



IR NEWSLETTER QUARTER I.2022





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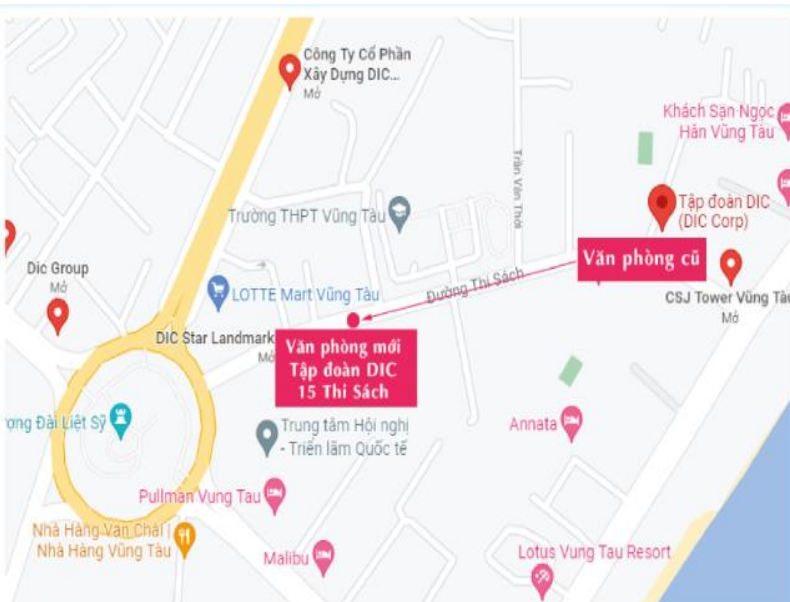
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HIGHLIGHTS

1.1. DIC Group officially relocated headquarters address

- Former address: 265 Le Hong Phong, Ward 8, Vung Tau City
- New address: 15 Thi Sach, Thang Tam Ward, Vung Tau City



1.2. DIC and Vietnam National University, Hanoi (VNU) cooperate in education and promote social security

On February 22, 2022, DIC Group and Vietnam National University, Hanoi (VNU) signed a cooperation agreement in 3 fields: Training and human resource development; Scientific research, consulting, and technology transfer; Developing urban ecosystems, and ensuring social security in DIC Group's projects.



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BUSINESS PERFORMANCE IN Q1.2022

Indicator (Unit: VND billion)	Q1.2022	Q1.2021	+/-% compared with the same period
Net revenue	518,9	500	3,78%
Gross profit	172	123	40%
Profit before tax	87	56	55,5%
Profit after tax	61,5	43	43%

- **DIG's consolidated net revenue in Q1.2022** reached VND 518.9 billion, up 3.78% over the same period. This revenue mainly comes from real estate business – VND 351 billion (Gateway, CSJ, Nam Vinh Yen project and the transfer of raw houses of Hiep Phuoc project), finished products (material production) – VND 74 billion, service provision and construction – VND 92.7 billion.
- **Gross profit** increased by VND 49.2 billion to 172 billion, up 40% over the same period.
- **Profit before tax in Q1.2022** reached VND 87 billion, up 55.5% over the same period. **Profit after tax** is VND 61.5 billion, up 43% over the same period.

MAIN PROJECTS IN 2022

1. PROJECT: LONG TAN TOURISM URBAN AREA



- **Location:** Long Tan, Nhon Trach, Dong Nai Province.
- **Total investment:** VND 12.618 billion (after tax).
- **Scale:** 332 ha.

- **Design and construction progress:** Compensated 142,4/332 ha; construction of embankments in the northern of the projects; Construction of North-South road, the road connecting to Dai Phuoc Bridge.
- **Legal progress:** Approved the 1/500 master plan, basic design, EIA; is completing the design of the technical structure of the entire project's technical infrastructure.
- **Sales opening:** Year 2023



MAIN PROJECTS IN 2022

2. PROJECT: NAM VINH YEN NEW URBAN AREA



- **Location:** Vinh Yen City & Binh Xuyen District (30km from Ha Noi).
- **Total investment:** VND 5.957 billion.
- **Scale:** 191,082 ha.

- **Design and construction progress:** Completed investment in construction of technical infrastructure of Zone 1; Deploying the technical infrastructure of Zone 2, 3; Building roughly and completing the exterior of Dinh Tien Hoang Street and 2 routes N53, N62. Construction of detention basin park at Zone 2.
- **Legal progress:** Compensated 190,13/191,082ha; Adjust investment projects, basic design, and construction drawing design at Zone 2&3 according to the 6th revised master plan; Legal procedures are underway to prepare the social housing projects.
- **Sales progress:** Sold 915 lots in Zone 2.



MAIN PROJECTS IN 2022

3. PROJECT: CSJ COMPLEX – PHASE 1



- **Location:** Back beach, Vung Tau City
- **Total investment:** VND 798,55 billion.
- **372 apartments**
- **32 floors (1 basement + 1 semi-basement)**

- **Design and construction progress:** Completed and accepted by the Ministry of Construction, put into use.
- **Legal progress:** Eligible for transfer of tourist apartments formed in the future; Approved by the Provincial People's Committee to adjust the investment policy and is currently preparing legal procedures for construction and site to implement Phase 2.
- **Sales progress:** Handed over 364/372 apartments by the end of Q1.2022



MAIN PROJECTS IN 2022

4. PROJECT: NORTH VUNG TAU NEW URBAN AREA



- **Location:** 12 Ward, Vung Tau City.
- **Total investment:** VND 10.971,9 billion.
- **Scale:** 90,5 ha.
- **Compensation & Site clearance:** Compensated 101.689,4 m²



MAIN PROJECTS IN 2022

5. PROJECT: VI THANH COMMERCIAL RESIDENTIAL AREA

- **Location:** Vi Thanh City, Hau Giang Province.
- **Total investment:** VND 1.211,2 billion.
- **Scale:** 83,46 ha.



- **Design and construction progress:** Construction has started and is under construction for the technical infrastructure and Shophouse commercial housing in the area of Zone 01 (16.49 ha). Construction of technical infrastructure zone 2 of the project has started.
- **Legal progress:** Approved design of technical infrastructure of the whole project, the construction drawing design, the construction permit for the technical infrastructure and shophouse at Zone 01; Appraisal and approval of construction drawing design for the remaining area are currently underway; Going through the process of applying for a permit to transfer land use rights with infrastructure investment for people to build their own houses.



OTHER MAIN PROJECTS

6. PROJECT: LAM HA RESIDENTIAL AREA



- **Location:** Lam Ha Ward, Phu Ly City.
- **Total investment:** VND 1.566 billion.
- **Scale:** 13,56 ha.

- **Compensation & Site clearance:** Completed.
- **Land:** Land allocation phase 1 56,826 m². The procedures for land allocation for the remaining land are in progress.
- **Legal:** Approved 1/500 master plan, approved as an investor; Submitting to the State for approval for technical infrastructure and works on the land and approval to allocate the rest of the land.



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OTHER ACTIVITIES

PROGRAM “THOUSANDS OF TET GIFTS - LOVING RELATIONSHIPS”

Promoting the tradition of "Mutual affection, mutual love", DIC Group and Trade Union organized to mobilize employees to contribute funds to the program "Thousands of Tet gifts - Loving relationships" to share and help disadvantaged families, support Tet gifts for union members and employees, participate in local social work programs with a total mobilized amount of nearly VND 1 billion.



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OTHER ACTIVITIES

International Women's Day Meeting

Contest “Green Office Culture”



On March 4 and 5, 2022, DIC Group held a meeting to celebrate the 112th anniversary of International Women's Day for more than 120 typical female members of DIC Group, which contributed to creating a healthy playing field, together with enhancing opportunities for exchanges and tightening camaraderie.

Employees actively cleaned, arranged documents, and decorated trees in the office in order to prop up health and motivation to improve work efficiency, and successfully complete the tasks.



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