	Basis of assessment
<b>(B)E.2 Board Structure</b>			
(B)E.2.1	Is the Nominating Committee comprise entirely of independent directors/ commissioners?	Incomplete	Subcommittee of Nomination and Remuneration with 1/3 of the members are Independent Board Members
(B)E.2.2	Does the Nominating Committee undertake the process of identifying the quality of directors aligned with the company's strategic directions?	Inadequate	
<b>(B)E.3 Board Appointments and Re-Election</b>			
(B)E.3.1	Does the company use professional search firms or other external sources of candidates (such as director databases set up by director or shareholder bodies) when searching for candidates to the board of directors/ commissioners?	Inadequate	
<b>(B)E.4 Structure &amp; Composition of the Board</b>			
(B)E.4.1	Do independent non-executive directors/ commissioners make up more than 50% of the board of directors/commissioners for a company with independent chairman?	Incomplete	Non-executive Board Members accounts for over 50% of the Board members but the Chairman is not yet an independent member.
<b>(B)E.5 Risk Oversight</b>			
(B)E.5.1	Does the board describe its governance process around IT issues including disruption, cyber security, disaster recovery, to ensure that all key risks are identified, managed and reported to the board?	Inadequate	
<b>(B)E.6 Board Performance</b>			
(B)E.6.1	Does the company have a separate board level Risk Committee?	Inadequate	
<b>PENALTY SCORECARD</b>			
<b>(P)A Rights of Shareholders</b>			
<b>(P)A.1 Basic Shareholder Rights</b>			
(P)A.1.1	Did the company fail or neglect to offer equal treatment for share repurchases to all shareholders?	Good	In 2020, DIC Corp has not allowed such cases to happen
(P)A.2	<b>Shareholders, including institutional shareholders, should be allowed to consult with each other on issues concerning their basic shareholder rights as defined in the Principles, subject to exceptions to prevent abuse.</b>		

NO.	Criteria	Assessment	Basis of assessment
(P)A.2.1	Is there evidence of barriers that prevent shareholders from communicating or consulting with other shareholders?	Good	DIC Corp has not recorded any cases of such prevention
<b>(P)A.3 Right to participate effectively in and vote in general shareholders meeting and should be informed of the rules, including voting procedures, that govern general shareholders meeting.</b>			
(P)A.3.1	Did the company include any additional and unannounced agenda item into the notice of AGM/EGM?	Good	The contents of AGMs / EGMs of Shareholders are announced in advance to shareholders
(P)A.3.2	Did the Chairman of the Board, Audit Committee Chairman and CEO attend the most recent AGM?	Good	The Board members, subcommittees under the Board and the Board of Management fully attend AGMs/EGMs
<b>(P)A.4 Capital structures and arrangements that enable certain shareholders to obtain a degree of control disproportionate to their equity ownership should be disclosed.</b>			
<b>Does the company not disclose the existence of:</b>			
(P)A.4.1	Shareholders Agreement?	Good	No such case arises
(P)A.4.2	Voting Cap?	Good	Specified in the instruction of voting procedures in the General Meeting of Shareholders
(P)A.4.3	Mutiple Voting Rights?	Good	DIC Corp does not have stocks with multiple voting rights
<b>(P)A.5 Capital structures and arrangements that enable certain shareholders to obtain a degree of control disproportionate to their equity ownership should be disclosed.</b>			
(P)A.5.1	Is a pyramid ownership structure and/ or cross holding structure apparent?	Good	
<b>(P)B Equitable Treatment of Shareholders</b>			
<b>(P)B.1 Insider trading and abusive self-dealing should be prohibited.</b>			
(P)B.1.1	Has there been any conviction of insider trading involving directors/commissioners, management and employees in the past three years?	Good	DIC Corp has not recorded any such violations
<b>(P)B.2 Protecting minority shareholders from abusive action</b>			
(P)B.2.1	Has there been any cases of non compliance with the laws, rules and regulations pertaining to material related party transactions in the past three years?	Good	DIC Corp has not recorded any such violations

NO.	Criteria	Assessment	Basis of assessment
(P)B.2.2	Were there any RPTs that can be classified as financial assistance (i.e not conducted at arms length) to entities other than whollyowned subsidiary companies?	Good	DIC Corp has not recorded any such violations
<b>(P)C</b>	<b>Role of Stakeholders</b>		
<b>(P)C.1</b>	<b>The rights of stakeholders that are established by law or through mutual agreements are to be respected.</b>		
(P)C.1.1	Have there been any violations of any laws pertaining to labour/ employment/ consumer/ insolvency/ commercial/ competition or environmental issues?	Good	DIC Corp has not recorded any such violations
<b>(P)C.2</b>	<b>Where stakeholders participate in the corporate governance process, they should have access to relevant, sufficient and reliable information on a timely and regular basis.</b>		
(P)C.2.1	Has the company faced any sanctions by regulators for failure to make announcements within the requisite time period for material events?	Good	DIC Corp has not recorded any such violations during the year
<b>(P)D</b>	<b>Disclosure and Transparency</b>		
<b>(P)D.1</b>	<b>Sanctions from regulator on financial reports</b>		
(P)D.1.1	Did the company receive a "qualified opinion" in its external audit report?	Good	None. In all external audit reports, the Corporation received "unqualified opinion"
(P)D.1.2	Did the company receive an "adverse opinion" in its external audit report?	Good	
(P)D.1.3	Did the company receive a "disclaimer opinion" in its external audit report?	Good	
(P)D.1.4	Has the company in the past year revised its financial statements for reasons other than changes in accounting policies?	Good	None
<b>(P)E</b>	<b>Responsibilities of the Board</b>		
<b>(P)E.1</b>	<b>Compliance with listing rules, regulations and applicable laws</b>		
(P)E.1.1	Is there any evidence that the company has not complied with any listing rules and regulations over the past year apart from disclosure rules?	Good	DIC Corp has not recorded any such violations

NO.	Criteria	Assessment	Basis of assessment
(P)E.1.2	Have there been any instances where non-executive directors/commissioner have resigned and raised any issues of governance-related concerns?	Good	DIC Corp has not recorded any such cases
<b>(P)E.2</b>	<b>Board Structure</b>		
(P)E.2.1	Does the Company have any independent directors/commissioners who have served for more than nine years or two terms of five years <sup>1</sup> each (which ever is higher) in the same capacity?	Good	DIC Corp does not have any such cases
(P)E.2.2	Did the company fail to identify who are the independent director(s)/ commissioner(s)?	Good	Independent Board Members are clearly stated in the minutes and Resolutions of the Board
(P)E.2.3	Does the company have any independent directors/ non-executive/ commissioners who serve on a total of more than five boards of publicly-listed companies?	Good	DIC Corp has not recorded any such cases
<b>(P)E.3</b>	<b>External Audit</b>		
(P)E.3.1	Is any of the directors or senior management a former employee or partner of the current external auditor (in the past 2 years)?	Good	DIC Corp does not have any such cases
<b>(P)E.4</b>	<b>Board Structure and Composition</b>		
(P)E.4.1	Has the chairman been the company CEO in the last three years?	Good	The Chairman of the Board has not held the position of CEO in the past 3 years
(P)E.4.2	Do independent non-executive directors/ commissioners receive options, performance shares or bonuses?	Good	Not applicable for non-executive Independent Board Members



# SHAREHOLDER RELATIONS

## STOCK INFORMATION AND SHAREHOLDER STRUCTURE

### STOCK INFORMATION

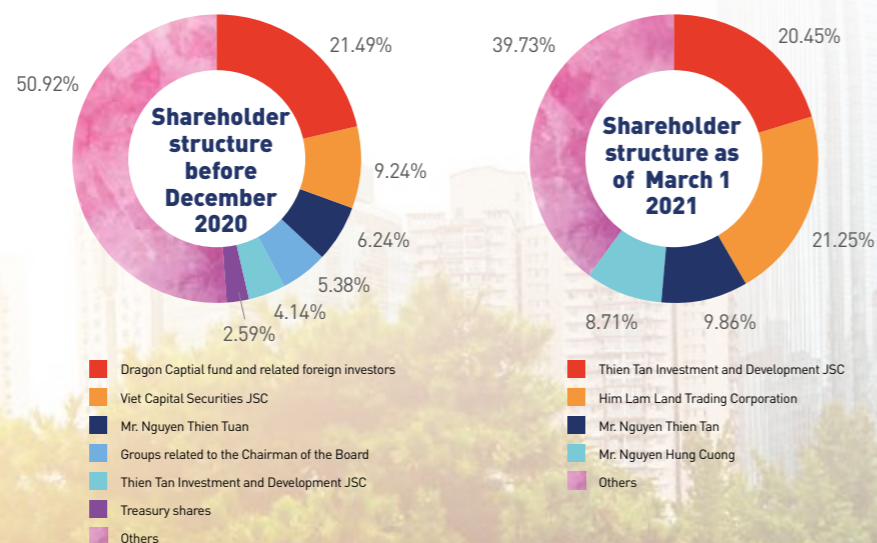


Stock symbol **DIG**

The number of shares circulating as of December 31, 2020	<b>318,492,551 shares</b>
Share price as of December 31, 2020	<b>27.700 đồng/cổ phiếu</b>
Share price as of January 2, 2020	<b>13,800 VND/ share</b>
Market capitalization value as of December 31, 2020	<b>8,822 billion VND</b>



In 2020, DIG stock prices have had many fluctuations. DIG stock price at the time of December 31, 2020 was 13,800 VND / share. At the time of December 31, 2020, DIG stock price had increased by 100.7%, at 27,700 VND / share. Liquidity sharply increased with the average trading volume per day was above 2.3 million shares.



### SHAREHOLDER STRUCTURE:

DIG's shareholder structure has changed to be more streamlined.

NO.	Shareholder	Number of shareholders	Number of shares	Share value	Ratio
<b>I</b>	<b>Domestic</b>	<b>10,963</b>	<b>312,655,790</b>	<b>3,126,557,900,000</b>	<b>98.17%</b>
1	Organization	91	153,078,804	1,530,788,040,000	48.06%
2	Individual	10,872	159,576,986	1,595,769,860,000	50.10%
<b>II</b>	<b>Foreign</b>	<b>149</b>	<b>5,836,761</b>	<b>58,367,610,000</b>	<b>1.83%</b>
1	Organization	33	4,831,565	48,315,650,000	1.52%
2	Individual	116	1,005,196	10,051,960,000	0.32%
<b>Total</b>		<b>11,112</b>	<b>318,492,551</b>	<b>3,184,925,510,000</b>	<b>100%</b>

Major shareholders holding > 5% (as of March 1, 2021)

NO.	Shareholder	Number of shares	Percentage (%)
1	Nguyen Thien Tuan	31,410,090	9.86
2	Nguyen Thien Tuan	27,752,451	8.71
3	Thien Tan Development Investment JSC	65,128,105	20.45
4	Him Lam Land Trading Corporation	67,691,591	21.25

## CHANGES IN INVESTMENT CAPITAL OF THE OWNER

Since its establishment in the form of a joint stock company until now, DIC Corp has undergone 14 increases in capital, specifically as follows:

Period	Increase in charter capital (VND)	Charter capital after issuance (VND)	Issuance Method
2008		370,000,000,000	Contribute capital to establish a joint stock company
June 2009	230,000,000,000	600,000,000,000	Issue shares to pay dividends with a ratio of 27.16% and issue shares for existing shareholders with a ratio of 35%
October 2009	100,000,000,000	700,000,000,000	Individual issuance for Dai Phuoc Eco-Tourism Urban Project; Nam Vinh Yen New Urban Area; Lakeside Apartment
January 2010	300,000,000,000	1,000,000,000,000	Issue shares to pay dividends with a ratio of 42.86%
October 2011	299,978,180,000	1,299,978,180,000	Issue shares to pay dividends with a ratio of 16% and issue shares from equity sources
January 2013	129,977,690,000	1,429,955,870,000	Issue shares to pay dividends with a ratio of 3% and issue shares from 7% equity sources
August 2014	357,480,330,000	1,787,436,200,000	Issue shares from equity with a ratio of 25%
August 2015	199,000,000,000	1,986,436,200,000	Individual issuance (for Nam Vinh Yen New Urban Area Project, DIC Phoenix Apartment)
November 2015	158,901,730,000	2,145,337,930,000	Issue shares from equity with a ratio of 8%
June 2016	171,610,260,000	2,316,948,190,000	Issue shares to pay dividends with a ratio of 8%
December 2016	65,000,000,000	2,381,948,190,000	Individual issuance (for Long Tan Tourist Urban Area Project)
August 2018	142,899,640,000	2,524,847,830,000	Issue shares to pay dividends in 2017 with a ratio of 8%
April 2019	474,636,610,000	2,999,484,440,000	Offer for existing shareholders with a ratio of 1:0.188
August 2019	149,951,570,000	3,149,436,010,000	Issue shares to pay dividends with a ratio of 5%
July 2020	35,489,500,000	3,184,925,510,000	Issue shares to swap DCD stocks

## TRANSACTION OF TREASURY SHARES:

In 2020, the Corporation has sold all treasury shares, specifically as follows:

NO.	Object of Transaction	Number of Shares before transaction (shares)	Register for transaction				Number of Shares after transaction	Ownership ratio (%)
			Buy	Sell	Start date	End date		
1	Treasury shares of the Corporation	0	15,000,000		27/03/2020	25/04/2020	8,255,430	2.59
2	(HOSE: DIG)	8,255,430		8,255,430	03/12/2020	01/01/2021	0	0

Current treasury shares of the Corporation: 0 shares

## TRANSACTIONS OF INSIDERS AND INSIDER-RELATED INDIVIDUALS FROM JANUARY 1, 2020 TO DECEMBER 31, 2020

NO.	Transactioner	Relationship with insiders	Shareholding before		Shareholding after		Reasons for increase/decrease (buy, sell, swap, reward...)
			Number of shares	Ratio	Number of shares	Ratio	
<b>Insiders</b>							
1	Tran Minh Phu		944,327	0.3%	783,847	0.25%	Sell stocks
2	Nguyen Thien Tuan		19,870,090	6.23%	27,410,090	8.84%	Buy stocks
3	Nguyen Hung Cuong		11,162,450	3.5%	27,752,450	8.95%	Buy stocks
<b>Related parties</b>							
1	Khanh Hoi Investment and Services Corporation	Organization related to Mr. Dinh Quang Hoan	15,966,720	5.07%	0	0	Sell stocks
2	Viet Capital Securities JSC	Organization related to Mr. Dinh Quang Hoan	29,420,089	9.23%	0	0	Sell stocks

## INVESTOR RELATIONS

For listed enterprises, investor relations (IR) activities, if implemented effectively, will bring sustainable benefits to enterprises. IR activities play an important role in improving transparency and value of enterprises as well as raising investors' trust. In 2020, DIC Corp has focused and improved IR activities with a commitment that information is always timely provided with transparency, honesty and fairness to all shareholders. In order to achieve this, DIC Corp has made many efforts to constantly update new regulations on processes and procedures for information disclosure. In the time of Covid-19 epidemic interfering with the meetings of shareholders, DIC Corp still strived to organize Annual and Extraordinary Meetings of Shareholders as well as gather shareholders' opinion in writing, ensuring safety and efficiency.

- IR activities conducted to improve transparency, promptness, increasing information accessibility for investors:
- Ensure information disclosure according to the provisions of Circular 155/2015 / TT-BTC and relevant legal guidelines
- Enhance information channels for shareholders: update DIC Corp's activities on website, fanpage, quarterly IR newsletters etc.
- Enhance meetings, exchanges and answer investors' inquiries via direct dialogue, telephone, email, etc.
- Organize meetings between management and analysts, direct investors or online meetings



# SUSTAINABLE DEVELOPMENT REPORT

Overview of sustainable development reports	126
The scope and boundary of the report	126
Contact information	127
17 Sustainable Development Goals of the United Nations	128
Report on stakeholders	132
Report on related accountabilities to local community	134
Compliance with regulations on environmental protection of the Corporation in 2020	134
Policies related to workers	135

Aims for **community**  
United **contributions**



## OVERVIEW OF SUSTAINABLE DEVELOPMENT REPORTS

Following the 30-year journey of formation and development, the Corporation always associates economic growth with environmental protection and social responsibility. With an orientation of sustainable development, bringing positive value to the community, the Corporation plans and develops effective business projects, complies with the law and transparent in corporate governance. All of the above are aimed at stable and sustainable development and negative impact avoidance.

The content of the Sustainable Development Report (SD) of 2020 is the overall picture of the activities of the Construction and Development Joint Stock Corporation and affiliated member units, related to sustainable development issues in the year. We approach with an aim of sustainable economic growth for the Corporation but we do not neglect social development and environmental protection.

## THE SCOPE AND BOUNDARY OF THE REPORT

The report is established in Vietnam, in real estate development and business. Information in the report is updated for the financial year of 2020, starting from January 1, 2020 and ending on December 31, 2020.

This report consists of the Corporation and affiliated member units' activities. The report reflects its performance in 2020, and also mentions the direction and goals of the coming year regarding the sustainable development of the Corporation.

## CONTACT INFORMATION:

Sustainable development is an important strategy of the Corporation affecting stakeholders. Any comments, inquiries related to sustainable development, please send to this address:

Construction Development Investment Joint Stock Corporation - Investor Relations Department

Email: [ir@dic.vn](mailto:ir@dic.vn)

Phone: 0254.3859248 (Ext: 108)

Address: 265 Le Hong Phong, Ward 8, Vung Tau City



## 17 SUSTAINABLE DEVELOPMENT GOALS OF THE UNITED NATIONS

Target	Goal	Content
 <p><b>1. End poverty in all its forms everywhere.</b></p>	Eliminate poverty	<ul style="list-style-type: none"> <li>Organized the "Thousand New Year gifts of love" program</li> <li>Donated a Charity House in Da Loc Commune, Thanh Hoa</li> <li>Built a Soldier - People House of gratitude.</li> <li>Donated to the Fund For the Poor of Long Khanh city.</li> <li>Donated to the Fund For the Poor of Committee of Vietnam Fatherland Front of Long Thanh district.</li> <li>Donated to the Social Security Fund of Dong Hoi City, Quang Binh.</li> <li>Visited wounded and sick soldiers on Invalids and Martyrs' Day</li> <li>Gave away bicycles to students with difficult circumstances.</li> <li>Gave away gifts to children with difficult circumstances in Xuyen Moc district; to poor households and families in Lam Ha Ward, Phu Ly, Ha Nam Province; to Social Work and Child Welfare Center; to poor families in Vung Tau City, Dong Nai, Vinh Phuc.</li> <li>DIC Group donated nearly 1 billion VND to the people of Central Vietnam to overcome the consequences of natural disasters</li> </ul>
 <p><b>2. End hunger, achieve food security and improved nutrition and promote sustainable agriculture.</b></p>	Eliminate famine	<ul style="list-style-type: none"> <li>Gave away free hand sanitizer to prevent Covid epidemic in Vinh Phuc province</li> <li>Donated to Talent Support Fund in Vinh Phuc province.</li> <li>Organized the annual DIC Sport Festival with activities such as soccer, badminton, jogging, etc. to improve health and strengthen bonds between workers</li> <li>Annual health check-up program for W&amp;E.</li> </ul>
 <p><b>3. Ensure healthy lives and promote well-being for all at all ages.</b></p>	Healthy lives	<ul style="list-style-type: none"> <li>Promulgated the Regulations on training, specifying subjects, policies and mechanisms related to training to improve the qualifications of employees.</li> <li>Appointed staff to participate in professional training courses, specialized training.</li> <li>Donated to the Foundation for Organization Science Research.</li> </ul>
 <p><b>4. Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all.</b></p>	Quality of education	<ul style="list-style-type: none"> <li>Organized activities to celebrate the Anniversary of the Vietnam Women's Union.</li> <li>Organized the celebration and giving gifts to female workers on March 8, October 20, etc.</li> </ul>
 <p><b>5. Achieve gender equality and empower all women and girls.</b></p>	Gender equality	

Target	Goal	Content
 <p><b>6. Ensure availability and sustainable management of water and sanitation for all.</b></p>	Clean water and sanitation	<ul style="list-style-type: none"> <li>Surveys are conducted to assess reserves, quality and ability to exploit before building underground water exploitation works.</li> <li>In order to ensure the need for continuous water supply and necessary pressure at water use points, base and target calculation and land areas expected to build works and determine water flow.</li> <li>Individual wastewater drainage network is built for rainwater.</li> <li>The rainwater drainage network is calculated to ensure collection and transport rainwater out of the basin in the fastest way, avoids flooding streets and residential areas.</li> <li>Wastewater is collected into the main pipe then transported to wastewater treatment stations.</li> <li>Investors will operate the wastewater treatment stations and comply with the regulations on the Law on Environmental Protection.</li> </ul>
 <p><b>7. Ensure access to affordable, reliable, sustainable and modern energy for all.</b></p>	Clean and sustainable energy	<ul style="list-style-type: none"> <li>Ratio of reserves and production of coal, oil and natural gas is declining; while the importation of coal, oil and natural gas is increasing, so a proactive approach on energy sources, specifically energy from wind power and solar power, is needed to reduce dependence on foreign energy sources. Use energy economically and efficiently.</li> </ul>
 <p><b>8. Promote sustained, inclusive and continuous economic growth, full and productive employment and decent work for all.</b></p>	Stable employment and economic growth	<ul style="list-style-type: none"> <li>Maintain stable revenue growth momentum and profit before tax over years.</li> <li>Create job opportunities for thousands of workers in Ba Ria - Vung Tau province and provinces with DIC Corp's projects.</li> </ul>

Mục tiêu	Goal	Content
 <p><b>9. Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation.</b></p>	Industry, innovation and infrastructure	<ul style="list-style-type: none"> <li>Infrastructure construction, urban development towards green growth and climate change response; influence of natural disasters, natural disaster prevention solutions; Sustainable urban development in the context of climate change; Constructing resilient urban areas through nature-based solutions etc.</li> <li>Organize green spaces; utilize, exploit and select appropriate land in harmony with water surface and surrounding environment, organize into a system with various types: routes, points, areas.</li> <li>Construction works should comply with all architectural planning regulations according to approved planning and Vietnam construction standards, design standards and current regulations.</li> </ul>
 <p><b>10. Reduce inequality in society.</b></p>	Reduce inequality	<ul style="list-style-type: none"> <li>Maintain annual support for workers with difficult circumstances.</li> <li>Create job opportunities and annual training programs equally for female workers.</li> </ul>
 <p><b>11. Sustainable and resilient urban, rural development; safe habitat and work environment; reasonable allocation of population and labor by region.</b></p>	Sustainable metropolis and community	<ul style="list-style-type: none"> <li>Projects with DIC Corp as the investor always prioritize the use of suitable materials to create well-ventilated, pleasant, bonding with nature and in accordance with regional climatic conditions.</li> <li>Housing space will be "GREEN" residential area; Flower gardens are placed in subdivisions, exchange space, urban landscape, micro-climate improvement.</li> <li>Greenery should satisfy requirements of ventilation, noise protection, air conditioning and lighting, enhancing the micro-climate environment to ensure health improvement for residents.</li> <li>Optimal solution should be considered for greenery layout at the project to limit negative impacts of sunshine direction, wind direction for micro-climate conditions in the project, and minimize energy consumption for the purpose of cooling or heating in the building.</li> </ul>
 <p><b>12. Ensure sustainable consumption and production.</b></p>	Responsible consumption and production	<ul style="list-style-type: none"> <li>Use new construction technology to ensure quality and safety for residents.</li> <li>Use construction machinery and equipment meeting technical standards; barricades around the site.</li> <li>Arrange greenery appropriately in the project.</li> </ul>
 <p><b>13. Timely, effective response to climate change and natural disasters.</b></p>	Actions to respond to climate change	<ul style="list-style-type: none"> <li>Organize donation programs to support regions affected by natural disasters.</li> <li>Design projects according to green standards.</li> <li>Use environment-friendly materials such as Low-E glass (2-layer vacuum glass), LED lights (power saving), motion sensor lights, dimmer lights, unburnt bricks, wall panels (unburnt materials), use power saving Inverter technology, etc., contributing to reduce climate change</li> <li>Gradually replace and use solar batteries.</li> </ul>

Mục tiêu	Goal	Content
 <p><b>14. Conserve and sustainably use the oceans, seas and marine resources for sustainable development.</b></p>	Marine resources	<ul style="list-style-type: none"> <li>Protection of marine resources is to protect natural resources so that future generations can inherit such resources from the ocean - the life source of the diverse ecosystem, creating, jobs, minerals and energy for life on the planet. With the responsibility of a project investor, DIC Corp is responsible for putting marine resource protection on top priority by reinforcing against landslide, erosion that may affect the flow or the environment of marine life; always dredge lakes to create a green, clean environment, ensuring the aesthetic; Marinas are always without trash, oil slick, reducing pollution levels.</li> </ul>
 <p><b>15. Protection and sustainable forest development, biodiversity conservation, ecosystem service development, prevention of desertification, degradation prevention and land resource restoration.</b></p>	Land resources	<ul style="list-style-type: none"> <li>Along with the protection of marine resources, protection and development of forests is an urgent task that the project investor needs to pay special attention. For projects invested by DIC Corp, namely the Ba Hang Lake Eco-Tourism and Entertainment Tourist Destinations project, DIC Corp focuses on maintaining the natural landscape, absolutely forbidding deforestation; The greenery system should cover nearly all area, ensuring natural forest density; Preserve positions and precious species and existing endemic plants, intercropping new plants suitable for climate and landscape of each area.</li> </ul>
 <p><b>16. Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.</b></p>	Peace, equality and strong institutions	<ul style="list-style-type: none"> <li>Develop regulations on information disclosure with equality, transparency and timely manner for all investors, customers and shareholders.</li> <li>Organize meetings with analysts, investors, press conferences, project site visit to update periodic newsletters for investors in order to answer inquiries, provide information to investors, partners, customers of DIC Corp.</li> </ul>
 <p><b>17. Strengthen the means of implementation and revitalize the global partnership for sustainable development.</b></p>	Cooperate to realize goals	<ul style="list-style-type: none"> <li>Strengthen cooperation with large enterprises, experienced in designing projects with ecological and smart technology factors into DIC Corp projects, creating sustainable value for customers and residents at projects.</li> <li>Cooperate with major partners around the world: CFLD, Vinacapital, NDA, etc.</li> </ul>

## REPORT ON STAKEHOLDERS

With the goal of sustainable development, DIC Corp constantly reviews the operation process to develop new approaches, create reputable relations with stakeholders and sustainable development for DIC Corp.

NO.	Stakeholders	Concerns of stakeholders	Actions of DIC Corp
1	Customers	<ul style="list-style-type: none"> <li>Quality of products and services.</li> <li>Sales and after-sales policies.</li> <li>The ability to resolve and support customer requirements</li> </ul>	<ul style="list-style-type: none"> <li>Commit to provide products and services with the highest quality to customers.</li> <li>Develop sales policies to ensure harmonious interests between customers and enterprises.</li> <li>Organize customer conferences, develop attractive promotions.</li> <li>Establish customer care department to handle customer complaints and inquiries.</li> </ul>
2	Investors, shareholders	<ul style="list-style-type: none"> <li>Effective production and business activities of the Corporation.</li> <li>Orientation and development strategy.</li> <li>Information is transparent and equal.</li> </ul>	<ul style="list-style-type: none"> <li>Regularly update business information of the Corporation through direct, online investor meetings and periodic IR newsletters.</li> <li>Regularly interact, answer inquiries, provide information via phone, email or direct meetings.</li> <li>Compliance with information disclosure regulations of the State in a transparent and effective way.</li> </ul>
3	Community	<ul style="list-style-type: none"> <li>Employment opportunities</li> <li>Contribute to community development, local infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>Assist with local authorities to provide employment, contribute to social security in localities.</li> <li>Contribute to the image of localities through green and modern urban areas projects</li> </ul>

NO.	Stakeholders	Concerns of stakeholders	Actions of DIC Corp
4	Workers & employees	<ul style="list-style-type: none"> <li>Working environment, income, remuneration policies.</li> <li>Labor safety</li> <li>Promotion opportunities</li> <li>Labor motivation</li> </ul>	<ul style="list-style-type: none"> <li>Build a professional and dynamic working environment.</li> <li>Provide annual training and development programs for workers</li> <li>Provide annual evaluation, pay rise and welfare regimes.</li> <li>Organize internal activities to deepen relationship among employees.</li> </ul>
5	State / government agencies	<ul style="list-style-type: none"> <li>Comply with the regulations of State agencies.</li> <li>Contribute to economic development, social responsibility and environment.</li> </ul>	<ul style="list-style-type: none"> <li>Strictly comply with the regulations of the State and the provisions of the current Law.</li> <li>Contribute to sustainable local economic and tourism development.</li> </ul>
6	Partners / Contractors / Suppliers	<ul style="list-style-type: none"> <li>Effectively cooperate to ensure the benefits of the parties</li> <li>Labor safety, ensuring environmental protection</li> </ul>	<ul style="list-style-type: none"> <li>Develop effective cooperation relationships, ensuring the benefits of the parties.</li> <li>Develop a contractor selection procedure to ensure a fair contractor selection, bringing the best effect to enterprises, communities and the environment.</li> </ul>
7	Financial institutions	<ul style="list-style-type: none"> <li>Situation and business performance result</li> <li>Sustainable development and affordability.</li> <li>Loans and risk management.</li> <li>Transparent information.</li> </ul>	<ul style="list-style-type: none"> <li>Implement risk management, financial management methods, creating stable cash flow to profit growth over the years.</li> <li>Comply with information disclosure in transparency and timely.</li> </ul>

## REPORT ON RELATED ACCOUNTABILITIES TO LOCAL COMMUNITY

In 2020, DIC Corp has spent more than 20 billion VND for a series of community-based operations with millions of beneficiaries, such as a scholarship to encourage students; taking care of people with difficult circumstances, people with meritorious services to the revolution; supporting poverty reduction in some localities; building houses of gratitude; donating to people affected to natural disasters etc.

## COMPLIANCE WITH REGULATIONS ON ENVIRONMENTAL PROTECTION OF THE CORPORATION IN 2020

All investment projects are assessed with Environmental impact assessment according to the law. Periodically, implement and organize environmental monitoring reports. The contents of environmental monitoring meet the regulations on environmental protection.

In 2020, the Corporation sent officers to attend workshops on environmental protection. The leaders of the Corporation attended the Vietnam Green Building Week held by the Ministry of Construction and the United Nations in Hanoi, and was awarded Energy-Efficient Building certificate by the Ministry of Construction.

In order to ensure labor safety and environmental protection for contractors and suppliers, the Corporation promulgates labor safety and environmental protection regulations for contractors and suppliers right from the moment of preparing and approving bid requirement documents. Based on bid requirement documents, contractors and suppliers shall establish environmental protection measures in the bidding / proposal dossier. Approved environmental protection measures are the legal basis for parties to perform their respective environmental protection obligations.

## POLICIES RELATED TO WORKERS

### 1. TRAINING POLICY

In 2020, DIC Corp conducted the following activities regarding training:

- DIC Corp issued the Regulation on training, specifying the subjects, policies and mechanisms related to training to improve the qualifications of workers.
- In 2020, DIC Corp has sent staff to participate in 06 fostering - specialized training courses with a total of 52 participants.
- Average hours of training:

NO.	Classification	Number at the end of period	Average hours of training (Unit: Hour / person / year)
<b>1</b>	<b>By gender</b>		
	Male	211	3,0
	Female	72	3,0
<b>2</b>	<b>By labor contract type</b>		
	Full-time	283	3,0
	Part-time	0	
<b>3</b>	<b>By qualification</b>	<b>283</b>	
	Graduate and postgraduate education	220	3,0
	College or vocational education	13	
	Basic training and technical workers	15	
	Unskilled labor	35	

### 2. OCCUPATIONAL SAFETY

- Organize dissemination activities on labor safety and hygiene;
- Disseminate labor accidents, occupational diseases, dangerous and hazardous elements and occupational safety measures to workers;
- Inspect the development of plans, processes and measures for occupational safety and hygiene of contractors;
- Inspect certificates of inspection of machinery, equipment, materials and substances with strict safety regulations of contractors;
- Inspect training certificates, certificates of occupational safety and hygiene practice (OSHP) of safety workers.
- Inspect the implementation of safety procedures and measures of contractors and Management Unit on the construction site;
- Report in full to Department of Labor - Invalids and Social Affairs, Department of Health, Labor Federation of Ba Ria - Vung Tau Province on occupational safety and health according to current regulations;
- Results of occupational safety and fire prevention in 2020: neither serious nor fatal occupational accidents occurred, no fire accidents occurred causing damage to people and assets. Awareness of labor safety, fire prevention and fighting is sharply raised, workers are more interested in and comply with regulations;



## CONSOLIDATED FINANCIAL STATEMENTS

General information	138
Report of the management	140
Independent auditors' report	141
Consolidated balance sheet	143
Consolidated income statement	147
Consolidated cash flow statement	148
Notes to the consolidated financial statements	150

Endless efforts  
**Outstanding** results



## General information

### The company

Development Investment Construction Joint Stock Company (“the Company”) is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate (“BRC”) No. 3500101107 issued by the Department of Planning and Investment (“DPI”) of Ba Ria - Vung Tau Province on 13 March 2008, and the following amended.

The Company’s shares were officially listed on the Ho Chi Minh City Stock Exchange (“HOSE”) pursuant to Decision No. 94/QĐ-SGDHCM on 12 August 2009.

The current principal activities of the Company are to invest and develop new urban areas and industrial zones; to invest, develop and trade real estate and technical infrastructure of urban areas, transportation construction, and irrigation projects; to consult investments, manage projects; and trade construction materials; and to provide traveling services and monitor construction and technical infrastructure projects.

The Company’s registered head office is located at No. 265 Le Hong Phong Street, Vung Tau City, Ba Ria - Vung Tau Province, Vietnam.

### Board of directors

Members of the Board of Directors during the year and on the date of this report are:

Mr Nguyen Thien Tuan	Chairman	
Mr Nguyen Hung Cuong	Deputy Chairman	
Mr Nguyen Quang Tin	Member	
Mr Hoang Van Tang	Member	
Ms Phan Thi Mai Huong	Member	
Ms Nguyen Thi Thanh Huyen	Member	appointed on 30 June 2020
Ms Nguyen Thao My	Member	appointed on 30 June 2020
Mr Phan Van Danh	Member	appointed on 28 January 2021
Mr Tran Minh Phu	Deputy Chairman	resigned on 30 June 2020
Mr Tran Thai Phong	Member	resigned on 14 December 2020 appointed on 30 June 2020
Mr Dinh Quang Hoan	Member	resigned on 14 December 2020

### Internal audit

Members of the Board of Supervision during the year and on the date of this report are:

Mr Tran Thai Phong	Head	appointed on 18 August 2020
Ms Le Thu Trang	Member	
Mr Nguyen Trong Nghia	Member	appointed on 18 August 2020
Mr Dinh Quang Hoan	Head	resigned on 18 August 2020
Mr Nguyen Hung Cuong	Member	resigned on 18 August 2020

### Management

Members of the Management during the year and on the date of this report are:

Mr Hoang Van Tang	General Director	
Ms Nguyen Thi Thanh Huyen	Deputy General Director	
Mr Nguyen Van Tung	Deputy General Director	
Mr Nguyen Tuan Liem	Deputy General Director	appointed on 4 December 2020
Mr Nguyen Quang Tin	Deputy General Director	appointed on 18 August 2020
Mr Tran Van Dat	Deputy General Director	appointed on 18 August 2020
Mr Pham Van Thanh	Deputy General Director	resigned on 4 March 2020
Mr Bui Van Su	Deputy General Director	resigned on 1 October 2020

### Investment committee

Members of the Investment council during the year and on the date of this report are:

Mr Nguyen Thien Tuan	Head	
Mr Tran Minh Phu	Deputy	appointed on 3 June 2020
Mr Nguyen Hung Cuong	Member	
Mr Hoang Van Tang	Member	
Mr Dinh Quang Hoan	Member	
Mr Vu Huu Dien	Member	resigned on 2 June 2020

### Nomination and remuneration committee

Members of the Nomination and Remuneration Committee during the year and on the date of this report are:

Ms Phan Thi Mai Huong	Head	
Mr Nguyen Quang Tin	Member	
Mr Hoang Duy Thinh	Member	

### Legal representative

The legal representative of the Group during the year and on the date of this report is Mr Nguyen Thien Tuan.

Mr Hoang Van Tang, General Director, is authorised by Mr Nguyen Thien Tuan to sign the accompanying interim consolidated financial statements for the year ended 31 December 2020 in accordance with the Letter of Authorisation No 11/UQ-DIC Corp dated 15 March 2021.

### Auditors

The auditor of the Company is Ernst & Young Vietnam Limited.

## Report of management

### REPORT OF MANAGEMENT

Management of Development Investment Construction Joint Stock Company ("the Company") is pleased to present this report and the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2020.

#### Management's responsibility in respect of the consolidated financial statements

Management is responsible for the consolidated financial statements which give a true and fair view of the consolidated financial position of the Group and of the consolidated results of its operations and its consolidated cash flows for the year. In preparing those consolidated financial statements, management is required to:

- » select suitable accounting policies and then apply them consistently;
- » make judgements and estimates that are reasonable and prudent;
- » state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the consolidated financial statements; and
- » prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying consolidated financial statements.

#### Statement by management

management does hereby state that, in its opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2020 and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

For and on behalf of management:

Approved by Board of Directors:



**Hoang Van Tang**  
General Director



**Nguyen Thien Tuan**  
Chairman

29 March 2021

Reference: 61208332/21934223-HN

### INDEPENDENT AUDITORS' REPORT

#### To: The Shareholders of Development Investment Construction Joint Stock Company

We have audited the accompanying consolidated financial statements of Development Investment Construction Joint Stock Company ("the Company") and its subsidiaries ("the Group"), as prepared on 29 March 2021 and as set out on pages 6 to 45 which comprise the consolidated balance sheet as at 31 December 2020, and the consolidated income statement and the consolidated cash flow statement for the year then ended and the notes thereto.

#### Management's responsibility

The Company's management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

#### Auditors' responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Group's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 31 December 2020, and of the consolidated results of its consolidated operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of consolidated financial statements.

### Ernst & Young Vietnam Limited



**Tran Nam Dung**  
Deputy General Director  
Audit Practicing Registration Certificate  
No. 3021-2019-004-1

Ho Chi Minh City, Vietnam  
29 March 2021

**Duong Phuc Kien**  
Auditor  
Audit Practicing Registration Certificate  
No. 4613-2018-004-1

## Consolidated balance sheet

as at 31 December 2020

B01-DN/HN

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
<b>100</b>	<b>A. CURRENT ASSETS</b>		<b>7,299,152,349,851</b>	<b>7,130,818,433,089</b>
<b>110</b>	<b>I. Cash and cash equivalents</b>	<b>4</b>	<b>402,938,011,038</b>	<b>593,928,466,557</b>
111	1. Cash		289,006,087,737	475,423,946,072
112	2. Cash equivalents		113,931,923,301	118,504,520,485
<b>120</b>	<b>II. Short-term investment</b>	<b>5</b>	<b>137,000,000,000</b>	<b>225,000,000,000</b>
123	1. Held-to-maturity investments		137,000,000,000	225,000,000,000
<b>130</b>	<b>III. Current accounts receivable</b>		<b>2,255,191,037,837</b>	<b>1,955,553,803,522</b>
131	1. Short-term trade receivables	6	1,080,875,007,032	941,283,317,787
132	2. Short-term advances to suppliers	7	223,201,096,880	245,583,601,237
135	3. Short-term loan receivables	8	76,651,231,700	76,742,000,352
136	4. Other short-term receivables	9	888,712,341,839	706,996,067,588
137	5. Provision for doubtful short-term receivables		(14,250,785,460)	(15,061,967,335)
139	6. Shortage of assets waiting for resolution		2,145,846	10,783,893
<b>140</b>	<b>IV. Inventories</b>	<b>10</b>	<b>4,395,131,702,337</b>	<b>4,193,597,789,629</b>
141	1. Inventories		4,401,218,373,486	4,203,273,070,739
149	2. Provision for obsolete inventories		(6,086,671,149)	(9,675,281,110)
<b>150</b>	<b>V. Other current assets</b>		<b>108,891,598,639</b>	<b>162,738,373,381</b>
151	1. Short-term prepaid expenses	11	94,485,634,627	141,695,131,646
152	2. Value-added tax deductible		2,588,969,670	3,488,658,997
153	3. Tax and other receivables from the State		11,816,994,342	17,554,582,738

## Consolidated balance sheet (continued)

B01-DN/HN

as at 31 December 2020

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
<b>200</b>	<b>B. NON-CURRENT ASSETS</b>		<b>4,527,010,691,862</b>	<b>1,066,410,074,669</b>
<b>210</b>	<b>I. Long-term receivables</b>		<b>3,111,277,967,009</b>	<b>84,608,901,281</b>
211	1. Long-term trade receivables	6	8,318,000,000	8,318,000,000
216	2. Other long-term receivables	9	3,111,277,967,009	84,608,901,281
219	3. Provision for doubtful long-term receivables		(8,318,000,000)	(8,318,000,000)
<b>220</b>	<b>II. Fixed assets</b>		<b>764,345,204,814</b>	<b>333,908,838,505</b>
221	1. Tangible fixed assets	13	745,785,868,652	314,221,282,162
222	Cost		1,060,358,894,490	610,728,128,924
223	Accumulated depreciation		(314,573,025,838)	(296,506,846,762)
227	2. Intangible assets	14	18,559,336,162	19,687,556,343
228	Cost		19,301,250,270	20,227,483,179
229	Accumulated amortization		(741,914,108)	(539,926,836)
<b>230</b>	<b>III. Investment properties</b>	<b>15</b>	<b>152,042,667,199</b>	<b>155,826,457,411</b>
231	1. Cost		189,189,510,678	189,189,510,678
232	2. Accumulated depreciation		(37,146,843,479)	(33,363,053,267)
240	IV. Long-term asset in progress		87,977,366,707	89,440,203,454
241	1. Work in progress		1,489,700,282	-
242	2. Construction in progress	16	86,487,666,425	89,440,203,454
<b>250</b>	<b>V. Long-term investments</b>	<b>17</b>	<b>299,295,959,493</b>	<b>318,897,456,287</b>
252	1. Investments in associates, jointly controlled entities		181,636,249,630	192,967,740,752
253	2. Investment in other entities		119,083,369,377	119,083,369,377
254	3. Provision for long-term investments		(39,423,659,514)	(20,343,653,842)
255	4. Held-to-maturity investments		38,000,000,000	27,190,000,000
<b>260</b>	<b>VI. Other long-term assets</b>		<b>112,071,526,640</b>	<b>83,728,217,731</b>
261	1. Long-term prepaid expenses	11	55,055,553,316	23,933,379,401
262	2. Deferred tax assets	32.3	17,718,120,436	15,533,046,130
269	3. Goodwill	18	39,297,852,888	44,261,792,200
<b>270</b>	<b>TOTAL ASSETS</b>		<b>11,826,163,041,713</b>	<b>8,197,228,507,758</b>

## Consolidated balance sheet (continued)

B01-DN/HN

as at 31 December 2020

VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
<b>300</b>	<b>C. LIABILITIES</b>		<b>7,036,033,811,342</b>	<b>4,187,782,312,233</b>
<b>310</b>	<b>I. Current liabilities</b>		<b>5,986,660,581,699</b>	<b>3,269,454,322,565</b>
311	1. Short-term trade payables	19	366,430,294,899	325,518,932,410
312	2. Short-term advances from customers	20	2,004,381,352,111	1,732,835,761,768
313	3. Statutory obligations	21	208,921,348,697	213,784,272,638
314	4. Payables to employees		39,671,130,028	21,520,456,683
315	5. Short-term accrued expenses	22	30,222,980,913	17,137,428,832
318	6. Short-term unearned revenues		61,542,193,930	48,270,285,399
319	7. Other short-term payables	23	2,568,081,007,713	348,774,572,608
320	8. Short-term loan	24	689,658,262,854	547,806,830,701
322	9. Bonus and welfare fund		17,752,010,554	13,805,781,526
<b>330</b>	<b>II. Non-current liabilities</b>		<b>1,049,373,229,643</b>	<b>918,327,989,668</b>
336	1. Long-term unearned revenues		124,565,515,356	150,202,152,005
337	2. Other long-term liabilities	23	19,988,120,000	20,428,400,000
338	3. Long-term loans	24	825,015,446,511	729,658,592,300
339	4. Convertible bonds	24	9,750,000,000	-
341	5. Deferred tax liabilities	32.3	64,362,285,757	17,406,981,008
342	6. Long-term provisions		5,691,862,019	631,864,355

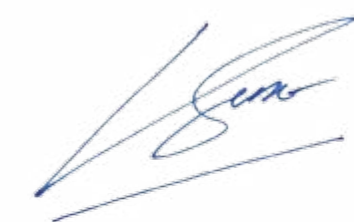
## Consolidated balance sheet (continued)

as at 31 December 2020

B01-DN/HN

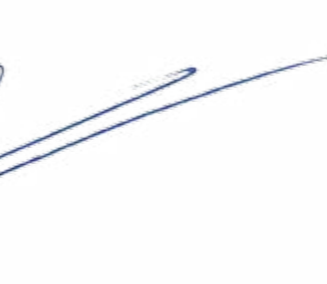
VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
<b>400</b>	<b>D. OWNERS' EQUITY</b>		<b>4,790,129,230,371</b>	<b>4,009,446,195,525</b>
<b>410</b>	<b>I. Capital</b>	<b>25.1</b>	<b>4,790,129,230,371</b>	<b>4,009,446,195,525</b>
411	1. Share capital		3,184,925,510,000	3,149,436,010,000
411a	Shares with voting rights		3,184,925,510,000	3,149,436,010,000
412	2. Share premium		296,708,538,421	208,157,989,707
414	3. Other owners' capital		1,550,200,000	775,100,000
418	4. Investment and development fund		215,043,954,655	195,617,083,138
421	5. Undistributed earnings		1,034,315,397,871	390,717,784,688
421a	Undistributed earnings (losses) at end of prior year		323,077,492,108	(271,859,897)
421b	Undistributed earnings of current year		711,237,905,763	390,989,644,585
429	6. Non-controlling interests		57,585,629,424	64,742,227,992
<b>440</b>	<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>		<b>11,826,163,041,713</b>	<b>8,197,228,507,758</b>



Le Thanh Hung  
Preparer





Bui Van Su  
Chief Accountant

Hoang Van Tang  
General Director

29 March 2021

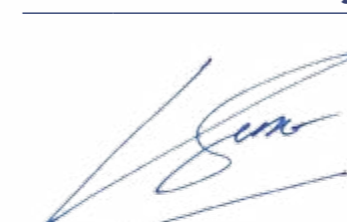
## Consolidated income statement

for the year ended 31 December 2020

B02-DN/HN


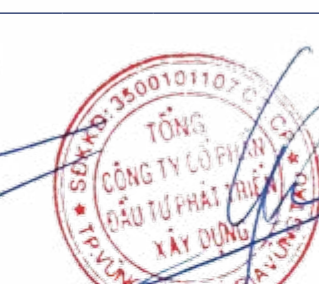
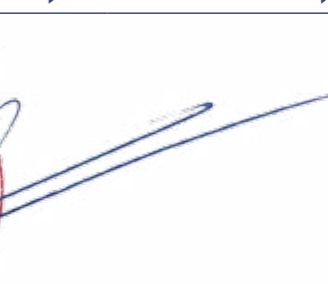
VND

Code	ITEMS	Notes	Current year	Previous year
<b>01</b>	<b>1. Revenues from sale of goods and rendering of services</b>	<b>26.1</b>	<b>2,503,768,921,575</b>	<b>2,139,478,786,862</b>
<b>02</b>	<b>2. Deductions</b>	<b>26.1</b>	<b>(16,594,906,022)</b>	<b>(23,734,413,231)</b>
<b>10</b>	<b>3. Net revenues from sale of goods and rendering of services</b>	<b>26.1</b>	<b>2,487,174,015,553</b>	<b>2,115,744,373,631</b>
<b>11</b>	<b>4. Cost of goods sold and services rendered</b>	<b>27</b>	<b>(1,846,705,794,144)</b>	<b>(1,475,079,355,633)</b>
<b>20</b>	<b>5. Gross profits from sale of goods and rendering of services</b>		<b>640,468,221,409</b>	<b>640,665,017,998</b>
<b>21</b>	<b>6. Finance income</b>	<b>26.2</b>	<b>26,858,495,762</b>	<b>197,545,575,808</b>
<b>22</b>	<b>7. Finance expenses</b>	<b>28</b>	<b>(56,725,752,191)</b>	<b>(26,619,168,032)</b>
23	In which: Interest expense		(37,386,634,438)	(37,280,602,441)
<b>24</b>	<b>8. Share of loss of associates</b>		<b>(29,014,157,522)</b>	<b>(13,888,785,170)</b>
<b>25</b>	<b>9. Selling expenses</b>	<b>29</b>	<b>(144,047,086,829)</b>	<b>(114,152,311,617)</b>
<b>26</b>	<b>10. General and administrative expenses</b>	<b>29</b>	<b>(150,149,648,357)</b>	<b>(150,401,335,317)</b>
<b>30</b>	<b>11. Operating profit</b>		<b>287,390,072,272</b>	<b>533,148,993,670</b>
<b>31</b>	<b>12. Other income</b>	<b>30</b>	<b>626,902,746,353</b>	<b>49,846,064,763</b>
<b>32</b>	<b>13. Other expenses</b>	<b>30</b>	<b>(14,447,731,555)</b>	<b>(111,713,857,888)</b>
<b>40</b>	<b>14. Other profit (loss)</b>	<b>30</b>	<b>612,455,014,798</b>	<b>(61,867,793,125)</b>
<b>50</b>	<b>15. Accounting profit before tax</b>		<b>899,845,087,070</b>	<b>471,281,200,545</b>
<b>51</b>	<b>16. Current corporate income tax expense</b>	<b>32.1</b>	<b>(133,178,726,195)</b>	<b>(128,380,729,770)</b>
<b>52</b>	<b>17. Deferred tax (expense) income</b>	<b>32.1</b>	<b>(44,770,230,443)</b>	<b>28,922,160,839</b>
<b>60</b>	<b>18. Net profit after tax</b>		<b>721,896,130,432</b>	<b>371,822,631,614</b>
<b>61</b>	<b>19. Net profit after tax attributable to shareholders of the parent company</b>		<b>711,237,905,763</b>	<b>390,989,644,585</b>
<b>62</b>	<b>20. Net profit (loss) after tax attributable to non-controlling interests</b>		<b>10,658,224,669</b>	<b>(19,167,012,971)</b>
<b>70</b>	<b>21. Basic earnings per share</b>	<b>25.4</b>	<b>2,157</b>	<b>1,166</b>
<b>71</b>	<b>22. Diluted earnings per share</b>	<b>25.4</b>	<b>2,157</b>	<b>1,166</b>



Le Thanh Hung  
Preparer

29 March 2021

Bui Van Su  
Chief Accountant

Hoang Van Tang  
General Director

## Consolidated cash flow statement

for the year ended 31 December 2020

B03-DN/HN

VND

Code	ITEMS	Notes	Current year	Previous year
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>				
<b>01</b>	<b>Accounting profit before tax</b>		<b>899,845,087,070</b>	<b>471,281,200,545</b>
Adjustments for:				
02	Depreciation and amortization		44,886,569,674	37,440,918,820
03	(Reversal of provisions) provisions		(4,399,791,836)	(4,803,421,204)
04	Foreign exchange gains arisen from revaluation		(30,967)	(226,285)
05	Profits from investing activities		(600,687,034,020)	(180,847,256,731)
06	Interest expenses	28	37,386,634,438	37,280,602,441
<b>08</b>	<b>Operating profit before changes in working capital</b>		<b>377,031,434,359</b>	<b>360,351,817,586</b>
09	Increase in receivables		(203,929,722,350)	(207,005,704,287)
10	Increase in inventories		(823,799,090,122)	(1,074,077,824,621)
11	Increase in payables		460,945,260,425	1,055,301,314,825
12	Decrease (increase) in prepaid expenses		16,087,323,104	(79,634,756,017)
14	Interest paid		(128,209,923,534)	(186,299,706,483)
15	Corporate income tax paid	21	(181,506,481,527)	(105,885,885,520)
17	Other cash outflows from operating activities		(20,915,240,652)	(8,156,506,048)
<b>20</b>	<b>Net cash flows used in operating activities</b>		<b>(504,296,440,297)</b>	<b>(245,407,250,565)</b>
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>				
21	Purchase and construction of fixed assets		(11,580,836,846)	(49,904,599,042)
22	Proceeds from disposals of fixed assets		3,313,154,432	9,400,950,347
23	Loans to other entities		(12,700,000,000)	(278,900,000,000)
24	Collections from borrowers		100,790,768,652	1,720,053,256
25	Payments for investments in other entities		(3,061,205,967,010)	(82,200,000,000)
26	Proceeds from sale of investments in other entities		2,931,550,000,000	350,793,193,246

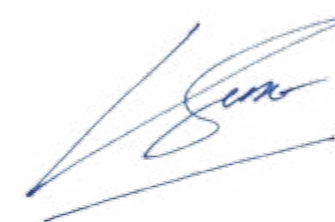
## Consolidated cash flow statement (continued)

for the year ended 31 December 2020

B03-DN/HN

VND

Code	ITEMS	Notes	Current year	Previous year
27	Interest and dividends received		30,747,509,505	39,870,548,183
<b>30</b>	<b>Net cash flows used in investing activities</b>		<b>(19,085,371,267)</b>	<b>(9,219,854,010)</b>
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>				
31	Net cash from issuance of shares	25.1	(126,500,000)	616,683,338,000
32	Net proceeds from repurchase and sales treasury shares		88,604,048,714	
33	Drawdown of borrowings	24	1,242,044,596,793	1,664,855,988,049
34	Repayment of borrowings	24	(995,086,310,429)	(1,988,904,166,834)
36	Dividends paid for shareholders			(176,739,348,100)
	Dividends paid for non-controlling interest		(3,044,510,000)	(2,174,692,500)
<b>40</b>	<b>Net cash flows from financing activities</b>		<b>332,391,325,078</b>	<b>113,721,118,615</b>
<b>50</b>	<b>Net (decrease) increase in cash</b>		<b>(190,990,486,486)</b>	<b>(140,905,985,960)</b>
<b>60</b>	<b>Cash and cash equivalent at beginning of year</b>		<b>593,928,466,557</b>	<b>734,834,226,232</b>
61	Impact of exchange rate fluctuation		30,967	226,285
<b>70</b>	<b>Cash and cash equivalents at end of year</b>	<b>4</b>	<b>402,938,011,038</b>	<b>593,928,466,557</b>



Le Thanh Hung  
Preparer



Bui Van Su  
Chief Accountant

Hoang Van Tang  
General Director

29 March 2021

## Notes to the consolidated financial statements

as at 31 December 2020 and for the year then ended

B09-DN/HN

### 1. CORPORATE INFORMATION

Development Investment Construction Joint Stock Company ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 3500101107 issued by the Department of Planning and Investment ("DPI") of Ba Ria - Vung Tau Province on 13 March 2008, and the following amended.

The Company's shares were officially listed on the Ho Chi Minh City Stock Exchange ("HOSE") pursuant to Decision No. 94/QD-SGDHCM on 12 August 2009.

The current principal activities of the Company are to invest and develop new urban areas and industrial zones; to invest, develop and trade real estate and technical infrastructure of urban areas, transportation construction, and irrigation projects; to consult investments, manage projects; and trade construction materials; and to provide traveling services and monitor construction and technical infrastructure projects.

The head office of the Company is located at No. 265 Le Hong Phong Street, Vung Tau City, Ba Ria - Vung Tau Province, Vietnam.

The number of the Group's employees as at 31 December 2020 was 1,958 (31 December 2019: 2,220).

#### Corporate structure

The Group's corporate structure includes seven (7) subsidiaries, in which:

Name of subsidiaries	Business	Status	Owner-ship %	Voting right %
DIC Tourism Limited Company ("DIC Tourism")	Hospitality and tourism services	In operating	99.99	99.99
DIG Aquarium Joint Stock Company ("DIG Aquarium")	Construction and trading of hotels and tourism; catering, entertainment, sport	In operating	95.00	95.00
DIC Ha Nam Joint Stock Company ("DIC Ha Nam")	Trading and developing urban areas and industrial zones, real estate and technical infrastructure of urban areas	In operating	100.00	98.00
Brothers DIC Ceramic Joint Stock Company ("DIC Brothers")	Production of ceramic products, wholesale materials, and mineral exploitation	In operating	89.03	89.03
Development Investment Construction Number 1 Joint Stock Company ("DIC No.1")	Trading and developing urban areas and industrial zones, real estate and technical infrastructure of urban areas	In operating	51.67	51.67
Development Investment Construction Number 2 Joint Stock Company ("DIC No. 2")	Manufacturing and trading construction materials; construction of houses, traffic works, irrigation works; real estate business; warehouse rental	In operating	50.07	50.07
Dai Phuoc Thien An Company Limited	Develop and trade real estate	Just establish	99.96	99.96

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

On 1 July 2020, the Group had completed the issuance of 3,548,950 shares for swapping with the shareholders of DIC T&T (except DIG) under the Merger Agreement with DIC T&T dated 29 December 2019. This issuance have been approved at the Group's Extraordinary General on 8 November 2019. Accordingly, the Group's share capital increased from VND 3,149,436,010,000 to VND 3,184,925,510,000. This changes in share capital have been approved by DPI of Ba Ria - Vung Tau Province through issuance 17th amended BRC dated 27 July 2020. Accordingly, the merger of DIC T&T was completed on 3 August 2020.

During the year, the Group completed the capital contribution to DIC Tourism with cash, the investment in DIC Southern, land use rights and property attached to land at DIC Star Vinh Phuc Hotel, book value at branch of the Company - DIC Star Vinh Phuc Hotel, a part of land area, property attached to land, book value from DIC T&T according to Resolutions of the Board of Directors No. 75/NQ-DIC Corp-HDQT, No.89/NQ-HDQT DIC Corp, No.101/NQ-HDQT-DIC Corp-HDQT, dated 3 January 2020, 11 May 2020 and 31 July 2020, respectively.

In accordance with the Resolutions of Board of Directors No. 111/NQ-HDQT DIC Corp and No.112/NQ-HDQT DIC Corp dated 3 November 2020, the Board of Directors of the Company approved the plan to establish and contribute capital by its land use rights to Dai Phuoc Thien Minh Company Limited ("Thien Minh") and Dai Phuoc Thien An Company Limited ("Thien An"). During the year, the Company completed the contribution and transferal of the capital at Thien Minh in accordance with the Resolutions of Board of Directors No. 114/NQ-HDQT DIC Corp dated 27 November 2020. At the date of this report, the Company is in the process to complete legal procedures to contribution and transferal of the capital at Thien An in accordance with the Resolutions of Board of Directors No. 115/NQ-HDQT DIC Corp dated 27 November 2020. Accordingly, the Company has not yet contributed capital to Thien An.

### 2. BASIS OF PREPARATION

#### 2.1 Accounting standards and system

The consolidated financial statements of the Company and its subsidiaries ("the Group"), expressed in Vietnam dong ("VND"), are prepared in accordance with the Vietnamese Enterprise Accounting System and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- » Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- » Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- » Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- » Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- » Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

#### 2.2 Applied accounting documentation system

The Group's applied accounting documentation system is the General Journal system.

#### 2.3 Fiscal year

The Group's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 January and ends on 31 December.

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

### 2. BASIS OF PREPARATION (continued)

#### 2.4 Accounting currency

The consolidated financial statements are prepared in VND which is also the Company's accounting currency.

#### 2.5 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiaries for the year ended 31 December 2020.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of the subsidiaries are prepared for the same reporting year as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealised gains or losses resulting from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### 3.1 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

#### 3.2 Inventories

##### Inventory properties

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory property and is measured at the lower of cost and net realizable value.

Cost of inventory properties includes:

- » Freehold and leasehold rights for land;
- » Amounts paid to contractors for construction; and
- » Borrowing costs, planning and design costs, costs of site preparation, professional fees for legal services, property transfer taxes, construction overheads and other related costs.

Net realizable value is the estimated selling price in the ordinary course of the business, based on market prices at the reporting date and discounted for the time value of money if material, less costs to completion and the estimated costs of sale.

The cost of inventory property recognized in profit or loss on disposal is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

##### Other inventories

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realisable value.

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

Net realisable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Merchandise, raw material, tools and supplies	-	cost of purchase on a weighted average basis
Finished goods and work-in process	-	cost of direct materials and labour plus attributable manufacturing overheads based on the normal operating capacity on a weighted average basis.

##### Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, low quality, obsolescence, etc.) of inventories based on appropriate evidence of impairment available at the balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement.

#### 3.3 Receivables

Receivables are presented in the consolidated financial statements at the carrying amounts due from customers and other debtors, after the provision for doubtful receivables.

The provision for doubtful receivables represents amounts of outstanding receivables at the balance sheet date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded into the general and administrative expense account in the consolidated income statement.

#### 3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, their costs and accumulated depreciation are removed from the consolidated balance sheet and any gain or loss resulting from their disposal is included in the consolidated income statement.

#### 3.5 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred.

When intangible fixed assets are sold or retired, their costs and accumulated amortisation are removed from the consolidated balance sheet and any gain or loss resulting from their disposal is included in the consolidated income statement.

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.5 Intangible fixed assets (continued)

##### Land use rights

The advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003 and Land use right certificate being issued, are recorded as intangible asset according to Circular No. 45/2013/TT-BTC ("Circular 45") issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets.

#### 3.6 Depreciation and amortization

Depreciation of tangible fixed assets and amortization of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Land use rights	38 years
Buildings and structures	5 - 50 years
Machinery and equipment	3 - 20 years
Means of transportation	6 - 10 years
Office equipment	3 - 10 years
Other fixed assets	5 - 20 years
Computer software	5 years

#### 3.7 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation. Investment properties held for capital appreciation are not depreciated but subject to impairment review.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

Depreciation of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	50 years
--------------------------	----------

Investment properties are derecognised when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the consolidated income statement in the year of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

#### 3.8 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective assets.

#### 3.9 Prepaid expenses

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortised over the period for which the amounts are paid or the year in which economic benefits are generated in relation to these expenses.

The following types of expenses are recorded as long-term prepaid expense and are amortised to the consolidated income statement over 2 to 5 years or recognised consistently with revenue:

- » Tools and consumables with large value issued into construction and can be used for more than one year;
- » Show houses; and
- » Brokerage fee.

#### 3.10 Investments

##### Investments in associates

The Group's investment in its associates is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence and which is neither a subsidiary nor a joint venture. The Group generally deems they have significant influence if they have at least 20% of the voting rights.

Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortized and subject to annual audit for impairment. The consolidated income statement reflects the share of the post-acquisition results of operation of the associate.

The share of post-acquisition profit (loss) of the associates is presented on the face of the consolidated income statement and its share of post-acquisition movements in reserves is recognized in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend or profit sharing received or receivable from associates reduce the carrying amount of the investment.

##### Investments in other investments

Investments in other investments are stated at their acquisition costs.

##### Provision for investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases or decreases to the provision balance are recorded into finance expense account in the separate income statement.

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

### 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

#### 3.10 Investments (continued)

##### Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognized as finance expense in the separate income statement and deducted against the value of such investments.

#### 3.11 Payables and accruals

Payables and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

#### 3.12 Appropriation of net profits

Net profit after tax (exclude interest from cheap purchases) is available for appropriation to shareholders after approval at the shareholders' meeting, and after making appropriations to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the Annual general meeting.

- » Investment and development fund
- » This fund is set aside for use in the Group's expansion of its operation or of in-depth investment.
- » Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits, and presented as a liability on the consolidated balance sheet.

#### 3.13 Earnings per share

Basic earnings per share amounts are calculated by dividing net profit after tax for the year attributable to ordinary shareholders of the Group (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Group (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

#### 3.14 Segment information

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments. Group's business segment is derived mainly from sales of residential plots and infrastructure-constructed residential plots; providing consultant service; trading building materials.

#### 3.15 Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognised:

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

##### Sale of real estate properties

A property is regarded as sold when the significant risks and returns have been transferred to the buyer, which is normally on unconditional exchange of contracts. For conditional exchanges, sales are recognized only when all the significant conditions are satisfied.

##### Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

##### Rendering of services

Revenue is recognized when services have been rendered and completed.

##### Construction contracts

Where the outcome of a construction contract can be determined reliably and accepted by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity at the balance sheet date which is accepted by the customers and reflected in the sales invoices.

##### Interest

Revenue is recognized as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

##### Dividends

Income is recognized when the Group's entitlement as an investor to receive the dividend is established.

##### Rental income

Rental income arising from operating leases is accounted for on a straight line basis over the lease term.

#### 3.16 Taxation

##### Current income tax

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to set off current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

## 3.16 Taxation (continued)

## Deferred tax

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- » where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- » in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- » where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- » in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Previously unrecognised deferred income tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on either the same taxable entity or when the Group intends either settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

## 3.17 Related parties

Parties are considered to be related parties of the Group if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 4. CASH AND CASH EQUIVALENTS

VND

	Ending balance	Beginning balance
Cash on hand	6,519,748,484	4,444,189,710
Cash in bank	282,486,339,253	470,936,576,362
Cash in transit	-	43,180,000
Cash equivalents (*)	113,931,923,301	118,504,520,485
<b>TOTAL</b>	<b>402,938,011,038</b>	<b>593,928,466,557</b>

(\*) Cash equivalents mainly represent short-term bank deposits with original maturity of less than three months and earn interest at the applicable rates from 3% to 4.8% per annum (2019: 5.0% to 5.3% per annum).

## 5. HELD-TO-MATURITY INVESTMENTS

The ending balance represented term-deposits at commercial banks with original maturity of more than three months and earn interest at rates ranging from 3.9% to 6.3% per annum.

## 6. TRADE RECEIVABLES

VND

	Ending balance	Beginning balance
<b>Short-term</b>	<b>1,080,875,007,032</b>	<b>941,283,317,787</b>
Customers of Vung Tau Gateway Apartment Project	648,602,083,855	231,309,483,587
Customers of Phoenix High-Class Commercial partment	157,294,923,630	268,776,436,753
Customers of Nam Vinh Yen New Urban Area Project (i)	111,733,041,827	301,913,033,179
Thien Tan Development Investment Joint Stock Company (ii)	59,000,000,000	-
Customers of Chi Linh Urban Area Project	22,545,436,041	23,528,032,041
Customers of Thuy Tien Project	13,042,715,822	13,235,275,947
DCP Asia Joint Stock Company	9,176,047,500	9,176,047,500
Others	59,480,758,357	93,345,008,780
<b>Long-term</b>	<b>8,318,000,000</b>	<b>8,318,000,000</b>
Mr Le Van Huong	8,318,000,000	8,318,000,000
<b>TOTAL</b>	<b>1,089,193,007,032</b>	<b>949,601,317,787</b>
Provision for trade receivables	(16,044,828,556)	(16,856,010,431)
<b>NET</b>	<b>1,073,148,178,476</b>	<b>932,745,307,356</b>
In which:		
Due from other parties	1,058,776,916,113	901,411,617,044
Due from related parties (Note 33)	14,371,262,363	31,333,690,312

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 6. TRADE RECEIVABLES (continued)

- (i) The value of receivables arising from sales of this project were pledged to secure long-term loans as described in Note 24.2.
- (ii) This is the remaining receivable from the transfer of capital contribution in Dai Phuoc Thien Minh Company Limited according to the Resolutions of the Board of Directors No. 114/NQ-DIC Corp-HDQT dated 27 November 2020.

Details of movements of provision for doubtful short-term receivables are as follows:

	VND	
	Current year	Previous year
Beginning balance	16,856,010,431	14,949,997,050
Add: Provision made during the year	83,377,336	8,595,510,255
Sub: Reversal during the year	(15,141,011)	-
Sub: Merger of subsidiary during the year	(879,418,200)	(6,689,496,874)
Ending balance	16,044,828,556	16,856,010,431

## 7. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	Ending balance	Beginning balance
Southern Development Investment Joint Stock Company	186,499,974,132	187,601,084,910
A & T Commercial Construction Joint Stock Company	1,520,499,820	20,536,820,495
Phuong Nguyen Trading Service and Construction Company Limited	-	11,336,730,634
Thien Quang Trading Development Joint Stock Company	-	6,728,630,014
Others	35,180,622,928	19,380,335,184
<b>TOTAL</b>	<b>223,201,096,880</b>	<b>245,583,601,237</b>
In which:		
Due from related parties (Note 33)	186,499,974,132	187,601,084,910
Due from other parties	36,701,122,748	57,982,516,327

## 8. SHORT-TERM LOAN RECEIVABLES

	VND	
	Ending balance	Beginning balance
Southern Development Investment Joint Stock Company	67,560,000,000	67,650,768,652
Phuoc An Construction Development Investment Corporation	9,091,231,700	9,091,231,700
<b>TOTAL</b>	<b>76,651,231,700</b>	<b>76,742,000,352</b>
In which:		
Due from other parties	9,091,231,700	9,091,231,700
Due from related parties (Note 33)	67,560,000,000	67,650,768,652

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 9. OTHER RECEIVABLES

	VND	
	Ending balance	Beginning balance
<b>Short-term</b>	<b>888,712,341,839</b>	<b>706,996,067,588</b>
Advances to the Board of Compensation	664,149,839,759	502,667,181,263
In which:		
Long Tan Project	455,201,677,600	315,910,617,600
North Vung Tau Project	179,078,845,600	179,078,845,600
Chi Linh Project	23,059,316,559	867,718,063
Hiep Phuoc Project	4,810,000,000	4,810,000,000
Bau Trung Project	2,000,000,000	2,000,000,000
Staff advances	135,683,390,311	151,499,261,310
Payment on behalf	32,418,108,480	-
Receivables from investment of Thanh Liem Project	20,422,716,264	24,403,208,014
Interest receivables	5,377,547,967	3,861,121,132
Others	30,660,739,058	24,565,295,869
<b>Long-term</b>	<b>3,111,277,967,009</b>	<b>84,608,901,281</b>
Duc Hoa III – Resco Development JSC (*)	1,729,119,206,500	-
Thien Tan Investment Development JSC (*)	1,298,153,760,510	-
A.T.A Construction Investment Joint Stock Company	79,999,999,999	79,999,999,999
DIC Construction and Investment Corporation	3,000,000,000	3,000,000,000
Deposits	1,005,000,000	1,608,901,282
<b>TOTAL</b>	<b>3,999,990,308,848</b>	<b>791,604,968,869</b>
Provision for other short term receivables	(6,523,956,904)	(6,523,956,904)
<b>NET</b>	<b>3,993,466,351,944</b>	<b>785,081,011,965</b>
In which:		
Due from other parties	3,955,078,456,110	779,489,241,674
Due from related parties (Note 33)	38,387,895,834	5,591,770,291

(\*) These amounts represented the cash contribution for the business co-operation with Duc Hoa III – Resco Investment Joint Stock Company and Thien Tan Development Investment Joint Stock Company according to the business co-operation contracts No.12/2020/HDHT/DIC-Corp-RESCO and No.14/2020/HDHT/DIC-Corp-Thien Tan, respectively on 30 November 2020.

**Notes to the consolidated financial statements (continued)**

B09-DN/HN

as at 31 December 2020 and for the year then ended

**10. INVENTORIES**

	VND	
	Ending balance	Beginning balance
Properties in progress (*)	3,897,205,459,484	3,649,641,973,050
Work in process	279,056,294,634	278,516,506,917
Finished goods	66,717,336,565	105,262,672,603
Raw materials	77,650,316,756	82,330,244,831
Finished goods	63,995,324,743	66,505,071,689
Tools and supplies	15,754,710,888	10,015,400,256
Others	838,930,416	11,001,201,393
<b>TOTAL</b>	<b>4,401,218,373,486</b>	<b>4,203,273,070,739</b>
Provision for obsolete inventories	(6,086,671,149)	(9,675,281,110)
<b>NET</b>	<b>4,395,131,702,337</b>	<b>4,193,597,789,629</b>

(\*) Properties for sale in progress consist of the on-going projects as follows:

	VND	
	Ending balance	Beginning balance
Nam Vinh Yen New Urban Area Project (i)	2,110,409,389,056	1,060,820,486,969
Infrastructure for Dai Phuoc Urban Area Project (i)	531,934,780,859	769,371,454,628
Cap Saint Jacques Complex Project	347,668,344,580	143,637,197,732
Hiep Phuoc Urban Area Project, Nhon Trach	319,933,290,238	193,107,610,395
Urban Area Project in Ward 4, Hau Giang (i)	309,065,709,445	187,207,863,452
Long Tan Resort Project, Nhon Trach	52,451,215,273	40,804,763,274
Infrastructure for Chi Linh Centre Project (i)	50,608,246,766	105,643,513,122
Vung Tau Gateway Apartment Project	22,399,754,304	682,660,723,791
51B Residential Project, Vung Tau	7,677,086,040	6,620,745,383
DIC Star - Vinh Yen Hotel Project (i)	-	425,031,607,209
Others	145,057,642,923	34,736,007,095
<b>TOTAL</b>	<b>3,897,205,459,484</b>	<b>3,649,641,973,050</b>

(i) The value of land use rights and assets formed from the loans of such projects were pledged to secure short-term and long-term loans as described in Note 24.1 and Note 24.2.

**Notes to the consolidated financial statements (continued)**

B09-DN/HN

as at 31 December 2020 and for the year then ended

**11. PREPAID EXPENSES**

	VND	
	Ending balance	Beginning balance
<b>Short-term</b>	<b>94,485,634,627</b>	<b>141,695,131,646</b>
Brokerage fee	87,282,307,314	125,873,324,386
Tools and supplies	6,690,273,133	4,233,397,911
Others	513,054,180	11,588,409,349
<b>Long-term</b>	<b>55,055,553,316</b>	<b>23,933,379,401</b>
Tools and supplies	46,498,037,473	20,491,719,968
Maintenance fee	4,892,076,006	3,437,474,235
Others	3,665,439,837	4,185,198
<b>TOTAL</b>	<b>149,541,187,943</b>	<b>165,628,511,047</b>

**12. CAPITALIZED BORROWING COSTS**

During the year, the Group capitalized borrowing costs amounting to VND 90,551,879,620 to finance the construction in progress (for the year ended 31 December 2019: VND 88,500,885,366).

**Notes to the consolidated financial statements (continued)**

B09-DN/HN

as at 31 December 2020 and for the year then ended

**Notes to the consolidated financial statements (continued)**

B09-DN/HN

as at 31 December 2020 and for the year then ended

**13. TANGIBLE FIXED ASSETS**

	Buildings and structures	Machinery and equipment	Means of transportation	Office equipment	Others	Total
						VND
<b>Cost:</b>						
Beginning balance	203,115,035,799	315,751,291,601	75,925,792,618	10,701,526,093	5,234,482,813	610,728,128,924
New purchase	387,122,400	7,539,544,809	4,167,691,637	287,110,909	125,600,000	12,507,069,755
Transfer from construction in progress	422,368,114,903	15,059,779,285	535,076,364	39,200,000	17,439,757,725	455,441,928,277
Disposal during the year	(274,061,058)	(12,710,286,688)	(4,586,993,992)	(317,836,182)	(429,054,546)	(18,318,232,466)
Ending balance	625,596,212,044	325,640,329,007	76,041,566,627	10,710,000,820	22,370,785,992	1,060,358,894,490
In which:						
Fully depreciated	6,746,873,493	22,482,616,750	28,239,367,636	6,668,769,679	1,840,315,420	65,977,942,978
<b>Accumulated depreciation:</b>						
Beginning balance	(75,959,598,935)	(166,636,504,776)	(41,882,817,323)	(7,884,187,932)	(4,143,737,796)	(296,506,846,762)
Depreciation for the year	(11,133,383,668)	(17,375,702,501)	(4,970,807,609)	(923,653,094)	(1,533,306,006)	(35,936,852,878)
Disposal during the year	44,891,335	12,710,286,688	4,412,746,642	312,594,280	390,154,857	17,870,673,802
Ending balance	(87,048,091,268)	(171,301,920,589)	(42,440,878,290)	(8,495,246,746)	(5,286,888,945)	(314,573,025,838)
<b>Net carrying amount:</b>						
Beginning balance	127,155,436,864	149,114,786,825	34,042,975,295	2,817,338,161	1,090,745,017	314,221,282,162
Ending balance	538,548,120,776	154,338,408,418	33,600,688,337	2,214,754,074	17,083,897,047	745,785,868,652

The net carrying value of assets represented in the tangible fixed assets of the Group were pledged to secure short-term loans as described in Note 24.1.

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 14. INTANGIBLE FIXED ASSETS

			VND
	Land use rights	Computer Softwares	Total
<b>Cost:</b>			
Beginning balance	19,966,813,779	260,669,400	20,227,483,179
Newly purchase	6,522,409,091	1,086,358,000	7,608,767,091
Decrease due to merger of subsidiary	(8,535,000,000)	-	(8,535,000,000)
Ending balance	17,954,222,870	1,347,027,400	19,301,250,270
In which:			
Fully amortized	-	174,989,400	174,989,400
<b>Accumulated amortization:</b>			
Beginning balance	(281,202,189)	(258,724,647)	(539,926,836)
Amortization	(16,425,180)	(185,562,092)	(201,987,272)
Ending balance	(297,627,369)	(444,286,739)	(741,914,108)
<b>Net carrying amount:</b>			
Beginning balance	19,685,611,590	1,944,753	19,687,556,343
Ending balance	17,656,595,501	902,740,661	18,559,336,162

## 15. INVESTMENT PROPERTIES

			VND
	Land use rights and infrastructure for lease	Buildings and structures for lease	Total
<b>Cost:</b>			
Beginning balance and ending balances	144,455,832,878	44,733,677,800	189,189,510,678
<b>Accumulated mortisation:</b>			
Beginning balance	(32,021,042,934)	(1,342,010,333)	(33,363,053,267)
Depreciation for the year	(2,889,116,652)	(894,673,560)	(3,783,790,212)
Ending balance	(34,910,159,586)	(2,236,683,893)	(37,146,843,479)
<b>Net carrying amount:</b>			
Beginning balance	112,434,789,944	43,391,667,467	155,826,457,411
Ending balance	109,545,673,292	42,496,993,907	152,042,667,199

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 15. INVESTMENT PROPERTIES (continued)

The rental income and operating expenses information relating to investment property is presented as follow:

	VND	
	Current year	Previous year
Rental income from investment properties	4,510,671,335	5,362,532,357
Direct operating expenses of investment properties that generated rental income during the year	(3,783,790,212)	(3,776,935,194)

The fair value of the investment properties was not formally assessed and determined as at 31 December 2020. However, given the present occupancy rate of these properties, it is management's assessment that these properties' market values are higher than their carrying value as at the balance sheet date.

## 16. CONSTRUCTION IN PROGRESS

	VND	
	Ending balance	Beginning balance
Ceramic factory	47,391,094,628	47,391,094,628
Ba Sao Entertainment and Eco-Tourism	36,620,322,846	36,620,322,846
Others	2,476,248,951	5,428,785,980
<b>TOTAL</b>	<b>86,487,666,425</b>	<b>89,440,203,454</b>

## 17. LONG-TERM INVESTMENTS

	VND	
	Ending balance	Beginning balance
Investments in associates (Note 17.1)	181,636,249,630	192,967,740,752
Investments in other entities (Note 17.2)	119,083,369,377	119,083,369,377
Held-to-maturity investments (Note 17.3)	38,000,000,000	27,190,000,000
<b>TOTAL</b>	<b>338,719,619,007</b>	<b>339,241,110,129</b>
Provision for long-term investments	(39,423,659,514)	(20,343,653,842)
<b>NET</b>	<b>299,295,959,493</b>	<b>318,897,456,287</b>

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

## 17. LONG-TERM INVESTMENTS (continued)

## 17.1 Investments in associates

		Ending balance		Beginning balance	
Business Activities		Costs	%	Costs	%
DIC No.4 Joint Stock Company ("DIC No.4")	Construction	128,979,496,061	40.01%	132,700,596,296	39.29%
DIC Concrete Joint Stock Company ("DIC Concrete")	Concrete production	34,289,394,049	36.00%	28,112,463,643	36.00%
DIC Real Estate Joint Stock Company ("DIC Resco")	Real estate	17,125,455,829	42.68%	6,470,210,897	21.34%
DIC Global Joint Stock Company ("DIC Toan Cau")	Real estate consulting, brokerage and auction	1,241,903,691	49.00%	1,721,796,796	37.69%
Southern Development Investment Joint Stock Company ("DIC Southern")	Hotel, travel service	-	-	23,962,673,120	46.00%
<b>TOTAL</b>		<b>181,636,249,630</b>		<b>192,967,740,752</b>	

Detail of Investment in associates as at 31 December 2020 are as follow:

	DIC Phuong Nam	DIC No.4	DIC Concrete	DIC Resco	DIC Toan Cau	Total
<b>Cost</b>						
Beginning balance	225,400,000,000	109,602,184,500	17,982,564,000	4,815,000,000	2,450,000,000	360,249,748,500
Increase	-	-	8,000,000,000	15,123,000,000	-	23,123,000,000
Ending balance	225,400,000,000	109,602,184,500	25,982,564,000	19,938,000,000	2,450,000,000	383,372,748,500
<b>Accumulated profit after investment:</b>						
Beginning balance	(201,437,326,880)	23,098,411,796	10,129,899,643	1,655,210,897	(728,203,204)	(167,282,007,748)
Shared (loss) profit	(23,962,673,120)	(1,282,254,635)	696,918,406	(3,986,255,068)	(479,893,105)	(29,014,157,522)
Dividends	-	(2,438,845,600)	(2,519,988,000)	(481,500,000)	-	(5,440,333,600)
Ending balance	(225,400,000,000)	19,377,311,561	8,306,830,049	(2,812,544,171)	(1,208,096,309)	(201,736,498,870)
<b>Net carrying amount:</b>						
Beginning balance	23,962,673,120	132,700,596,296	28,112,463,643	6,470,210,897	1,721,796,796	192,967,740,752
Ending balance	-	128,979,496,061	34,289,394,049	17,125,455,829	1,241,903,691	181,636,249,630

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

## 17. LONG-TERM INVESTMENTS (continued)

## 17.2 Investments in other entities

VND

Business activities	Ending balance			Beginning balance			
	Costs	Provision	%	Costs	Provision	%	
Phu Quoc Urban Development Joint Stock Company	Real estate	50,000,000,000	-	6.67%	50,000,000,000	-	6.67%
DIC Investment and Trading Joint Stock Company	Investment and Trading	41,104,911,284	(19,080,005,672)	14.75%	41,104,911,284	-	14.75%
Phu Rieng - Kratie Rubber Joint Stock Company	Rubber production	20,000,000,000	(20,000,000,000)	5.00%	20,000,000,000	(20,000,000,000)	5.00%
Song Da - Ha Noi Joint Stock Company	Real estate	6,000,000,000	-	15.00%	6,000,000,000	-	15.00%
Vina Dai Phuoc Corporation	Real estate	1,610,000,000	(227,305,434)	0.10%	1,610,000,000	(227,305,434)	0.10%
Development Investment Construction Hoi An Joint Stock Company	Real estate	173,958,093	-	0.50%	173,958,093	-	0.50%
Other investments		194,500,000	(116,348,408)	0.01%	194,500,000	(116,348,408)	0.01%
<b>TOTAL</b>		<b>119,083,369,377</b>	<b>(39,423,659,514)</b>		<b>119,083,369,377</b>	<b>(20,343,653,842)</b>	

## 17.3 Held-to-maturity investment

VND

	Ending balance	Beginning balance
Vietnam Joint Stock Commercial Bank for Industry and Trade – Binh Xuyen Branch	20,000,000,000	-
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ba Ria - Vung Tau Branch	10,000,000,000	14,190,000,000
Non-convertible bonds of Vietnam Bank for Agriculture and Rural Development – Dong Nai Branch	8,000,000,000	5,000,000,000
Convertible bond of DIC No. 4	-	8,000,000,000
<b>TOTAL</b>	<b>38,000,000,000</b>	<b>27,190,000,000</b>

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 18. GOODWILL

VND

<b>Cost:</b>	
Beginning balance and ending balance	49,639,393,121
<b>Accumulated amortization:</b>	
Beginning balance	(5,377,600,921)
Amortization for the year	(4,963,939,312)
Ending balance	(10,341,540,233)
<b>Net carrying amount:</b>	
Beginning balance	44,261,792,200
Ending balance	39,297,852,888

## 19. SHORT-TERM TRADE PAYABLES

VND

	Ending balance	Beginning balance
DIC No. 4	71,878,401,001	45,657,066,360
Thien Quang Development Trading Corporation	51,880,572,351	8,534,525,298
Duc Long Thinh Trading and Services Co., Ltd	15,061,188,903	10,972,136,859
Phuoc An Construction Development Investment Corporation	13,852,235,433	13,852,235,433
DIC Resco	12,448,797,254	4,733,148,958
Hung Viet Trading and Services Co., Ltd	4,526,691,516	6,802,179,884
Hoa Binh Construction And Trading Co.,Ltd	2,526,962,665	7,047,212,053
Ha Noi CPM Construction Corporation	1,208,354,978	9,884,406,406
Others	193,047,090,798	218,036,021,159
<b>TOTAL</b>	<b>366,430,294,899</b>	<b>325,518,932,410</b>
In which:		
Due to other parties	276,205,908,545	274,752,395,276
Due to related parties (Note 33)	90,224,386,354	50,766,537,134

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 20. SHORT-TERM ADVANCES FROM CUSTOMERS

VND

	Ending balance	Beginning balance
Customers of Nam Vinh Yen New Urban Area Project	634,582,902,217	187,500,137,640
Customers of Cap Saint Jacques Complex Area Project	392,630,511,022	-
Customers of Hiep Phuoc Urban Area Project	381,018,355,421	260,056,852,506
Customers of Vung Tau Gateway Apartment Project	347,744,414,936	1,063,819,221,995
Customers of Dai Phuoc Urban Area Project	139,546,849,603	85,495,963,848
Customers of Chi Linh Centre, Vung Tau Project	45,915,773,651	45,526,306,909
Customers of Phoenix Project	35,691,386,195	65,255,731,327
Customers of other projects	27,251,159,066	25,181,547,543
<b>TOTAL</b>	<b>2,004,381,352,111</b>	<b>1,732,835,761,768</b>

## 21. TAXATION

VND

	Beginning balance	Increase in year	Decrease in year	Ending balance
<b>Receivables</b>				
Corporate income tax	16,372,519,449	17,013,900,102	(21,569,425,209)	11,816,994,342
Value-added tax	4,670,722,286	817,469,257	(2,899,221,873)	2,588,969,670
<b>TOTAL</b>	<b>21,043,241,735</b>	<b>17,831,369,359</b>	<b>(24,468,647,082)</b>	<b>14,405,964,012</b>
<b>Payables</b>				
Corporate income tax	115,521,575,603	133,178,726,195	(164,492,581,425)	84,207,720,373
Value-added tax	7,605,044,345	278,399,348,937	(267,487,362,295)	18,517,030,987
Personal income tax	2,511,628,404	6,174,506,559	(6,873,284,005)	1,812,850,958
Others	88,146,024,286	39,689,548,007	(23,451,825,914)	104,383,746,379
<b>TOTAL</b>	<b>213,784,272,638</b>	<b>457,442,129,698</b>	<b>(462,305,053,639)</b>	<b>208,921,348,697</b>

**Notes to the consolidated financial statements (continued)**

as at 31 December 2020 and for the year then ended

B09-DN/HN

**22. SHORT-TERM ACCRUED EXPENSES**

	VND	
	Ending balance	Beginning balance
Operating expenses	23,514,195,201	2,830,575,585
Loan interest	4,859,607,175	5,131,016,651
Others	1,849,178,537	9,175,836,596
<b>TOTAL</b>	<b>30,222,980,913</b>	<b>17,137,428,832</b>

**Notes to the consolidated financial statements (continued)**

as at 31 December 2020 and for the year then ended

B09-DN/HN

**23. OTHER PAYABLES**

	VND	
	Ending balance	Beginning balance
<b>Short-term</b>	<b>2,568,081,007,713</b>	<b>348,774,572,608</b>
Deposit for sales of project (*)	2,231,550,000,000	-
Profit sharing from BCC	116,388,584,457	116,288,584,457
Registration fee and maintenance fund	85,526,052,508	64,649,068,187
Payables to Mr. Phan Van Binh	52,180,322,235	68,535,809,188
Compensation payables	26,506,935,337	32,477,783,890
Deposit from customers	26,194,980,294	20,550,000,000
Deposits received	12,101,219,500	8,661,791,326
Others	17,632,913,382	37,611,535,560
<b>Long-term</b>	<b>19,988,120,000</b>	<b>20,428,400,000</b>
Capital contribution from Business Cooperation contracts	19,600,000,000	19,600,000,000
Deposits received	388,120,000	828,400,000
<b>TOTAL</b>	<b>2,588,069,127,713</b>	<b>369,202,972,608</b>

(\*) This amount represented the deposit from Tan Long Investment and Development Corporation in relation to the transfer of capital contribution in Thien An according to the Resolution of the Board of Directors No. 115/NQ-DIC Corp-HDQT dated 27 November 2020. At the date of this report, the Group is in the process to complete the said transfer.

**Notes to the consolidated financial statements (continued)**

B09-DN/HN

as at 31 December 2020 and for the year then ended

**Notes to the consolidated financial statements (continued)**

B09-DN/HN

as at 31 December 2020 and for the year then ended

**24. LOANS**

VND

	Beginning balance	Increase in year	Decrease in year	Reclassifications	Ending balance
<b>Short-term</b>	<b>547,806,830,701</b>	<b>791,399,542,623</b>	<b>(993,136,995,429)</b>	<b>343,588,884,959</b>	<b>689,658,262,854</b>
Loans from banks (Note 24.1)	178,674,329,451	784,180,042,623	(624,745,794,179)	-	338,108,577,895
Current-portion of long-term loans from banks (Note 24.2)	355,743,547,250	-	(355,743,547,250)	343,588,884,959	343,588,884,959
Loan from individuals	13,388,954,000	7,219,500,000	(12,647,654,000)	-	7,960,800,000
<b>Long-term</b>	<b>729,658,592,300</b>	<b>450,645,054,170</b>	<b>(1,949,315,000)</b>	<b>(343,588,884,959)</b>	<b>834,765,446,511</b>
Loans from banks (Note 24.2)	729,658,592,300	426,745,054,170	(261,715,000)	(343,588,884,959)	812,553,046,511
Convertible bonds	-	9,850,000,000	(100,000,000)	-	9,750,000,000
Loans from other parties	-	14,050,000,000	(1,587,600,000)	-	12,462,400,000
<b>TOTAL</b>	<b>1,277,465,423,001</b>	<b>1,242,044,596,793</b>	<b>(995,086,310,429)</b>	<b>-</b>	<b>1,524,423,709,365</b>

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

**24. LOANS (continued)****24.1 Short-term loans from banks**

Detail of short-term loans from banks are as follows:

Banks	Ending balance	Principal and interest repayment term	Interest rate	Collaterals
	VND		(% p.a.)	
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ba Ria Vung Tau Branch	93,170,055,754	From 27 April 2021 to 31 August 2021	6.0% - 7.1%	Machinery and equipment belongs to DIC No. 2
	75,983,125,641	From 10 May 2021 to 24 August 2021	6.5% - 7.6%	<ul style="list-style-type: none"> <li>Machinery, equipment according to mortgage contract No. 01/2019/600371/HĐBĐ</li> <li>Asset on land and rights arising of land Nam Vinh Yen New Urban Area Project – Phase I, Vinh Phuc Province, contract No. 744/HĐTTCNQSDĐ&amp;CTNO-NVYGĐ1 dated 12/6/2017</li> <li>Land use rights in Dai Phuoc Commune, Nhon Trach District, Dong Nai Province, receivables from production and business activities and debt claims arising from construction contracts</li> </ul>
	29,988,629,617	From 15 April 2021 to 29 November 2021	8.25% - 9.0%	Total collaterals equal 22,766,000,000 VND including: Land use rights for business purpose at Ward 5, Vung Tau City; asset on land: Tien Sa Villa; Office at 265 Le Hong Phong, Vung Tau City
Vietnam Bank for Agriculture and Rural Development - Tay Ninh Branch	100,000,000,000	30 November 2021	8.00%	12.996.8m2 of residential land under LURC and ownership of houses and other land-attached assets No. BN981924 issued by the People's Committee of Ba Ria - Vung Tau Province on May 20, 2014 with total collateral value: VND 194,952,000,000
Vietnam Bank for Agriculture and Rural Development – Chu Lai Branch	15,000,000,000	From 7 May 2021 to 16 July 2021	9.5%	Machinery, equipment of Brothers DIC Ceramic Joint Stock Company
Vietnam Maritime Commercial Joint Stock Bank	14,586,810,602	From 6 May 2021 to 29 June 2021	7.5% - 9%	Unsecured
Sai Gon Commercial Bank - Da Nang Branch	9,379,956,281	From 8 January 2021 to 24 March 2021	10.2%	Machinery, equipment of Brothers DIC Ceramic Joint Stock Company
<b>TOTAL</b>	<b>338,108,577,895</b>			

**Notes to the consolidated financial statements (continued)**

as at 31 December 2020 and for the year then ended

B09-DN/HN

**Notes to the consolidated financial statements (continued)**

as at 31 December 2020 and for the year then ended

B09-DN/HN

**24. LOANS (continued)****24.2 Long-term loans from banks**

Detail of long-term loans from banks are as follows:

Banks	Ending balance	Principal and interest repayment term	Interest rate	Collaterals
	VND		(% p.a.)	
Vietnam Joint Stock Commercial Bank for Industry and Trade – Binh Xuyen Branch	910,000,000,000	From 25 February 2021 to 1 November 2028; from 25 March 2021 to 25 December 2024	10.5%	Land use rights, asset on land and rights arising of land No 667 with an area of 7,920 m <sup>2</sup> in Khai Quang Ward, Vinh Yen City, Vinh Phuc Province, Map No. 16, land lot No. 805 and 806 with an area of 17,341 m <sup>2</sup> in Thanh Tru Commune, Vinh Yen City, Vinh Phuc Province and all property rights arising from the DIC Star Hotel Complex Project;  95 land use rights of Division 1, phase 1 - Nam Vinh Yen Urban Area project owned by Development Investment Construction Joint Stock Company with a total area of 17,162 m <sup>2</sup>  Rights of assets (including but not limited to: the right to claim and to benefit the amount receivables; the rights to share, use, exploit, and/or own the shared product; the rights to request reimbursement advances, penalties, compensation for damage and enjoyment of this amount; rights, benefits, reimbursements; ...) of the Development Investment Construction Corporation arising from Division 2.3, Phase 1 of the Nam Vinh Yen Urban Area project
Joint Stock Commercial Bank for Investment & Development of Vietnam - Ba Ria - Vung Tau Branch	227,046,271,511	From 23 March 2021 to 14 December 2022	8.6% - 8.8%	The certificate of land use rights No. AL 622002 issued by the People's Committee of Ba Ria Vung Tau on 31 January 2008
	599,575,992	21 May 2021	8.5%	Burning Potain L68B3 crane body, with 23 segments and 3 sets of 2m-long anchor frames; Quantity 3 sets. Alimax SC45 / 30 FC II cage hoist, quantity 1 set.

**Notes to the consolidated financial statements (continued)**

as at 31 December 2020 and for the year then ended

B09-DN/HN

**Notes to the consolidated financial statements (continued)**

as at 31 December 2020 and for the year then ended

B09-DN/HN

**24. LOANS (continued)****24.2 Long-term loans from banks (continued)**

Detail of long-term loans from banks are as follows: (continued)

Banks	Ending balance	Principal and interest repayment term	Interest rate	Collaterals
	VND		(% p.a.)	
Asia Commercial Joint Stock Bank - Ho Chi Minh City Branch	16,649,608,967	25 January 2021	9.5%	Receivables and rights arising from sales/leasing contracts from Block B - Pullman Project and Vung Tau International Exhibition Center, deposit contract of Asia Commercial Joint Stock Bank – Ho Chi Minh City Branch and 18,920,000 ordinary shares of DIC Southern
An Binh Commercial Joint Stock Bank – Ba Ria - Vung Tau Branch	1,846,475,000	From 25 January 2021 to 11 March 2025	10.6%	<ul style="list-style-type: none"> <li>7-seat Toyota Fortuner car worth VND 1,150,000,000 under the mortgage agreement No. 296/18/TC/IV.04 dated December 29, 2018;</li> <li>Unaccompanied cargo transport with property mortgage contract No. 2191/19/TC/IV.04 dated July 29, 2019;</li> <li>Ford Transit SVP 16-seater car, oil engine under the mortgage contract No. 35/20/TC/IV.04 dated March 10, 2020</li> </ul>
<b>TOTAL</b>	<b>1,156,141,931,470</b>			
In which:				
Non-current portion	343,588,884,959			
Current portion	812,553,046,511			

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

## Notes to the consolidated financial statements (continued)

as at 31 December 2020 and for the year then ended

B09-DN/HN

## 25. OWNERS' EQUITY

## 25.1 The situation of increase or decrease in equity

	Share capital	Share premium	Treasury shares	Investment and development fund	Other owners' capital	Undistributed earnings	Non-controlling interests	Total	VND
<b>Previous year</b>									
Beginning balance	2,524,847,830,000	66,111,261,707	-	178,261,388,573	-	362,986,662,889	87,152,702,255	3,219,359,845,424	
Issuance of new shares	474,636,610,000	142,046,728,000	-	-	-	-	-	616,683,338,000	
Share dividends	149,951,570,000	-	-	-	-	(149,951,570,000)	-	-	
Cash dividends	-	-	-	-	-	(176,739,348,100)	(2,174,692,500)	(178,914,040,600)	
Net profit	-	-	-	-	-	390,989,644,585	(19,167,012,971)	371,822,631,614	
Transfer to bonus and welfare fund	-	-	-	-	-	(17,911,694,800)	(793,566,357)	(18,705,261,157)	
Transfer to investment and development fund	-	-	-	17,485,700,828	-	(17,880,809,886)	395,109,058	-	
Others	-	-	-	(130,006,263)	775,100,000	(775,100,000)	(670,311,493)	(800,317,756)	
<b>Ending balance</b>	<b>3,149,436,010,000</b>	<b>208,157,989,707</b>	<b>-</b>	<b>195,617,083,138</b>	<b>775,100,000</b>	<b>390,717,784,688</b>	<b>64,742,227,992</b>	<b>4,009,446,195,525</b>	
<b>Current year</b>									
Beginning balance	3,149,436,010,000	208,157,989,707	-	195,617,083,138	775,100,000	390,717,784,688	64,742,227,992	4,009,446,195,525	
Issuance of new shares	35,489,500,000	(226,500,000)	-	-	-	-	(35,489,500,000)	(226,500,000)	
Repurchase of treasury shares	-	-	(90,270,193,851)	-	-	-	-	(90,270,193,851)	
Sale of treasury shares	-	88,604,048,714	90,270,193,851	-	-	-	-	178,874,242,565	
Dividends	-	-	-	-	-	-	(3,044,510,000)	(3,044,510,000)	
Net profit for the year	-	-	-	-	-	711,237,905,763	10,658,224,669	721,896,130,432	
Merger	-	173,000,000	-	(3,552,448,187)	-	(19,216,370,327)	22,595,818,514	-	
Acquisition of non-controlling interests	-	-	-	-	-	-	(1,489,266,000)	(1,489,266,000)	
Transfer to bonus and welfare fund	-	-	-	-	-	(24,489,665,111)	(667,203,189)	(25,156,868,300)	
Transfer to investment and development fund	-	-	-	23,968,618,383	-	(24,148,455,821)	179,837,438	-	
Other	-	-	-	(989,298,679)	775,100,000	214,198,679	100,000,000	100,000,000	
<b>Ending balance</b>	<b>3,184,925,510,000</b>	<b>296,708,538,421</b>	<b>-</b>	<b>215,043,954,655</b>	<b>1,550,200,000</b>	<b>1,034,315,397,871</b>	<b>57,585,629,424</b>	<b>4,790,129,230,371</b>	

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 25. OWNERS' EQUITY (continued)

## 25.2 Capital transactions with owners and distribution of dividends, profits

	VND	
	Current year	Previous year
Contributed capital		
Beginning balance	3,149,436,010,000	2,524,847,830,000
Increase	35,489,500,000	624,588,180,000
Ending balance	3,184,925,510,000	3,149,436,010,000
<b>Dividends declared</b>	<b>-</b>	<b>328,865,610,600</b>
Dividend paid by cash	-	178,914,040,600
Dividend paid by shares	-	149,951,570,000

## 25.3 Shares

	VND	
	Quantity	
	Ending balance	Beginning balance
Issued shares	318,492,551	314,943,601
Treasury shares		
Ordinary shares	318,492,551	314,943,601
Shares in circulation		
Ordinary shares	318,492,551	314,943,601

## 25.4 Earnings per share

	VND	
	Current year	Previous year
Net profit after tax attributable to ordinary shareholders	711,237,905,763	390,989,644,585
Distribution to bonus and welfare fund	(42,674,274,346)	(23,776,352,700)
Net profit attributable to ordinary shareholders adjusted for the effect of dilution	668,563,631,417	367,213,291,885
Weighted average number of ordinary shares	309,945,108	314,943,601
Basic and diluted earnings per share (Par value: VND 10,000 per share)	2,157	1,166

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 26. REVENUES

## 26.1 Revenues from sale of goods and rendering of services

	VND	
	Current year	Previous year
Gross revenue	2,503,768,921,575	2,139,478,786,862
In which:		
Sale of real estate	1,729,355,750,857	1,465,539,334,461
Sale of finished goods	258,172,020,291	260,212,912,968
Sale of rendering of services	184,064,712,234	160,982,498,676
Sale of merchandises	176,401,249,175	161,513,759,702
Sale of construction contract	155,775,189,018	91,230,281,055
<b>Less</b>	<b>(16,594,906,022)</b>	<b>(23,734,413,231)</b>
In which:		
Sales returns	(15,323,532,283)	(22,456,444,350)
Devaluation of sale	(1,240,378,023)	(1,277,968,881)
Trade discounts	(30,995,716)	-
<b>NET REVENUE</b>	<b>2,487,174,015,553</b>	<b>2,115,744,373,631</b>
In which:		
Sale of real estate	1,714,049,453,367	1,443,082,890,111
Sale of finished goods	256,900,646,552	258,934,944,087
Sale of rendering of services	184,064,712,234	160,982,498,676
Sale of merchandises	176,384,014,382	161,513,759,702
Sale of construction contract	155,775,189,018	91,230,281,055

## 26.2 Finance income

	VND	
	Current year	Previous year
Interest income	26,823,602,740	40,427,324,614
Gain from disposal of investments	29,493,700	157,093,519,737
Others	5,399,322	24,731,457
<b>TOTAL</b>	<b>26,858,495,762</b>	<b>197,545,575,808</b>

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 27. COSTS OF GOODS SOLD AND SERVICES RENDERED

VND

	Current year	Previous year
Cost of real estate	1,198,876,020,552	929,675,050,571
Cost of finished goods	256,007,176,722	261,584,203,445
Cost of merchandises	173,534,244,814	158,158,545,970
Cost of services rendered	121,536,476,957	75,069,776,697
Cost of construction contracts	96,751,875,099	50,591,778,950
<b>TOTAL</b>	<b>1,846,705,794,144</b>	<b>1,475,079,355,633</b>

## 28. FINANCE EXPENSES

VND

	Current year	Previous year
Interest expenses	37,386,634,438	37,280,602,441
Provision (reversal of provision) for diminution of investments	19,080,005,672	(11,982,775,783)
Losses from disposals of investments	-	782,400,000
Others	259,112,081	538,941,374
<b>TOTAL</b>	<b>56,725,752,191</b>	<b>26,619,168,032</b>

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 29. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

ĐVT: VND

	Current year	Previous year
<b>Selling expenses</b>	<b>144,047,086,829</b>	<b>114,152,311,617</b>
Commission	80,810,784,833	48,663,418,149
Salary expenses	19,829,323,299	24,038,776,297
Expense for external services	10,334,785,459	20,265,683,179
Depreciation	2,878,218,734	5,326,299,986
Tools and supplies	1,510,395,241	7,162,903,671
Advertising expense	1,154,527,390	524,109,365
Others	27,529,051,873	8,171,120,970
<b>General and administrative expenses</b>	<b>150,149,648,357</b>	<b>150,401,335,317</b>
Salary expenses	74,112,669,317	69,927,053,528
Business expenses	16,933,856,220	19,424,307,108
Depreciation	5,761,917,477	5,784,187,327
Goodwill expenses	4,963,939,312	4,963,939,312
Expense for external services	4,233,594,997	1,805,664,938
Tools and supplies	3,647,952,128	5,360,389,274
Others	40,495,718,906	43,135,793,830
<b>TOTAL</b>	<b>294,196,735,186</b>	<b>264,553,646,934</b>

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 30. OTHER INCOME AND EXPENSES

	VND	
	Current year	Previous year
<b>Other income</b>	<b>626,902,746,353</b>	<b>49,846,064,763</b>
Gain on revaluation of assets for capital contribution and transfer	590,077,841,184	-
Gain on write-off of account payables	15,246,935,951	30,008,983,825
Gain on disposal of fixed assets	5,691,808,951	5,351,011,729
Fines received on contract violation	2,501,896,558	4,191,250,234
<b>Others</b>	<b>13,384,263,709</b>	<b>10,294,818,975</b>
Other expenses	(14,447,731,555)	(111,713,857,888)
Penalties	(10,356,394,690)	(25,815,059,998)
Loss on disposal of fixed assets	(2,815,122,515)	(3,444,334,367)
Land rental fee for the period before 2019	-	(71,186,980,898)
Others	(1,276,214,350)	(11,267,482,625)
<b>OTHER PROFIT (LOSS)</b>	<b>612,455,014,798</b>	<b>(61,867,793,125)</b>

## 31. PRODUCTION AND OPERATING COSTS

	VND	
	Current year	Previous year
Cost of real estate	1,198,876,020,552	930,449,718,194
Cost of merchandised and finish goods	429,541,421,536	419,694,526,688
Cost of services rendered	218,288,352,056	124,935,110,751
Labour costs	93,941,992,616	93,965,829,825
Expenses for external services	86,810,973,273	71,258,875,631
Depreciation and amortization	44,886,569,674	37,440,918,820
Tools and supplies	5,158,347,369	12,523,292,945
Others	63,398,852,254	49,364,729,713
<b>TOTAL</b>	<b>2,140,902,529,330</b>	<b>1,739,633,002,567</b>

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 32. CORPORATE INCOME TAX

The Company and its subsidiaries have the obligation to pay corporate income tax ("CIT") rate at 20% of taxable profits (2019: 20%).

The tax returns filed by the Company and its subsidiaries are subject to examination by the tax authorities. As the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could change at a later date upon final determination by the tax authorities.

## 32.1 CIT expenses

	VND	
	Current year	Previous year
Current CIT expense	132,090,249,042	134,833,768,710
Over accrual of tax from prior year	1,088,477,153	(6,453,038,940)
Total current CIT expense	133,178,726,195	128,380,729,770
Deferred tax expenses (income)	44,770,230,443	(28,922,160,839)
<b>TOTAL</b>	<b>177,948,956,638</b>	<b>99,458,568,931</b>

A reconciliation between the profit before tax in the consolidated income statement and taxable profit for the year is presented below:

	VND	
	Current year	Previous year
<b>Accounting profit before tax</b>	<b>899,845,087,070</b>	<b>471,281,200,545</b>
At CIT rate of 20% applicable to companies in the Group.	180,625,351,291	94,256,240,109
Adjustments:		
Non-deductible expenses	2,713,609,307	28,408,627,616
Tax losses	5,926,441,166	258,213,047
Provision for investments	(14,297,782,267)	(17,234,432,633)
Share of loss of associates	3,906,244,097	493,097,179
Provision of provision	-	1,663,600,000
Profit from joint - venture contract	-	(5,034,675,778)
Over accrual of tax from prior year	1,088,477,153	(6,453,038,940)
Others	(2,013,384,109)	3,100,938,331
<b>CIT expenses</b>	<b>177,948,956,638</b>	<b>99,458,568,931</b>

**Notes to the consolidated financial statements (continued)**

B09-DN/HN

as at 31 December 2020 and for the year then ended

**32. CORPORATE INCOME TAX (continued)****32.2 Current tax**

The current CIT payable is based on taxable profit for the current year. The taxable profit of the Group for the year differs from the profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other year and it further excludes items that are not taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

**32.3 Deferred tax**

The following are the deferred tax assets and deferred tax liabilities recognised by the Group, and the movements thereon, during the current and previous year:

VND

	Consolidated balance sheet		Consolidated income statement	
	Ending balance	Beginning balance	Current year	Previous year
<b>Deferred tax assets</b>				
Unrealised profit	17,718,120,436	15,533,046,130	2,185,074,306	11,172,217,867
<b>Deferred tax liabilities</b>				
Provision for subsidiaries	(64,362,285,757)	(17,406,981,008)	(46,955,304,749)	17,749,942,972
<b>Deferred tax liabilities</b>	<b>(64,362,285,757)</b>	<b>(17,406,981,008)</b>	<b>(46,955,304,749)</b>	<b>17,749,942,972</b>
<b>NET</b>	<b>(46,644,165,321)</b>	<b>(1,873,934,878)</b>	<b>(44,770,230,443)</b>	<b>28,922,160,839</b>

**Notes to the consolidated financial statements (continued)**

B09-DN/HN

as at 31 December 2020 and for the year then ended

**33. TRANSACTIONS WITH RELATED PARTIES**

Significant transactions with related parties in current year and prior year were as follows:

VND

Related parties	Relationship	Transactions	Current year	Previous year
DIC Resco	Associate	Brokerage costs	38,726,707,613	102,427,940,573
		Cost of construction	4,189,536,890	3,373,387,268
		Transfer land use rights	-	85,825,634,960
		Sale of apartment	-	20,549,525,369
DIC Phuong Nam	Associate	Payment on behalf	26,964,235,792	-
		Lending	12,700,000,000	-
		Loan interest received	6,485,319,391	2,673,210,285
DIC No. 4	Associate	Cost of construction	144,913,035,371	183,425,628,502
		Transfer land use rights	-	26,988,339,945
		Transfer shares	-	9,144,142,000

**Notes to the consolidated financial statements (continued)**

as at 31 December 2020 and for the year then ended

B09-DN/HN

**33. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)**

Amounts due from the related parties were as follows:

Related parties	Relationship	Transactions	Current year	Previous year
VND				
<b>Short-term trade receivables</b>				
DIC Resco	Associate	Providing of services	13,463,284,000	24,819,697,200
DIC No. 4	Associate	Providing of services	314,197,913	3,382,402,000
Vina Dai Phuoc	Related party	Providing of services	305,453,775	1,024,764,990
DIC Phuong Nam	Associate	Providing of services	178,750,000	1,904,083,669
DIC Concrete	Associate	Providing of services	109,576,675	202,731,453
DIC Investment and Trading Joint Stock Company	Related party	Providing of services	-	11,000
			<b>14,371,262,363</b>	<b>31,333,690,312</b>
<b>Short-term advances to suppliers</b>				
DIC Phuong Nam	Associate	Advance for land purchasing	186,499,974,132	187,601,084,910
<b>Short-term loan receivables</b>				
DIC Phuong Nam	Associate	Lending (*)	67,560,000,000	67,650,768,652
(*) These are unsecured loans with interest rates ranging from 6.00% to 10.50% per annum.				
<b>Other short-term receivables</b>				
DIC Phuong Nam	Associate	Interest receivables	35,387,895,834	2,142,126,952
DIC No. 4	Associate	Interest receivables	-	427,954,339
DIC Resco	Associate	Dividend receivables	-	21,689,000

**Notes to the consolidated financial statements (continued)**

as at 31 December 2020 and for the year then ended

B09-DN/HN

**33. TRANSACTIONS WITH RELATED PARTIES (CONTINUED)**

Amounts due from the related parties were as follows:

Related parties	Relationship	Transactions	Current year	Previous year
VND				
<b>Other long-term receivables</b>				
DIC Trading and Services Limited Company	Related party	Investment contribution received for BCC	3,000,000,000	3,000,000,000
			<b>38,387,895,834</b>	<b>5,591,770,291</b>
<b>Short-term trade payables</b>				
DIC No. 4	Associate	Construction cost	71,878,401,001	45,944,084,476
DIC Resco	Associate	Brokerage	12,448,797,254	4,733,148,958
DIC Concrete	Associate	Construction cost	4,258,939,470	89,303,700
DIC Phuong Nam	Associate	Services rendered	1,638,248,629	-
			<b>90,224,386,354</b>	<b>50,766,537,134</b>
<b>Advance from customer</b>				
DIC Phuong Nam	Associate	Providing of services	733,458,381	-
DIC No. 4	Associate	Advance for construction	-	115,000,000
			<b>733,458,381</b>	<b>115,000,000</b>
<b>Other short-term payable</b>				
DIC Resco	Associate	Payment on behalf		14,144,600
Remuneration to members of the Board of Directors and management:				
			VND	
			<b>Current year</b>	<b>Previous year</b>
Board of Directors and management			10.614.471.118	7,734,736,230

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 34. SEGMENT INFORMATION

The current principal activities of the Group are to building and trading real estate, selling goods and finished products, and providing consulting and construction services.

The following tables present revenue, profit and certain asset information regarding the Group's business segments:

VND

	Real estate	Trading	Rendering of construction service	Elimination	Total
<b>As at 31 December 2019 and for the year ended</b>					
<b>Segment revenue</b>					
Sales to external customers	1,465,752,595,322	653,346,640,172	411,737,907,414	(415,092,769,277)	2,115,744,373,631
<b>Segment results</b>					
Gross profit	528,214,531,772	135,262,020,459	(8,004,842,001)	(14,806,692,232)	640,665,017,998
Unallocated expense					(264,553,646,934)
Share of loss of associates					(13,888,785,170)
Finance income					197,545,575,808
Finance expenses					(26,619,168,032)
Other losses					(61,867,793,125)
<b>Profit before tax</b>					<b>471,281,200,545</b>
CIT expense					(128,380,729,770)
Deferred CIT expense					28,922,160,839
<b>Profit after tax</b>					<b>371,822,631,614</b>
Non-controlling interest					19,167,012,971
Net profit after tax					390,989,644,585
<b>As at 31 December 2019</b>					
<b>Assets and liabilities</b>					
Segment assets	6,381,173,393,381	145,209,742,948	676,067,670,004	(204,287,939,258)	6,998,162,867,075
Unallocated assets					1,199,065,640,683
<b>Total assets</b>					<b>8,197,228,507,758</b>
Segment liabilities	3,567,984,988,059	12,638,285,039	514,325,265,766	(194,743,982,841)	3,900,204,556,023
Unallocated liabilities					287,577,756,210
<b>Total liabilities</b>					<b>4,187,782,312,233</b>

## Notes to the consolidated financial statements (continued)

B09-DN/HN

as at 31 December 2020 and for the year then ended

## 34. SEGMENT INFORMATION (continued)

The following tables present revenue, profit and certain asset information regarding the Group's business segments: (continued)

VND

	Real estate	Trading	Rendering of construction service	Elimination	Total
<b>As at 31 December 2020 and for the year ended</b>					
<b>Segment revenue</b>					
Sales to external customers	1,712,147,306,597	759,739,606,470	432,971,554,153	(417,684,451,667)	2,487,174,015,553
<b>Segment results</b>					
Gross profit	505,835,633,374	123,177,074,685	3,743,239,398	7,712,273,952	640,468,221,409
Unallocated expense					(294,196,735,186)
Share of loss of associates					(29,014,157,522)
Finance income					26,858,495,762
Finance expenses					(56,725,752,191)
Other profit					612,455,014,798
<b>Profit before tax</b>					<b>899,845,087,070</b>
CIT expense					(133,178,726,195)
Deferred CIT expense					(44,770,230,443)
<b>Profit after tax</b>					<b>721,896,130,432</b>
Non-controlling interest					(10,658,224,669)
<b>Net profit after tax</b>					<b>711,237,905,763</b>
<b>As at 31 December 2020</b>					
<b>Assets and liabilities</b>					
Segment assets	6,975,545,918,818	544,166,304,034	719,834,679,219	(342,818,858,566)	7,896,728,043,505
Unallocated assets					3,929,434,998,208
<b>Total assets</b>					<b>11,826,163,041,713</b>
Segment liabilities	6,452,846,539,790	15,554,741,726	541,787,868,697	(340,292,095,926)	6,669,897,054,287
Unallocated liabilities					366,136,757,055
<b>Total liabilities</b>					<b>7,036,033,811,342</b>

**Notes to the consolidated financial statements (continued)**

B09-DN/HN

as at 31 December 2020 and for the year then ended

**35. OPERATING LEASE COMMITMENTS****Leassor**

The Group leases out its certain assets under operating lease arrangements. The minimum rental receivable as at the balance sheet dates under the operating lease agreements is as follows:

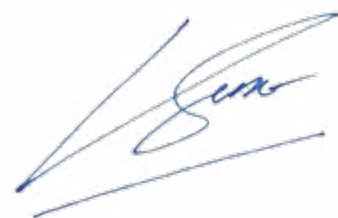
	Ending balance	Beginning balance
Less than 1 year	5,362,532,357	7,804,632,357
From 1 to 5 years	21,450,129,428	27,630,929,428
Over 5 years	154,479,738,706	183,500,271,063
<b>TOTAL</b>	<b>181,292,400,491</b>	<b>218,935,832,848</b>

VND

**36. EVENTS AFTER THE BALANCE SHEET DATE**

In accordance with the Resolution of Board of Directors No. 124/NQ-HDQT DIC Corp dated 22 February 2021, the Group's Board of Directors has approved 2019 dividends by share at the rate of 10% of par value.

Except for the above event, there have been no other significant events that has arisen since the balance sheet date that requires adjustment or disclosure in the consolidated financial statements of the Group.



**Le Thanh Hung**  
Preparer

29 March 2021



**Bui Van Su**  
Chief Accountant

**Hoang Van Tang**  
General Director





**DEVELOPMENT INVESTMENT CONSTRUCTION J.S. CORPORATION**

265 Le Hong Phong, Ward 8, Vung Tau City, Ba Ria Vung Tau Province

Tel: 0254 3859 248 - Fax: 0254 3560 712

Email: [info@dic.vn](mailto:info@dic.vn) - Web: [www.dic.vn](http://www.dic.vn)

