# BUILD THE FUTURE

## COMPANY PROFILE

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

Excellence In Design For Greater Efficiencies

Edge

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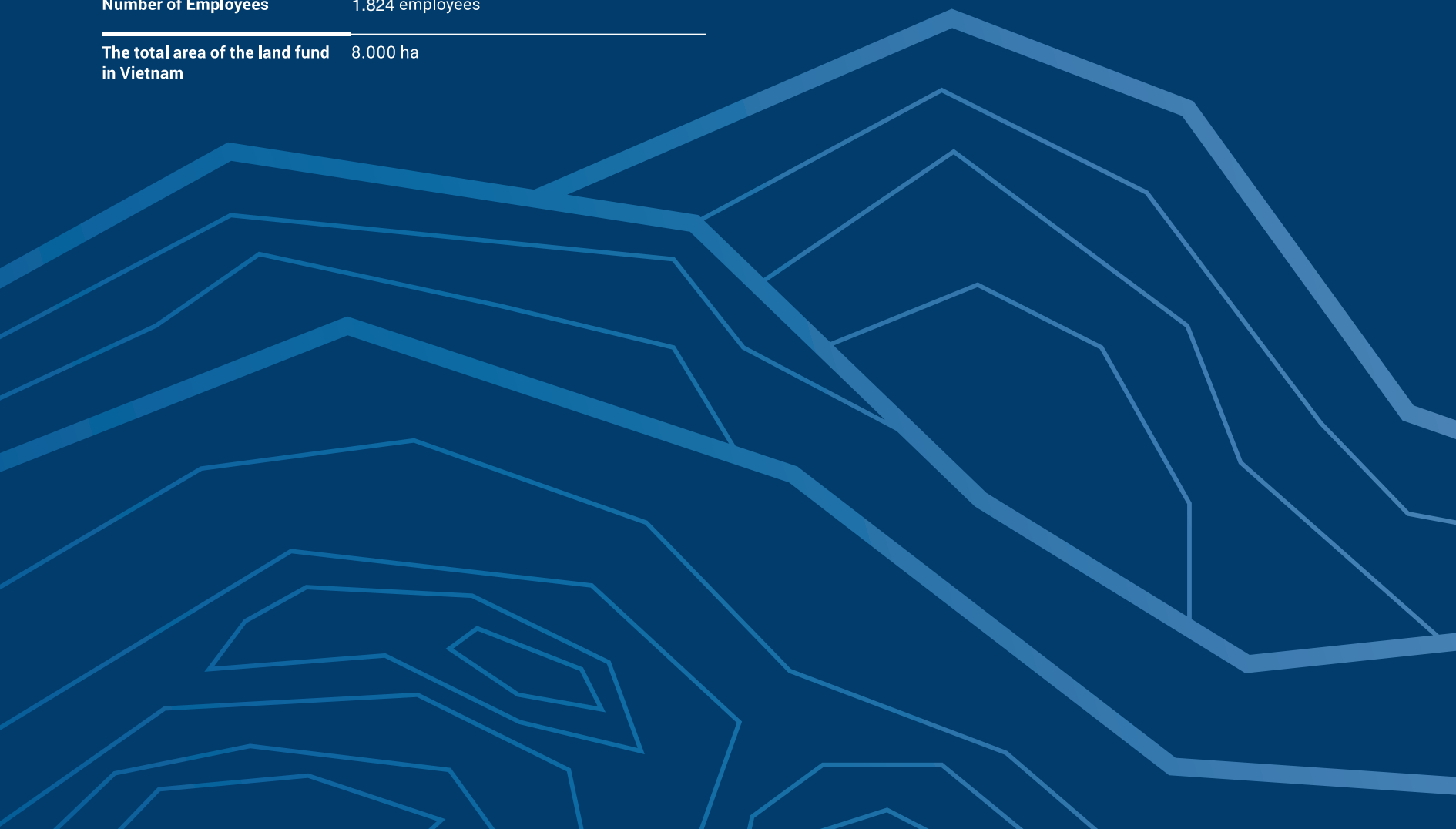
# OVERVIEW OF DIC GROUP

| | |
|---|---|
| **Name** | Development Investment Construction Joint Stock Company (DIC Group) |
| **Address** | 15 Thi Sach, Vung Tau ward, Ho Chi Minh City |
| **Chairman** | Mr. Nguyen Hung Cuong |
| **Establishment date** | 26/05/1990 |
| **Code** | DIG (HoSE) |
| **Number of Employees** | 1.824 employees |
| **The total area of the land fund in Vietnam** | 8.000 ha |



# MESSAGE FROM THE CHAIRMAN OF THE BOARD

Founded in 1990, after over 3 decades of establishment and development, the Development Investment Construction Joint Stock Corporation (DIC Group) has developed rapidly from a small company of the Ministry Construction in Ba Ria - Vung Tau Province to become a leading construction corporation in Vietnam. The company always pioneers in developing new urban areas, real estate projects in the satellite cities, and the establishing of new, civilized, and modern residential community.

The non-stop efforts of DIC to affirm and enhance the position in the Vietnamese real estate market are the result of its enormous "clean" land fund across the country, a strong financial background, long-term visionary leaders and well-trained staff.

Besides, as an unit with the development closely linked to social development, the DIC Group always takes practical actions to support people in difficult circumstances in the provinces. Social works, green park, lake... in all of the DIC's projects are focused to create the ideal, modern green lifestyle that meets the needs of the people, for the sustainable, human community, and a better future.

With many real estate projects in large - scale towards the development of the community, and aim to put people at the center of all activities with an aim to rise relentlessly, DIC eagers to create sustainable buildings, for the development of a prosperous society. We would like to sincerely thank our partners and customers who have always accompanied DIC Group in its journey to find new lands, build civilized and modern communities, enhance the value of life for millions of Vietnamese people!

**Mr. Nguyen Hung Cuong**
Chairman of the Board

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

# Board of Directors

**Mr. Nguyen Hung Cuong**
*Chairman of the Board*

**Mrs. Nguyen Thi Thanh Huyen**
*Vice Chairman of the Board*

**Mr. Nguyen Quang tin**
*Member of the Board*

**Mr. Dinh Hong Ky**
*Independent Member of the Board*

# BOARD OF MANAGEMENT

**Mr. Nguyen Quang Tin**
*General Director*

**Mr. Tran Van Dat**
*Deputy General Director*

**Mr. Nguyen Van Tung**
*Deputy General Director*

**Mr. Bui Van Su**
*Chief Accountant*

**Mr. Pham Van Thai**
*Deputy General Director*

**Mr. Nguyen Tuan Liem**
*Deputy General Director*

# A SOLID FOUNDATION FOR A FLOURISHING FUTURE

## The goal by the year 2030

**Ranked Top 5 Largest Real estate Corporation in Vietnam**

## Development orientation

» Focus on real estate investment with 3 fields:

- Homes & Land
- Hotels & Resorts
- Industrial Estate

» Enhance international cooperation in order to build modern, top-notch and civilized structures.

## Abundant potential

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

## The turning point

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

## Core Values

**Autonomy**

**Pace**

**Dedication**

**Trust**

**Loyalty**

## Vision

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

## Mission

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

## Business philosophy

- Looking far and wide
- Perpetual development

# HISTORY

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

**1990**

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

**1993**

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

**1996**

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

**2001**

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

**2005**

Initiated the construction of DIC Dai Phuoc City Dong Nai

**2007**

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

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

**2008**

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

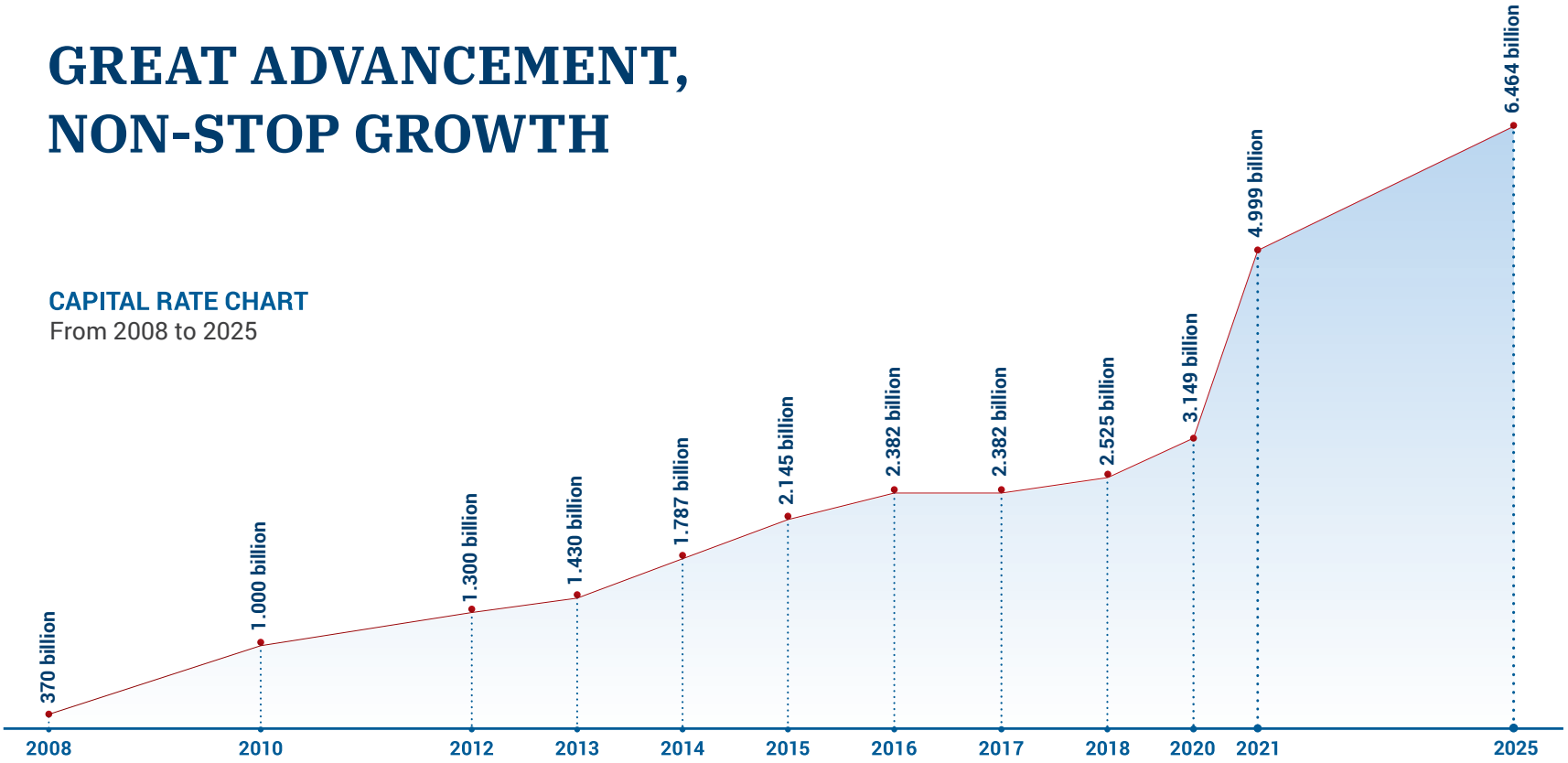
**2009**

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

Initiated the construction of DIC Nam Vinh Yen City Vinh Phuc

# GREAT ADVANCEMENT, NON-STOP GROWTH

**CAPITAL RATE CHART**
From 2008 to 2025




**2010**
Increased the Charter capital up to 1000 billion VND.

Rated as a Speical Corporation

**2017**
**Divested 49.65% of the State capital (corresponds to 118,260,261 shares) and became a private enterprise.**

**2019**
Initiated construction of DIC Victory City Hau Giang.

**2021**
**Ground Breaking 3 projects:**
- DIC Wisteria City Dong Nai
- DIC Solar City Vung Tau
- DIC Lantana City Ha Nam

**DIG - Top 50 Best Vietnamese Listed Companies**

**2025**
Top 10 Property Developers Reputation Award 2025

Top 500 Most Profitable Enterprises in Vietnam

**Total assets**
**18,461 billion VND**

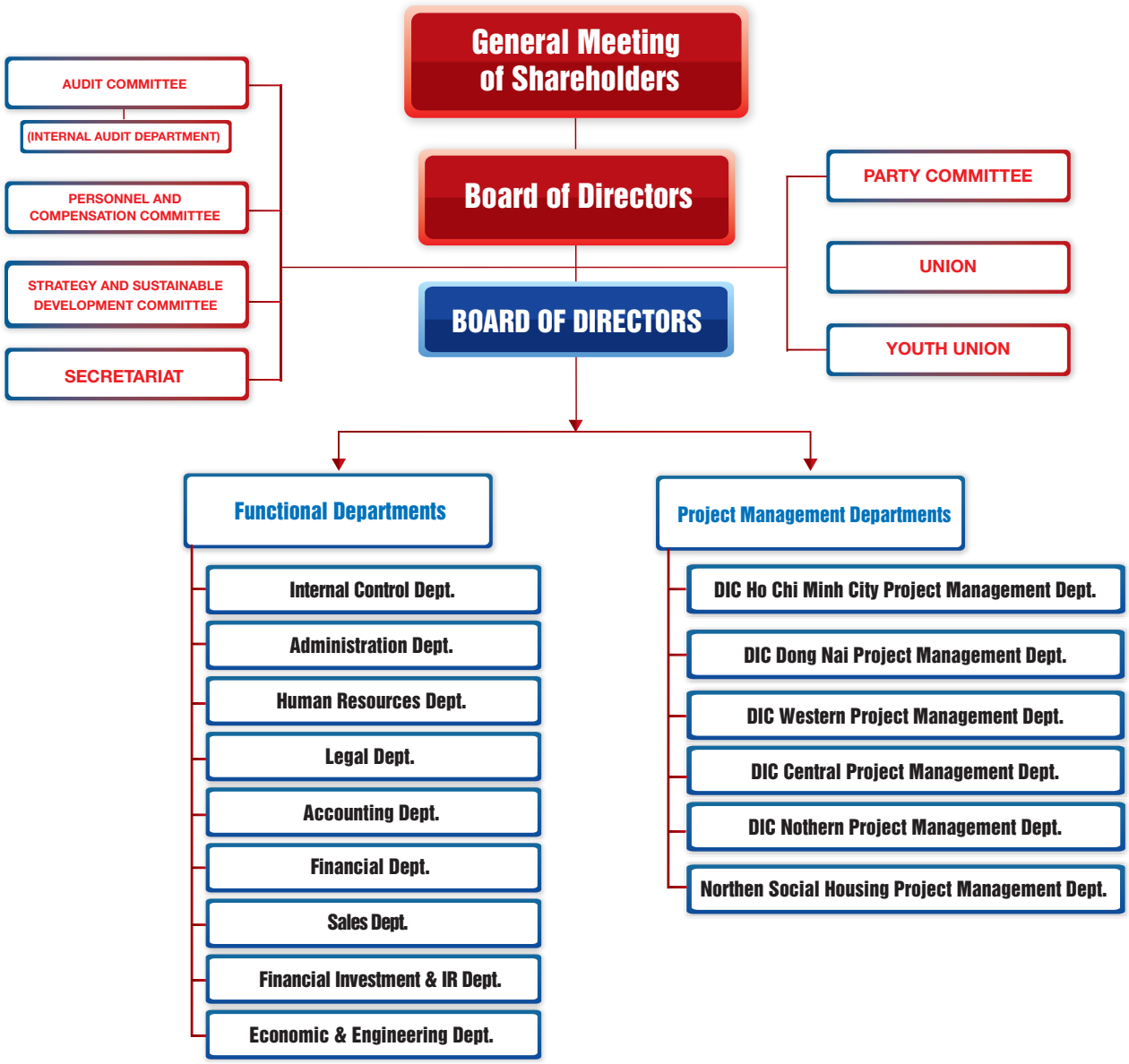
**Charter capital (2025)**
**6,464 billion VND**

# ORGANIZATION STRUCTURE

## Organization chart

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

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



## The member companies

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

### Invest in the member companies

**DIC No.1 JSC**

**DIC No.2 JSC**

**DIC Tourism JSC**

**DIC Vision JSC**

**DIC Urban and Industrial Zone Development Ltd.**

### Invest in joint venture and associates

**DICERA Holdings JSC**

**DIC Real Estate JSC**

**DIC Concrete JSC**

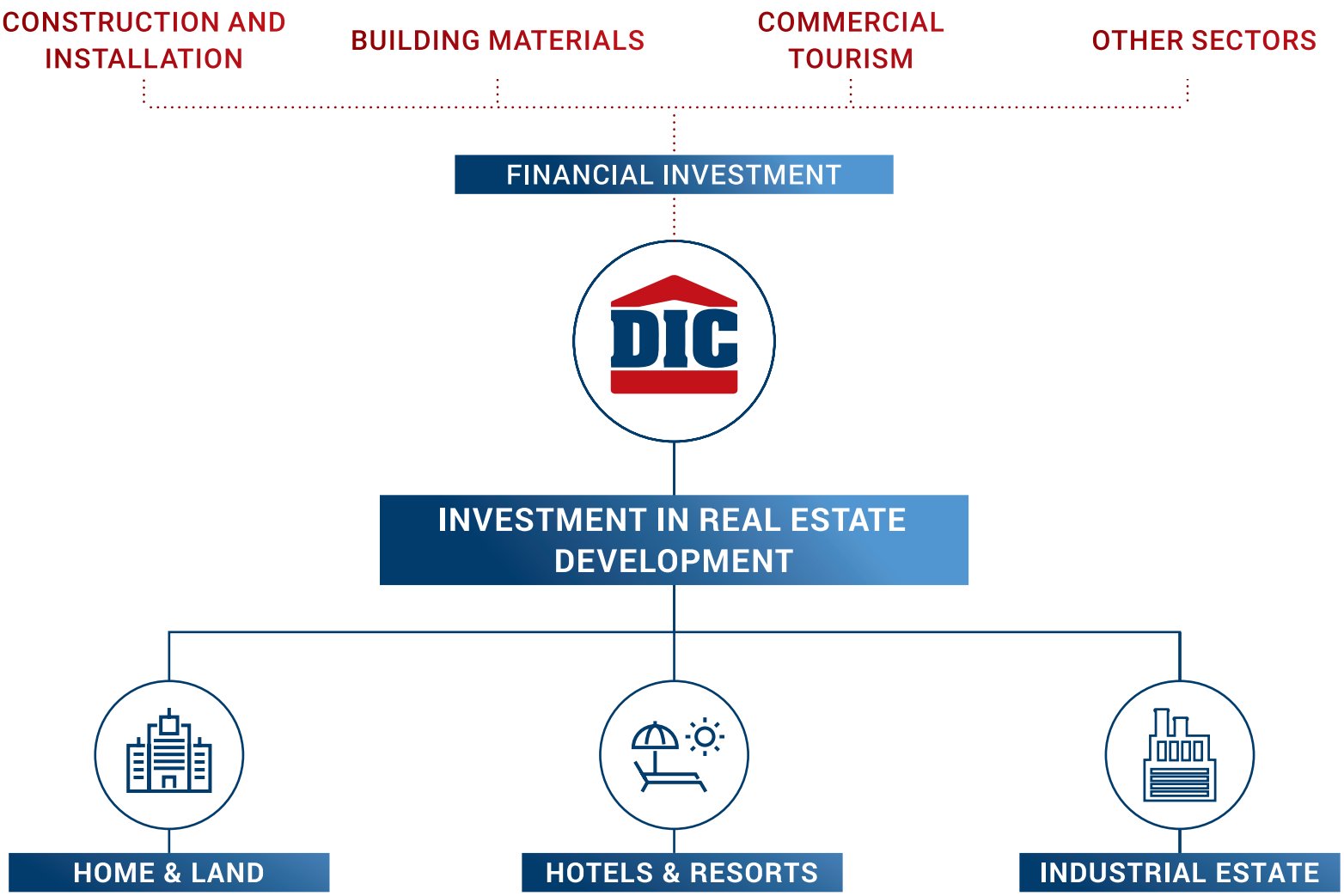
**DIC Phuong Nam JSC**

**DIC Brother Ceramic JSC**

# BUSINESS FIELDS

## Fields

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



# INCREASING INVESTMENT REPLICATING SCALE

## Investing in real estate development

DIC Group mainly focuses on 3 fields:

» Home & Land (Commercial area, municipality, villa, house, apartment).

» Hotels & Resorts (Hotel, condotel, resort, golf course, recreation area).

» Industrial Estate

## Investing finance

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

» Construction.

» Producing building materials.

» Houses, real estate broker.

» Commercial and tourism.

» Potential economic sectors.

# ONGOING AND FINISHED PROJECTS

# HOME
# & LAND

## DIC CHI LINH CITY VUNG TAU

| | |
|---|---|
| **Location** | Rach Dua ward, Tam Thang ward, Ho Chi Minh City |
| **Commencement** | 1997 |
| **Area** | 99,7 ha |
| **Total investment** | 13.032 billion VND |

APARTMENT

## LAKESIDE

| | |
|---|---|
| **Location** | Rach Dua ward, Ho Chi Minh City |
| **Scale** | Four 16-storey blocks<br>Total: 756 apartments |
| **Area** | 11.601 $m^2$ |
| **Total investment** | 471,5 billion VND |

APARTMENT

## SEAVIEW

| | |
|---|---|
| **Location** | Tam Thang ward, Ho Chi Minh City |
| **Scale** | Three 18-21-storey blocks<br>Total: 1,068 apartments |
| **Area** | 8.700 $m^2$ |
| **Total investment** | 441,5 billion VND |

## APARTMENT DIC PHOENIX

| | |
|---|---|
| **Location** | Tam Thang ward, Ho Chi Minh City |
| **Scale** | Three 27-storey blocks<br>Total: 1.226 apartments |
| **Area** | 26.826 $m^2$ |
| **Total investment** | 1.713 billion VND |

## APARTMENT VUNG TAU GATEWAY

| | |
|---|---|
| **Location** | Tam Thang ward, Ho Chi Minh City |
| **Scale** | Two 30-storey blocks<br>Total: 1,538 apartments |
| **Area** | 22.560 $m^2$ |
| **Total investment** | 1.572 billion VND |

## DIC SOLAR CITY VUNG TAU

| | |
|---|---|
| **Location** | Phuoc Thang ward, Ho Chi Minh City |
| **Functional zones** | Houses/Administrative/Offices /Comercial/Medical/School /Greenery landscape |
| **Area** | 90,53 ha |
| **Total investment** | 10.971 billion VND |

## DIC PHU MY BA RIA

| | |
|---|---|
| **Location** | Tan Thanh ward, Ho Chi Minh City |
| **Functional zones** | Houses/Resorts/Public construction /Greenery landscape |
| **Area** | 33,5 ha |
| **Total investment** | 1.493 billion VND |

## DIC HARMONY CITY DONG NAI

| | |
|---|---|
| **Location** | Nhon Trach commune, Dong Nai province |
| **Functional zones** | Villas/Houses/Apartments |
| **Area** | 21,52 ha |
| **Total investment** | 1.307 billion VND |

## DIC DAI PHUOC CITY DONG NAI

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

## DIC WISTERIA CITY DONG NAI

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

## DIC VICTORY CITY HAU GIANG

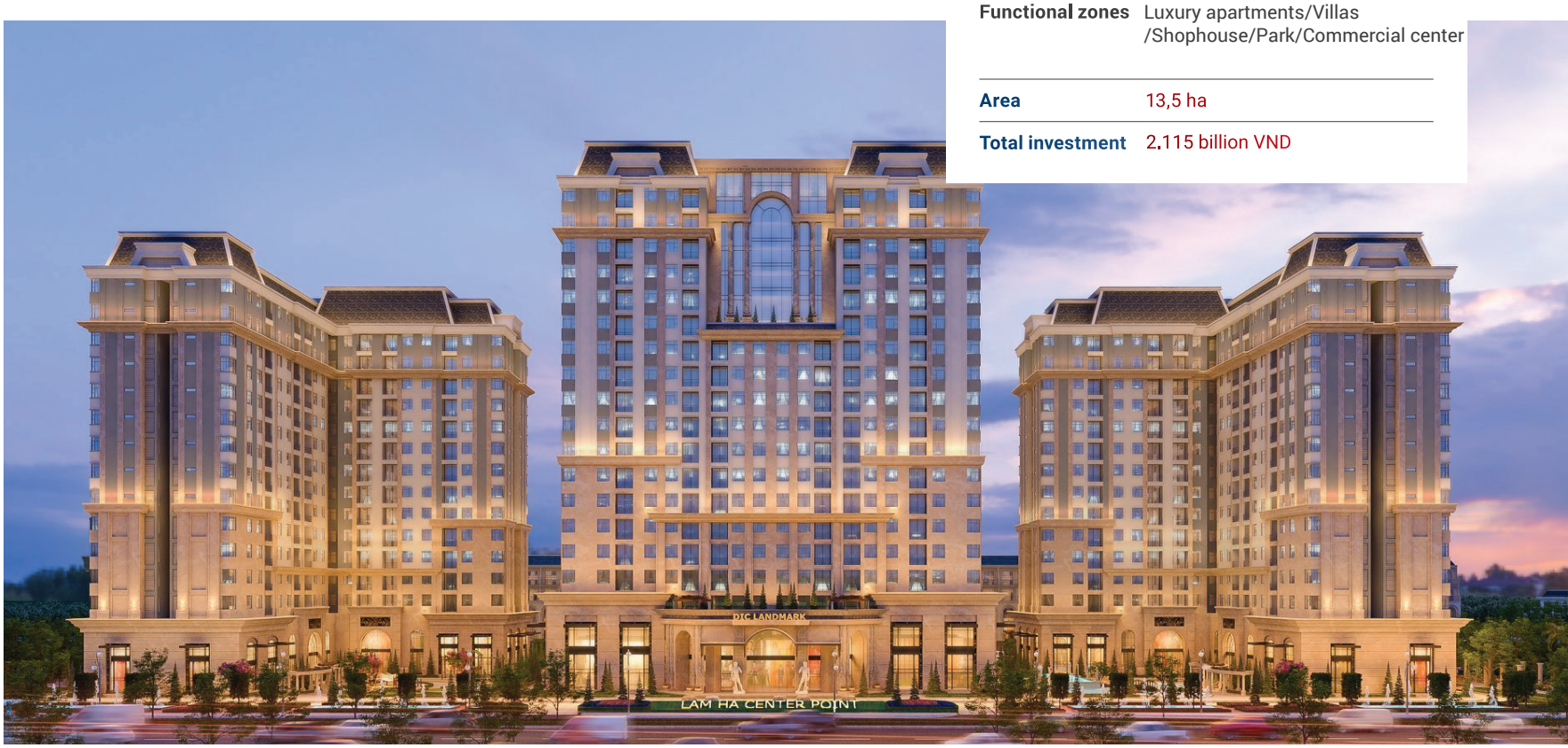
| | |
|---|---|
| **Location** | Vi Tan ward, Can Tho City |
| **Functional zones** | Villas/Houses/Hotel/School /Park/Offices/Commercial /Public and educational construction |
| **Area** | 83,4ha |
| **Total investment** | 5.649 billion VND |

## AN SON VILLAS

| | |
|---|---|
| **Location** | An Son Hill, Xuan Huong - Da Lat ward, Lam Dong province |
| **Area** | 3.7 ha |
| **Total investment** | 155.5 billion VND |

## DIC LANTANA CITY HA NAM

| | |
|---|---|
| **Location** | Bac Chau Giang Urban area, Ha Nam ward, Ninh Binh province |
| **Functional zones** | Luxury apartments/Villas /Shophouse/Park/Commercial center |
| **Area** | 13,5 ha |
| **Total investment** | 2,115 billion VND |



## DIC NAM VINH YEN CITY VINH PHUC

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

## HOTELS & RESORTS

## PULLMAN VUNG TAU HOTEL AND CONVENTION CENTRE

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

## DIC STAR LANDMARK VUNG TAU

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

## CAP SAINT JACQUES COMPLEX

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

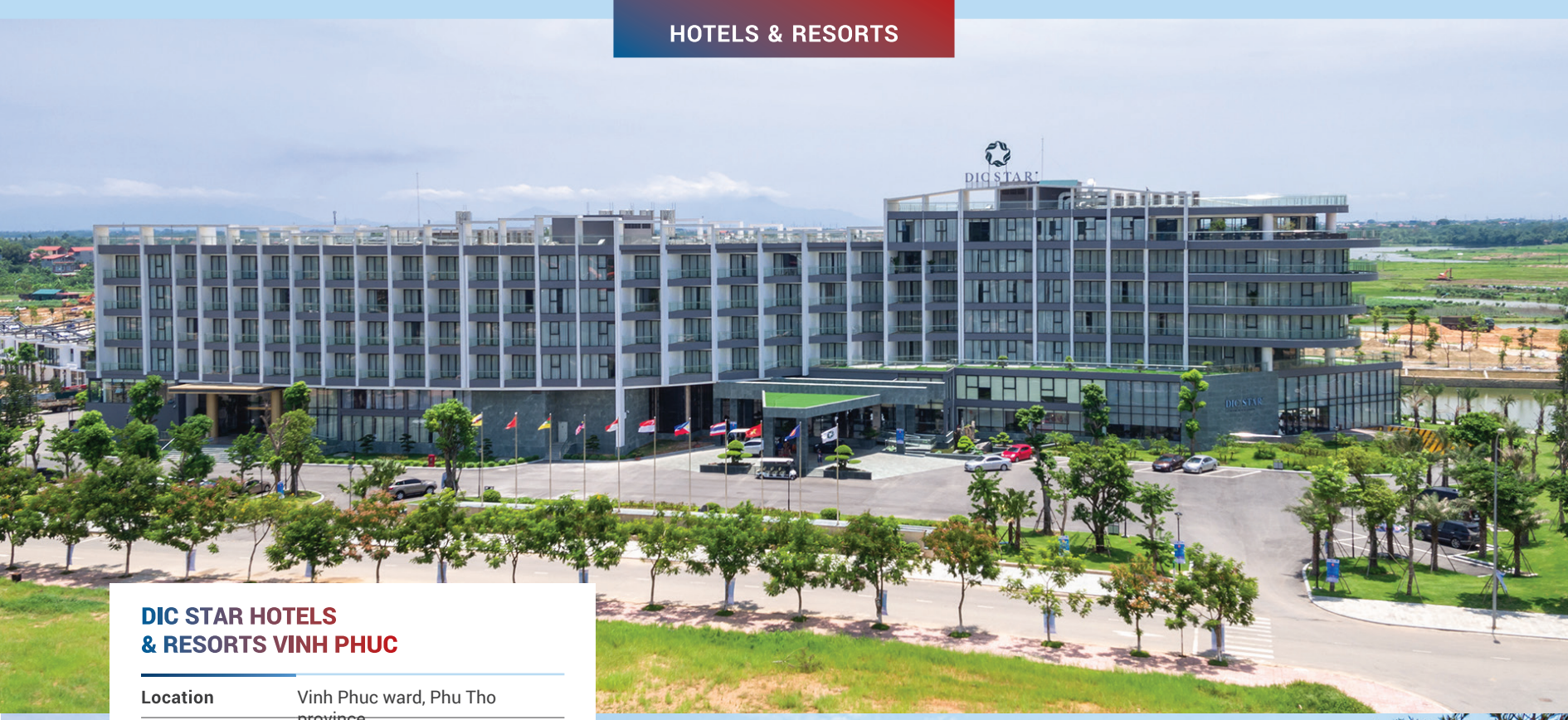
## DIC STAR HOTELS & RESORTS HAU GIANG

| | |
|---|---|
| **Location** | Vi Tan ward, Can Tho City |
| **Functional zones** | 5-star Hotel (152 rooms)<br>Exhibition Conference Center |
| **Area** | 1,3 ha |
| **Total investment** | 623,5 billion VND |

BUILDING

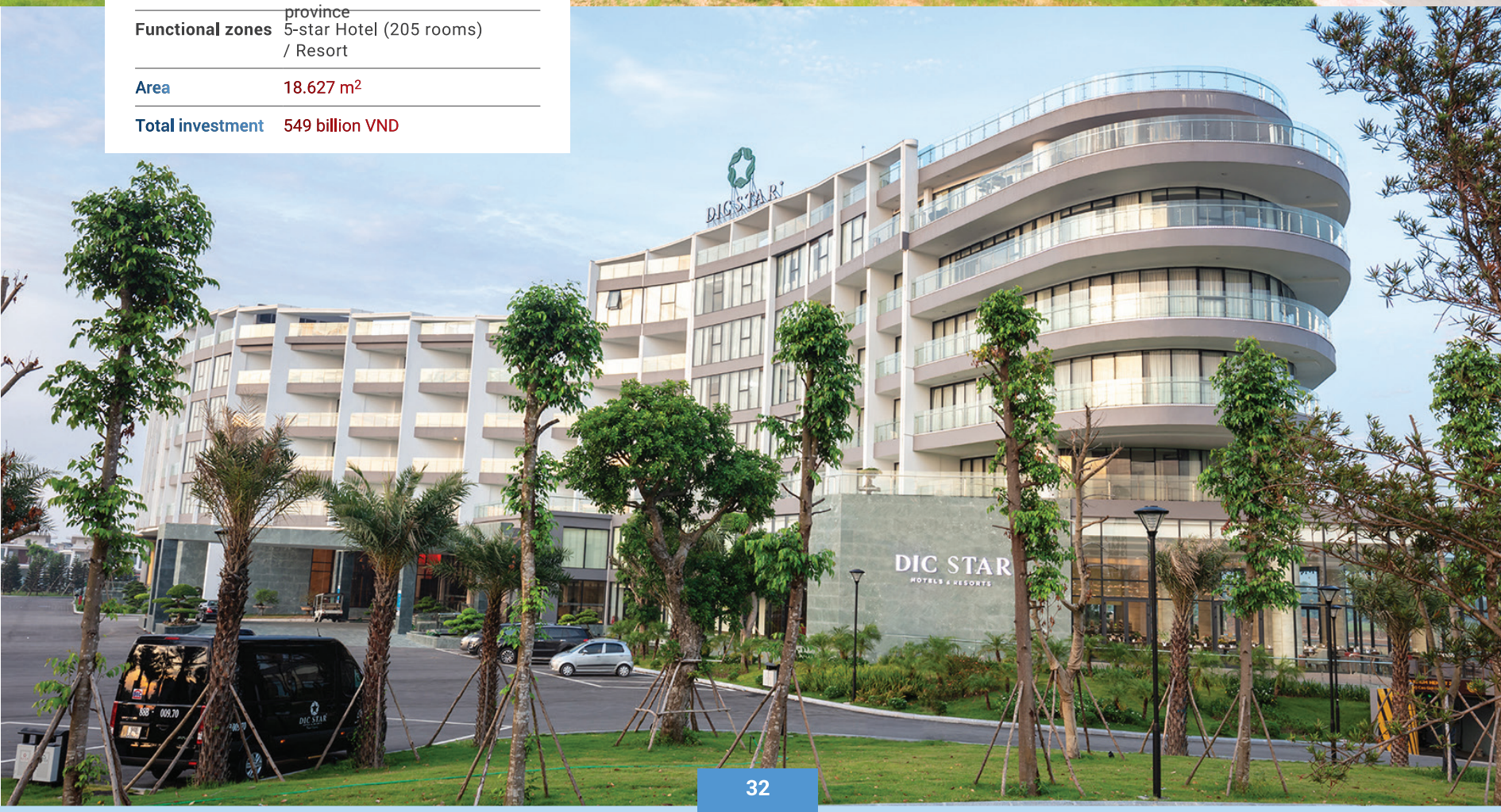
## THUY TIEN

| | |
|---|---|
| **Location** | 84 Tran Phu st., Vung Tau ward, Ho Chi Minh City |
| **Scale** | One 18-story block<br>Total: 184 apartments |
| **Area** | 0,36 ha |
| **Total investment** | 191,3 billion VND |



## DIC STAR HOTELS & RESORTS VINH PHUC

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



## DIC STAR QUANG BINH & DIC GOLF QUANG BINH

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

# PARTNERS

DIC
LỄ KÝ KẾT HỢP TÁC CHIẾN LƯỢC
STRATEGIC PARTNERSHIP SIGNING CEREMONY

# EXPAND COLLABORATION, PROMOTE SUCCESS

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

» **Real estate investment:** with prestigious foreign partners, the abundant resources and investment strategy in Vietnam in order to ensure the highest quality for the constructions, exchange experiences and share investment and business expansion opportunities to the international market.

» **Cooperative design:** with reputable foreign planning consultant companies to build beautiful, modern, civilized constructions, and create the space, new living standards following the general trends around the world.

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

# DEVELOPMENT STRATEGY

# DEVELOPMENT ORIENTATION

After investing, DIC has determined its key business as Real estate Development and Investment. In the upcoming time, DIC will continue to implement solutions to strengthen and enhance its operations in order to build DIC into a professional that manages its business according to international standards, characterized by dynamism, creativity, and integration.

## 01 Reconstruction

Streamlining the organization, withdrawing capital from the poor and off-field investments.

## 02 Brand repositioning

Repositioning the DIC Group brand through the core area of Real estate Development and Investment.

## 03 External affairs

Maintain a good relationship between DIC Group and relevant authorities in both domestic and foreign construction sectors.

Continuously strengthen and expand partnerships, promote cooperation with reputable international corporations, and define investment directions that align with DIC's capabilities.

DIC
DIC
DIC
DIC
DELL

# HUMAN RESOURCE DEVELOPMENT ORIENTATION

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

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

***Respect individuals, work hard, team spirit.***

# CORPORATE SOCIAL RESPONSIBILITY (CSR)

# BUSINESS DEVELOPMENT ACCOMPANIED WITH SOCIAL RESPONSIBILITY

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

The social responsibility of DIC Group is demonstrated through practical actions, as each year, DIC allocates a portion of the budget to carry out social welfare activities and programs. This includes helping those in difficult circumstances in local communities, building charitable houses, donating to humanitarian and charity funds, providing support for the poor and educational scholarships, contributing to orphanages, centers for the disabled, nursing homes for veterans, and assisting Vietnamese Heroic Mothers, as well as supporting people in central provinces affected by natural disasters,...

Since the outbreak of the Covid-19 pandemic, DIC Group has contributed tens of billions of VND and in-kind donations to the health sector and localities such as Ho Chi Minh City, Dong Nai, Quang Tri, Phu Tho, etc. Through many practical and timely actions, DIC Group is adding more resources to help Vietnam gradually repel the epidemic.

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

# ACHIEVEMENTS & AWARDS

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

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

VIETNAM PROFIT 500
TOP 500 MOST PROFITABLE COMPANIES 2023

| Awards | Awarded by |
|---|---|
| **Excellent Unit Award from 2006 to 2016** | Vietnamese Government |
| **Labor Order Rank I, II and III; Independence Order Rank II and III** | Vietnamese Government |
| **Top 100 Best Brand of Vietnam Gold Star Award in 2009, 2010 and 2011** | Vietnam Young Entrepreneurs Association |
| **Vietnam Excellent Brand in 2008, 2009, 2014** | Economics Times |
| **Excellent Business in International Integration in 2010** | Ministry of Industry & Trade |
| **Excellent Quality In Construction Gold Medal in 2010** | Ministry of Construction |
| **Top 50 Well-known Trademark in Vietnam in 2017**<br>**Top 20 Well-known Trademark in Vietnam in 2018** | Vietnam Intellectual Property Association |
| **Top 100 Brands in The Construction Industry in 2017** | Construction Newspaper |
| **Vietnam Excellent Brand Award in 2017** | Vietnam Union of Science & Technology Development. |
| **Top 500 Best Profitable Private Enterprises in Vietnam in 2018**<br>» **Ranked 50/500 (List of 500 Best Private Businesses In Vietnam)**<br>» **Ranked 16/44 (List of 500 Best Businesses Of All Kinds In Vietnam)** | Vietnam Report & Vietnamnet |
| **Top 50 Fastest Growing Enterprises 2021** | Vietnam Report |
| **Top 50 Best Profitable in Vietnam in 2021** | Vietnam Report |
| **Top 6 Best Listed Real Estate Companies** | Forbes Vietnam |
| **Best Township Developer Vietnam 2021** | DOT Property Group |
| **National Urban Planning Award II (VUPA) - DIC Wisteria City Dong Nai** | Ministry of Construction |
| **Top 10 Property Developers Reputation in Vietnam (Consecutive recognition: 2022, 2023, 2024, 2025)** | Vietnam Report |
| **Best Companies to work for in Asia 2024 - Vietnam Region** | HR Asia |
| **Top 500 Best Enterprises in Vietnam (VNR500) in 2024** | Vietnam Report |
| **Top 10 Outstanding ESG-Performing Enterprises in 2024** | Dan Tri International News |

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

# CONCLUSION

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

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

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

**DEVELOPMENT INVESTMENT CONSTRUCTION JSC.**

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

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