

*Bản giao hưởng
mãi Xanh* năm



1990-2025



IR NEWSLETTER

FIRST HALF OF 2025



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TRỊ AN CÁN BỘ NHÂN VIÊN - NGƯỜI LAO ĐỘNG
NHÂN DỊP KỶ NIỆM 35 NĂM THÀNH LẬP TẬP ĐOÀN DIC
(26/5/1990-26/5/2025)



I. HIGHLIGHTS



DIC GROUP



Affirming a 7-year streak in the VNR500 Ranking

On January 8, 2025, Vietnam Report held the announcement ceremony for the VNR500 Ranking – Top 500 Largest Enterprises in Vietnam in 2024. DIC Group is ranked 403/500 in Top 500 Largest Enterprises in Vietnam, and is ranked 26/29 in Top Largest Real Estate Enterprises in Vietnam.

"Maintaining a position in the VNR500 ranking for seven consecutive years is a testament to DIC Group's sustainable growth and strong competitiveness. DIC Group will continue to pursue a long-term investment strategy, develop satellite urban areas, and gradually realize the goal of becoming one of the Top 5 largest real estate enterprises in Vietnam," shared Mr. Nguyen Quang Tin, General Director of DIC Group, in response to the recognition.



DIC Victory City Project



In Q1/2025, 599 land lots were launched for sale with exclusive incentives for DIG shareholders, offering discounts of up to 16%.

A total of 599 land lots in The Energy zone of the DIC Victory City Project were launched for sale, including 579 adjacent houses and 20 villas, with an average price of VND 12,039,440/m².

Kick-off event

On February 25, 2025, the grand Kick-off event for the DIC Victory City Project, themed “Chance 4 Chance | Quadrant of Fortune – Leading the Tide”, gathered 500 real estate professionals and 18 strategic agencies.

Lauch of Phase 1, Zone 2 of the DIC Victory City Project, jointly implemented by DIC Resco and MS Real.

Zone 1 with 16.49 ha has been completed, zone 2 with 41.49 ha featuring residential lots, villas, park-adjacent houses and riverside shophouses has been preparing for launch with flexible sales policies and promising investment potential.

Top 10 Reputable real estate investors in 2025



On April 24, 2025, DIC Group was honored among the Top 10 Reputable real estate investors in Vietnam. DIC Group is honored to be listed in this prestigious ranking for 4 consecutive years.

DIC Group's consistent presence in the ranking for 4 consecutive years is a testament to its sustainable position, strategic adaptability, and effective growth orientation as a pioneering investor in developing model urban areas from the South to the North of Vietnam.





Groundbreaking Ceremony for the Social Housing Project - Nam Vinh Yen New Urban Area

The Groundbreaking Ceremony for the Social Housing Project under the Nam Vinh Yen New Urban Area was held on the morning of March 16, 2025, in the former Vinh Phuc province (now Phu Tho). The ceremony was honored by the presence of Prime Minister Pham Minh Chinh, alongside senior officials from central ministries and leaders of the former Vinh Phuc province

Nam Vinh Yen New Urban Area Project: 346 Land Lots Eligible for Transfer

On April 15, 2025, the People's Committee of the former Vinh Phuc Province issued the Dispatch No. 2852/UBND-CN3, confirming that 346 land lots under Phase 1 of the Nam Vinh Yen New Urban Area Project have completed technical infrastructure and are eligible for transfer to individuals for self-construction of residential housing.



The 2025 Annual General Meeting of Shareholders was successfully held

On April 18, 2025, DIC Group successfully held the 2025 Annual General Meeting of Shareholders in the E-Form.

The 2025 AGM marked the first time DIC Group conducted the meeting entirely online, enabling shareholders to attend remotely, follow proceedings, vote, and submit questions via a digital platform. This solution helped reduce costs and time while enhancing transparency and shareholders' access to information.



35th Anniversary of DIC Group (May 26, 1990 - May 26, 2025)

"The Evergreen Symphony" – the theme of the anniversary celebration symbolizes the harmony between the founder's legacy and the next generation's aspirations, expressing a shared vision for sustainable, responsible, and prosperous growth.

The ceremony is also a heartfelt tribute to the former Chairman Nguyễn Thiên Tuan — the founder who dedicated his passion and wisdom to laying the foundation for the strong DIC brand currently.





Top 10 Outstanding ESG-Performing Enterprises

DIC Group was honored among the “Top 10 Outstanding ESG-Performing Enterprises” at the Vietnam ESG Awards, organized by Dan Tri Newspaper.

This award recognizes pioneering enterprises that have demonstrated clear strategies and remarkable achievements in integrating ESG (Environmental, Social, Governance) criteria into their business operation.



DIC Group embodies the corporate culture spirit of the Ho Chi Minh Era



Ha Noi, June 28th, 2025 - At the forum “Promoting the Study and Application of Ho Chi Minh’s Ideology, Ethics, and Style in Building Corporate Culture for Sustainable Integration”, organized by the Vietnam Federation of UNESCO Associations, DIC Group was honored with two prestigious awards:

- Top 10 Outstanding Enterprises in Studying and Following Ho Chi Minh’s Ideology, Morality, and Style in Building Corporate Culture in 2025
- Top 10 Cultural Enterprises of the Ho Chi Minh Era.



II. BUSINESS PERFORMANCE



BUSINESS PERFORMANCE

Unit: Billion VND

Indicator (Consolidated Financial Statements)	Q2.2025	Q2.2024	+/- compared with the same period (%)
Total revenue	289.4	848.3	-65.9
Net revenue	274.3	821.3	-66.6
Gross profit margin (%)	39.0	24.8	+57.2
Before-tax profit	52.7	168.8	-68.8
After-tax profit	52.2	125.2	-58.3
Total assets	18,949.3	18,444.6	+2.7
Equity	8,030.1	7,889.1	+1.8

In the context of urban planning adjustments and administrative boundary reorganizations in localities, which have affected project implementation progress, DIC Group's business performance in Q2.2025 showed fluctuations in several indicators compared to the same period last year, as follows:

- Consolidated total revenue reached VND 289.4 billion, down 65.9% compared to Q2.2024. Net revenue was VND 274.3 billion, a decrease of 66.6%.
- However, DIC Group has made efforts to optimize cost of goods sold, enhance management efficiency, resulting in a 57.2% increase in gross profit margin compared to that of the same period.
- Before-tax profit and after-tax profit reached VND 52.7 billion and VND 52.2 billion respectively, showing a decline compare to the same period in 2024.
- Total assets and equity increased slightly compared to the same period last year.

In the upcoming quarters, the real estate market is expected to recover due to the legal framework stabilizes and administrative boundary restructuring settles. Accordingly, project approvals and implementation are expected to progress more smoothly, providing a foundation for DIC Group to return to growth. Revenue recognition from the Lam Ha Center Point project (over VND 1,114 billion) and other key projects will support this rebound.



Lam Ha Center Point Project

Completion of the approval on the land valuation plan

According to Decision No. 459/QĐ-UBND dated March 18, 2025, the former Ha Nam Provincial People's Committee approved the land use rights value for residential land (adjacent houses, villas, shophouses) at the Lam Ha Center Point Residential Project.

Financial obligation completion

On March 28, 2025, DIC Group completed all land-related financial obligations for the Lam Ha Center Point Residential Project.

The completion within 10 days after the land pricing decision demonstrates DIC Group's thorough preparation, methodical approach, and proactive execution.

Project Transfer

On June 27, 2025, the former Ha Nam Provincial People's Committee issued Decision No. 1843/QĐ-UBND approving the full transfer of the Lam Ha Center Point Residential Project.

Upon completion, DIC Group expects to record revenue of over VND 1,114 billion.





III. PRIMARY PROJECTS



1. LONG TAN TOURISM URBAN AREA (DIC WISTERIA CITY)



- **Location:** Nhon Trach Commune, Dong Nai Province.
- **Total investment:** VND 15,711 billion.
- **Scale:** 332 ha.
- **Design and construction progress:**
 - + Basic design for technical infrastructure is approved;
 - + Currently finalizing technical construction design for infrastructure, and designing on-site structures, embankments, marina.
- **Legal progress:**
 - + Investment policy is approved; 1/500 detailed planning is approved.
 - + Key legal procedures are completed: EIA approval and static height clearance approval.
- **Clearance compensation progress:**
 - + Site clearance compensation is underway.

2. NAM VINH YEN NEW URBAN AREA (DIC NAM VINH YEN CITY)



- **Location:** Vinh Phuc Ward, Phu Tho Province.
- **Total investment:** VND 3,789 billion (after tax)
- **Scale:** 190,6157 ha.
- **Legal progress:**
 - + Required legal procedures for investment, environmental approval, technical infrastructure design are completed.
 - + The 7th adjustment of 1/500 detailed planning is approved.
 - + The project timeline is extended to the end of Q4/2030 by the Provincial People's Committee.
 - + 41.16 ha of infrastructure (roads, sidewalks, drainage, lighting, lakes, parks) in Zones 1 & 2 are handed over to the Government.
- **Clearance compensation progress:** About 98%

2. NAM VINH YEN NEW URBAN AREA (DIC NAM VINH YEN CITY)



- **Design and construction progress:**
 - 3 zones have been synchronously implemented, as follows:
 - + Zone 1: 100% completed and operational.
 - + Zone 2: 90% completed.
 - + Zone 3: 65% completed.
 - The DIC Star Vinh Phuc Hotel project (205 rooms with 5-star standard) and 15 duplex villas have been fully developed and put into operation, along with synchronized investment in the park and lake embankments.
 - Construction of two social housing blocks on lot E4-29 commenced on March 16, 2025; procedures for the remaining social housing blocks are currently being finalized.
 - Construction works in zones 1 & 2 are completed, including land leveling, embankment, and dredging of the regulating lake; green parks along the lake and other green park areas.

3. CAP SAINT JACQUES COMPLEX (CSJ)



- **Location:** Tam Thang Ward, Ho Chi Minh City
- **Total investment:** VND 3,577 billion (after tax)
- **Scale:** 11,311.6 m², including 03 buildings ranging from 27 - 31 floors.
- **Number of apartments and hotel rooms:** 986 (687 apartments and 299 hotel rooms)
- **Design and construction progress:**
 - Phase 1 (C1 – condotel block) is completed and put into operation.
 - Phases 2 and 3 (C3 – 5-star hotel block and C4 – condotel & hotel block) are appraised, approved by the Ministry of Construction for the feasibility study report (including basic design), granted construction permits, and are under construction of the basement and pedestrian tunnel under Thuy Van Street, expected to be completed and operational by 2026.

3. CAP SAINT JACQUES COMPLEX (CSJ)

- **Legal progress:**
 - The project has been approved for adjusted investment policy, investor selection, certificate of land-use rights, environmental impact assessment report, and feasibility study report (including basic design drawings).
 - Phase 1 (Block C1) has been completed and approved by the Ministry of Construction for handover and operation.
 - Phases 2 and 3 have received construction permits.



PRIMARY PROJECTS

4. NORTHERN VUNG TAU NEW URBAN AREA (DIC SOLAR CITY)



- **Location:** Phuoc Thang Ward, Ho Chi Minh City
- **Total investment:** VND 10,971.9 billion (after tax)
- **Scale:** 90.5 ha
- **Legal, Design and construction progress:** The Government approved investor selection results, 1/500 detailed planning project, EIA report, infrastructure project investment, the task of overall adjustment of the 1/500 detailed planning project.
- **Clearance compensation progress:** More than 69% in Zone C.

5. VI THANH COMMERCIAL RESIDENTIAL AREA (DIC VICTORY CITY)



- **Location:** Vi Tan Ward, Can Tho City
- **Total investment:** VND 5,649.27 billion
- **Scale:** 83.46 ha, estimated population of 17,000 people
- **Design and construction progress:**
 - + **Zone 1:** Technical infrastructure and 104/127 shophouse units are accepted by the Department of Construction (DoC) in the allocated land area.
 - + **Zone 2:** Technical infrastructure item in the allocated land area is accepted by the DoC; the 1st floor slab of the main building (DIC Star Vi Thanh Hotel & Convention) is completed; static load testing and mass piling for 312/325 units are completed.
 - + **Zone 3:** Site leveling is completed on cleared land.
 - **Legal progress:** Investment legal procedures are completed.
 - **Clearance compensation progress:** Fully completed.
 - **Sales progress:** Opening for sales.

6. LAM HA RESIDENTIAL AREA (DIC LANTANA CITY)



- **Location:** Ha Nam 1 Ward, Ninh Binh Province
- **Total investment:** VND 2,115 billion
- **Scale:** 12.18 ha (reduced due to the revocation of the 13,765 m² land plot “HH” by the former Ha Nam Provincial People’s Committee)
- **Legal progress:**
 - + The approvals obtained for: the adjusted 1/500 detailed planning, investor selection results, completed site clearance, full land allocation.
 - + The approval on the full project transfer.



7. DAI PHUOC ECO-TOURISM URBAN AREA (DIC DAI PHUOC CITY)

- **Location:** Dai Phuoc Commune, Dong Nai Province,
- **Total investment:** VND 7,506 billion.
- **Scale:** 464.5 ha.
- **Design and construction progress:**
 - + Completed main technical infrastructure for the secondary projects; roads, power supply, drainage systems.
 - + Ongoing adjustments to 1/500 detailed planning, land use structure.
 - + Currently constructing villas in Dai Phuoc Villa area (Zones 1, 2).
 - + A portion of project has been transferred/cooperated with secondary investors.
- **Legal progress:**
 - + Investment legal procedures are completed; the Department of Natural Resources and Environment (DONRE) and DoC certified the projects eligible for land use and housing transfer in Zones 1, 2 & 3;
 - + Partial project transfer is currently underway.

8. HIEP PHUOC RESIDENTIAL AREA

- **Location:** Nhon Trach Commune, Dong Nai Province
- **Total investment:** VND 1,307 billion.
- **Scale:** 21.55 ha.
- **Design and construction progress:**
 - + Technical infrastructure construction is completed, the DoC accepted the 19.5 ha area.
 - + The construction investment of 309 residential units is completed; the remaining units are under finishing for handover.
 - + Temporary wastewater treatment plant (Phase 1, capacity 800 m³/day-night) is under construction.
- **Legal progress:**
 - + All investment-related legal procedures are completed.
 - + Land use rights and future-formed housing ownership certificates for completed units are currently being processed.

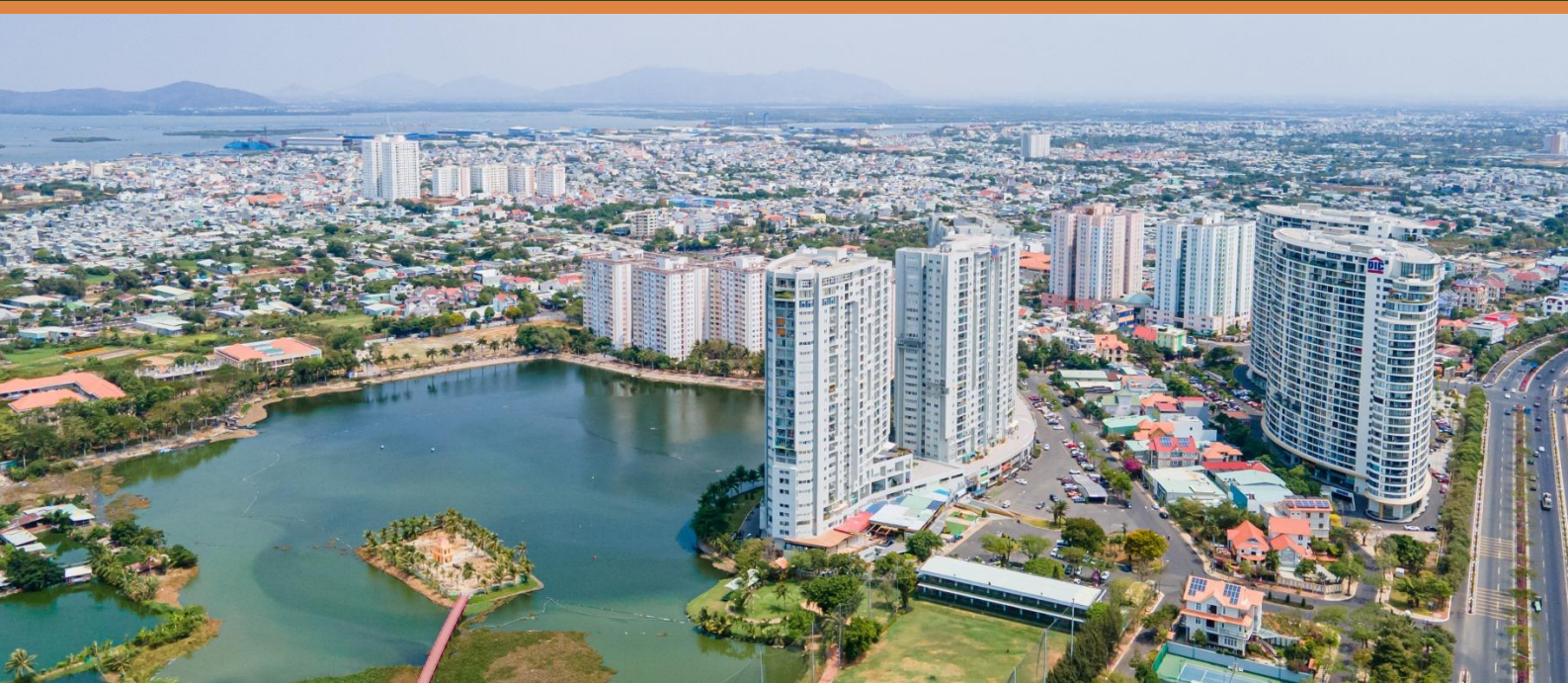


9. 35 HA 1ST PHASE CONSTRUCTION RESIDENTIAL AREA - PHU MY NEW URBAN



- **Location:** Phu My Ward, Ho Chi Minh City
- **Total investment:** VND 663.69 billion (The project is invested by A.T.A Construction Investment J.S.C, with DIC Group contributing 80% of the total investment capital).
- **Scale:** 33.49 ha.
- **Design and construction progress:**
 - + Technical infrastructure design is completed and approved.
 - + Technical infrastructure, park, and school are constructed and put into use on the cleared 30 ha; approved by the Government and handed over for management.
 - **Legal process:**
 - + Investment legal procedures are completed.
 - + Land is allocated by the Government for the cleared area.
 - + Land use rights Certificate is issued for the allocated land
 - + Investment registration certificate is amended by the Government.
 - **Clearance compensation progress:**
 - + The completed site clearance area reached 90.2%.

10. CHI LINH CENTER



- **Location:** Rach Dua Ward, Tam Thang Ward, HCMC
- **Total investment:** VND 1,113 billion.
- **Scale:** 99.73 ha
- **Design and construction progress:**

Invested in technical and social infrastructure, services, and apartments on the allocated land. Currently continuing site clearance and compensation, and proceeding with the design of the DIC Emera apartment project.

- **Legal progress:**

+ The project has been approved for investment, 1/500 detailed planning, and EIA report, fully allocated land, static height clearance; Seaview 1, 2, 4 apartments, supermarket have been accepted and put into operation; technical and social infrastructure on the allocated land has been licensed, accepted, and handed over to the Government.

+ A2-1 apartment building: Construction is completed, accepted and is eligible for use.

- **Clearance compensation progress:** Approximately 92% of Zones A, B, and D.



IV. OTHER ACTIVITIES



LUNAR NEW YEAR 2025

“Thousands of Tet Gifts - Spreading love”

Presenting gifts to disadvantaged union members, workers in the former Quang Nam, now Da Nang City.

On January 14, 2025, DIC Group's Trade Union presented 78 gifts worth VND 90 million to disadvantaged members at Brothers DIC.

Presenting gifts to disadvantaged union members, workers in Dong Nai, the former BRVT (HCMC currently)

On January 15, 2025, the Trade Union of DIC Group presented 116 gift packages worth a total of VND 222,900,000 to disadvantaged union members in Dong Nai, BRVT (formerly).



Handover Ceremony of “DIC Homes”

On January 13, 2025, the DIC Group Trade Union, in coordination with the grassroots union of Brothers DIC, held a handover ceremony of “DIC Homes” for 04 long-serving union members in difficult circumstances.





Series of Activities

“Building 35 DIC Homes”

“Union Member House” for the underprivileged employee of DIC Resco

In March and April, DIC Group, in coordination with the VFFC of Thang Tam Ward, the former Vung Tau City, organized a Groundbreaking Ceremony and a Handover Ceremony of the “Union Member House” for the underprivileged employee currently working at DIC Resco.

“Red Scarf House”

On the morning of March 18, 2025, DIC Group, in coordination with the former BRVT Provincial Youth Union, held a groundbreaking ceremony to the “Red Scarf House” for 02 young Pioneers in difficult circumstances at Kim Dong Primary School, Hoa Hoi Commune, Xuyen Moc District (formerly).

“Union Member House” for the underprivileged employee of DIC Group

DIC Group, in coordination with the VFFC of Thang Tam Ward, the former Vung Tau City, held a Handover Ceremony of the “Union Member House,” for the disadvantaged employee currently working at DIC Group.

“Military-Civilian Gratitude House”

In March and April, DIC Group and the former Phu My City Military Command held a Groundbreaking Ceremony of the “Military-Civilian Gratitude House” to a family in housing hardship with two sons serving in the 2nd Navy Region.

“Gratitude House” – the 35th DIC Home

On April 24, 2025, DIC Group held a Groundbreaking Ceremony for a “Gratitude House” for a geography teacher of the former Vung Tau City Center for Continuing Education - Vocational Training, concluding DIC Group’s 35th anniversary social welfare program.



“Green office culture” in 2025

The activity aims to build positive work habits, foster healthy competition among departments, and promote a green lifestyle by organizing tidy, efficient workspaces decorated with recycled and eco-friendly materials.



Sports festival celebrating the 35th Anniversary of DIC Group (May 26, 1990 - May 26, 2025)

On March 29, 2025, DIC Group held the Opening Ceremony of the Sports Festival to celebrate its 35th anniversary. As part of this traditional event, exciting competitions such as Football and Pickleball tournaments took place throughout March, April, and May, fostering team spirit and promoting DIC Group’s corporate culture.



International Women’s Day

On March 8, 2025, DIC Group’s Trade Union hosted a gathering themed “In Search of the Leaf – A Date with Yourself,” and honored outstanding individuals in the 2024 “Excellent at Work, Devoted at Home” campaign.



Voluntary Blood Donation

On April 17, 2025, the Trade Union and Youth Union of DIC Group with the former Vũng Tàu City Red Cross Society, held the 2025 Voluntary Blood Donation Program themed “Donating Blood – A Journey of Love and Connection.”

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

**Investors Relation
Department**

Tel: (84-254) 385924

Ext: 61001

Email: ir@dic.vn

**15 Thi Sach, Vung Tau Ward,
Ho Chi Minh City**



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