

INVESTOR PRESENTATION

February 2025

IDICO 

TỔNG CÔNG TY IDICO

KHU CÔNG NGHIỆP
PHÚ MỸ II
INDUSTRIAL ZONE

Safe Harbor Statement

Some of our comments and materials in this presentation constitute forward-looking statements that reflect management's current views and estimates of future economic circumstances, industry conditions, Company performance and financial results. These statements and materials are based on many assumptions and factors that are subjected to risks and uncertainties. To the extent permitted under applicable law, IDC assumes no obligation to update any forward-looking statements as a result of new information or future events.

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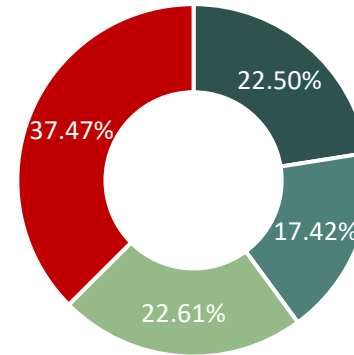
Company Overview

Established	2000
Stock Exchange	Hanoi Stock Exchange (HNX)
Shares Outstanding	329,999,929
Number of Employees	More than 1,100
Foreign Ownership* / Limit	22.61% / 49.0%

(*) As of 04/02/2025

Shareholder Structure

As of 04 February, 2025



- SSG Group JSC
- Related parties to Mr. Dang Chinh Trung (CEO)
- Foreign Investor
- Other investors

Streamlined business model enables us to leverage our competitive advantages toward capturing global trends

4 Core Pillars



Industrial Real Estate

3,737 ha of IP land
>1,300 ha in pipeline



Residential & Commercial RE

10 current projects
>70ha land bank



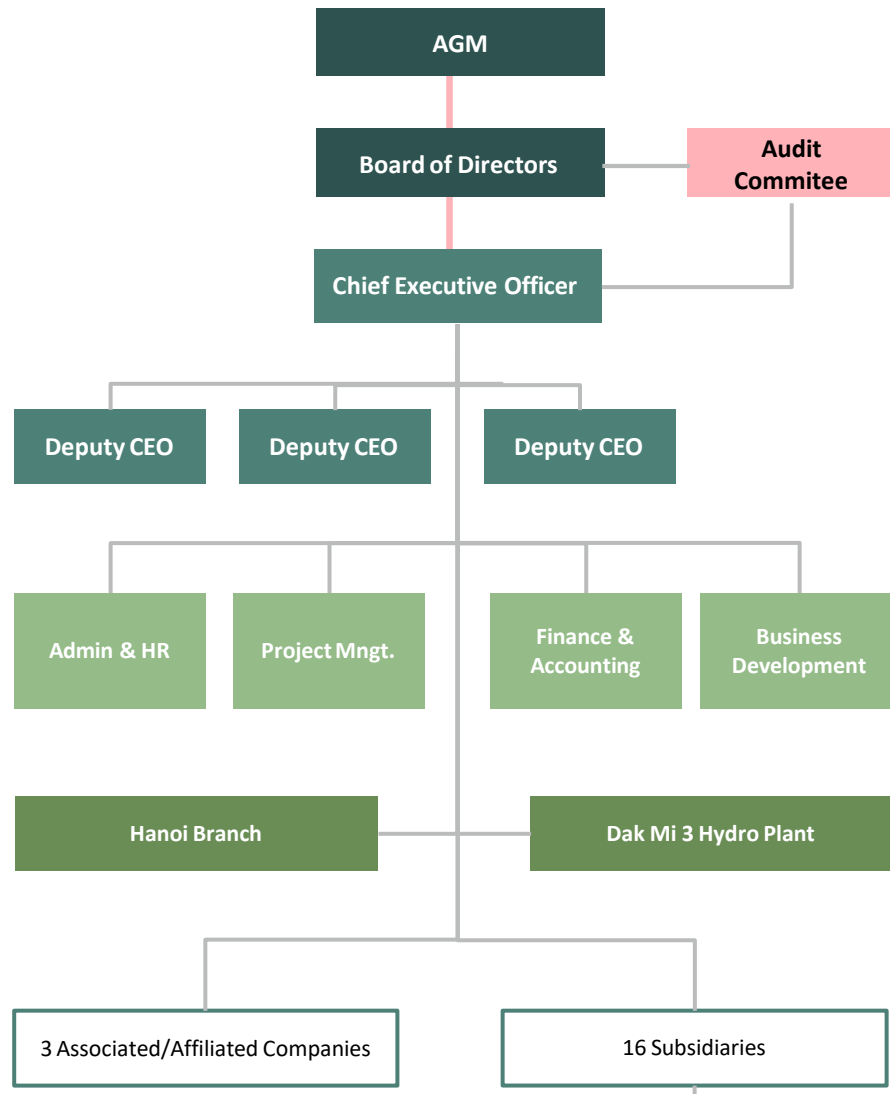
Energy



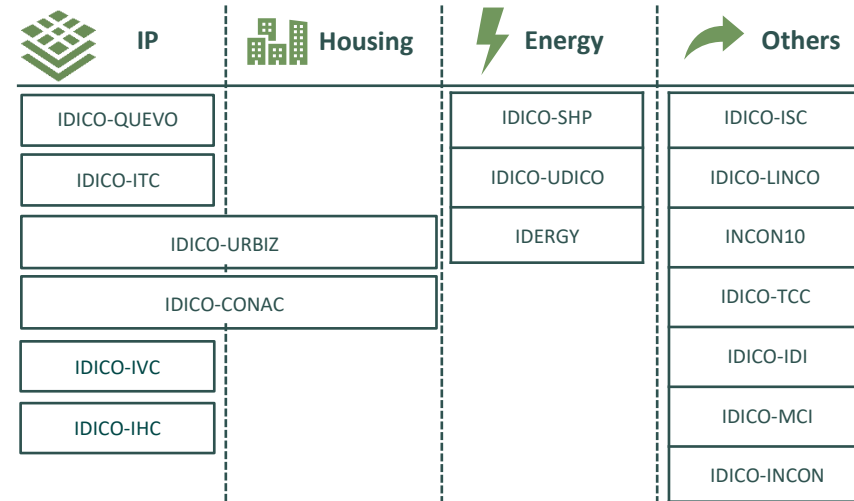
Other Services



Company Structure



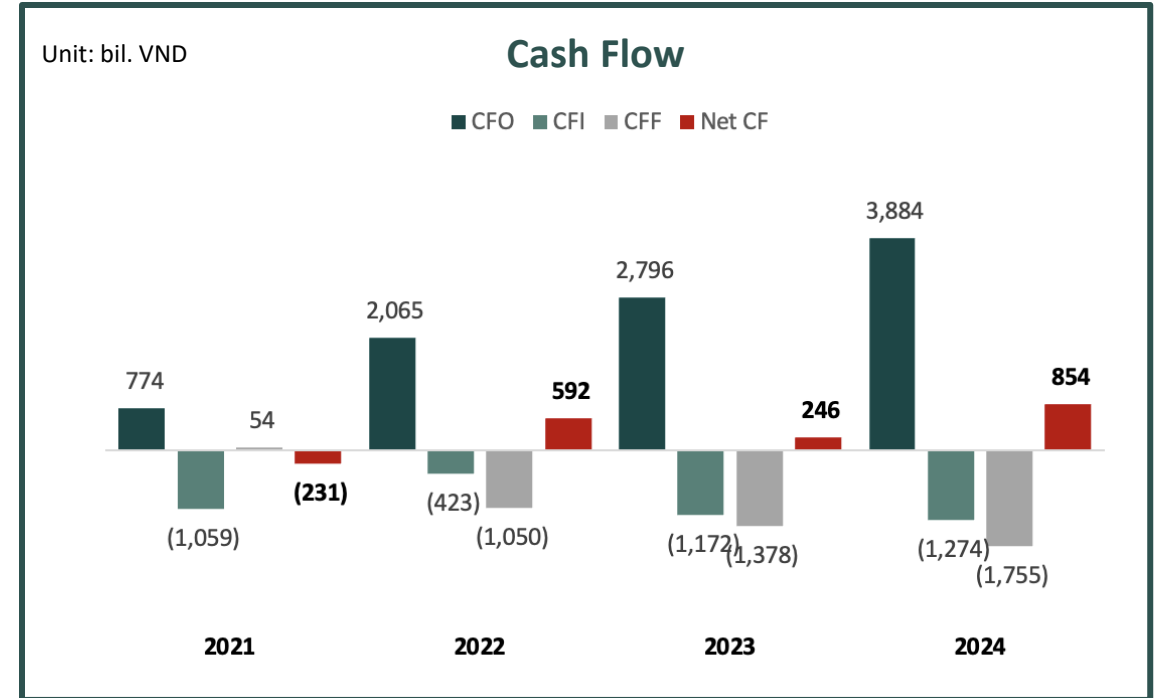
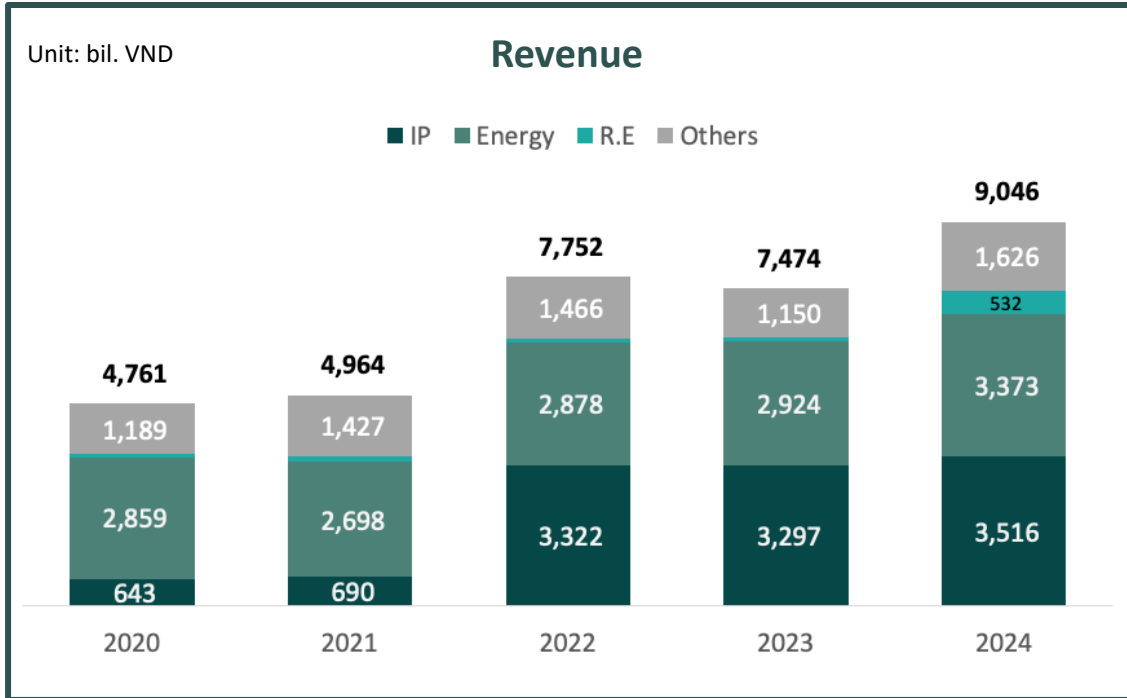
IDICO's Management



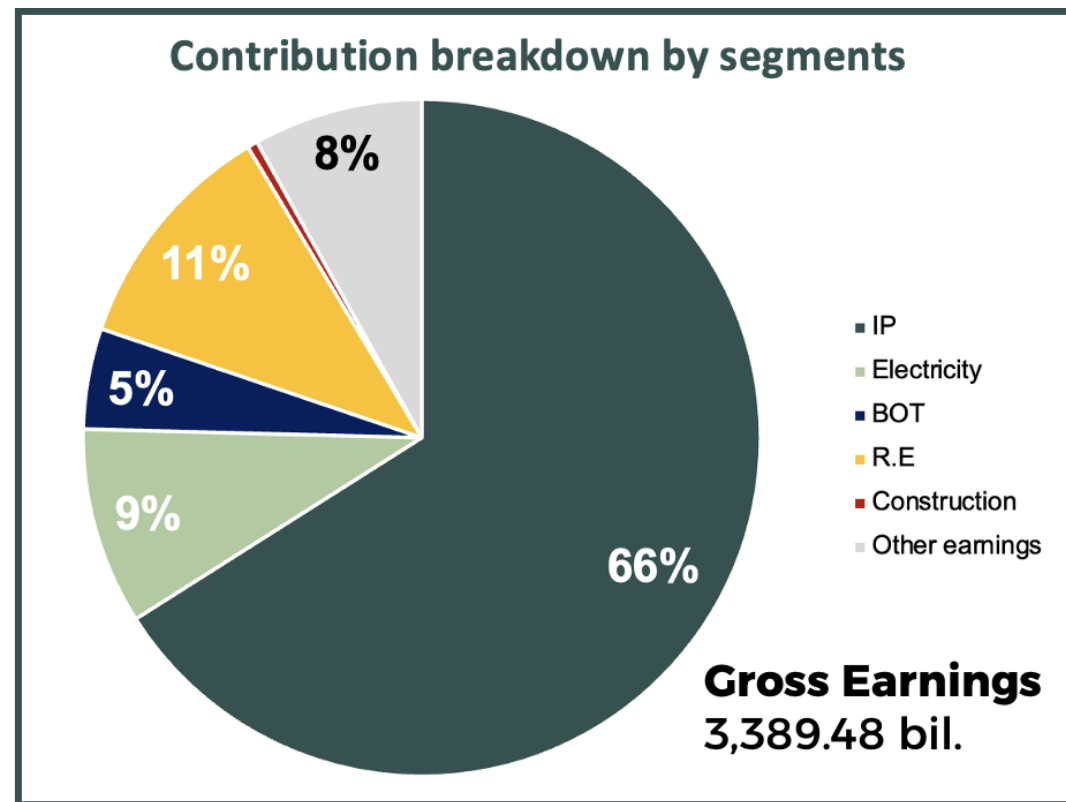
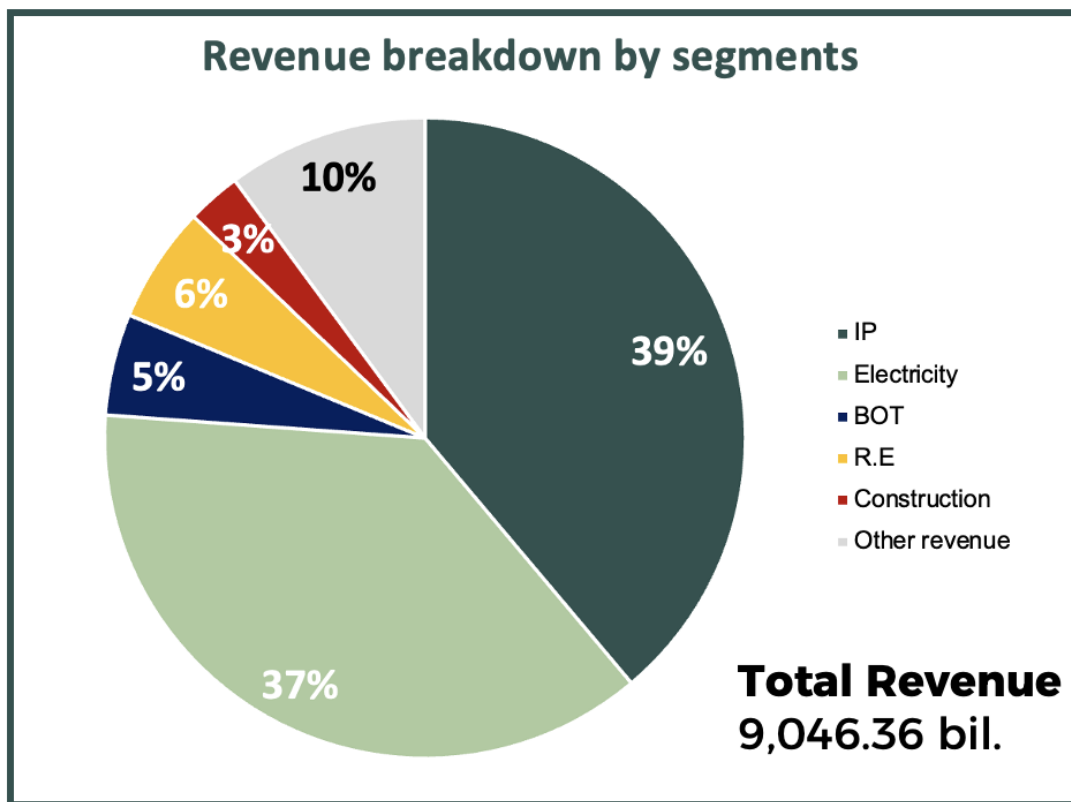
Transformation Strategy
 Functional specialization starting at the subsidiary level

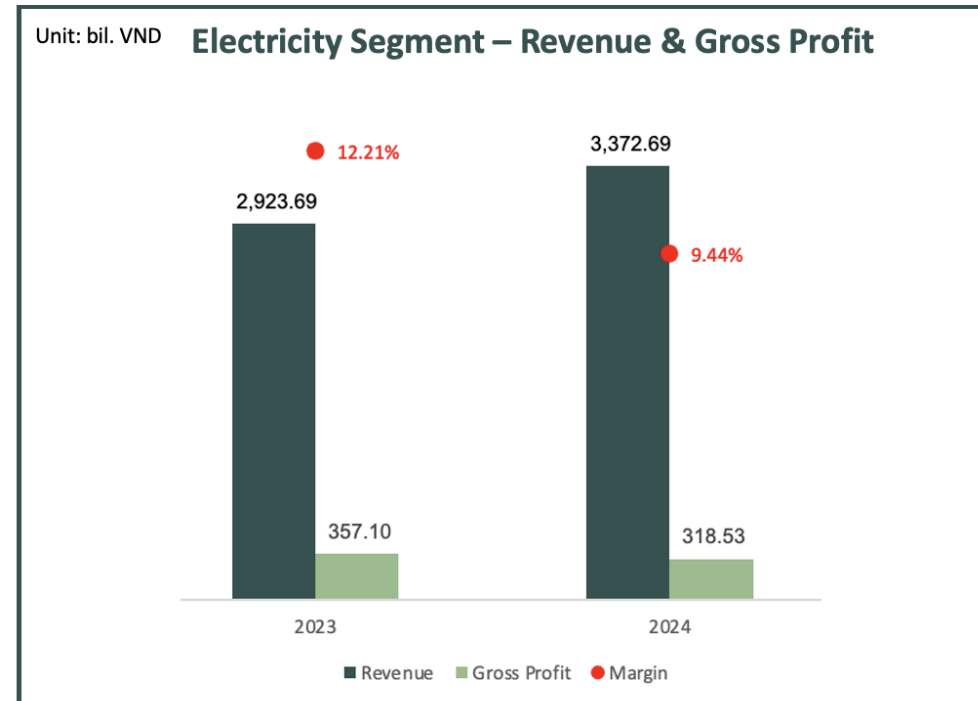
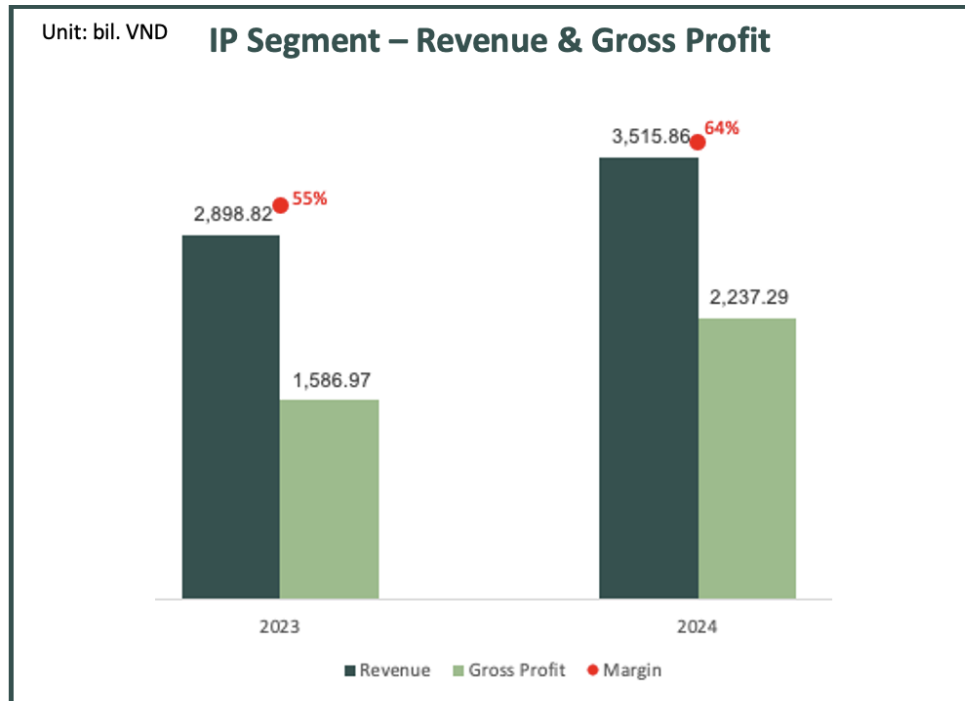


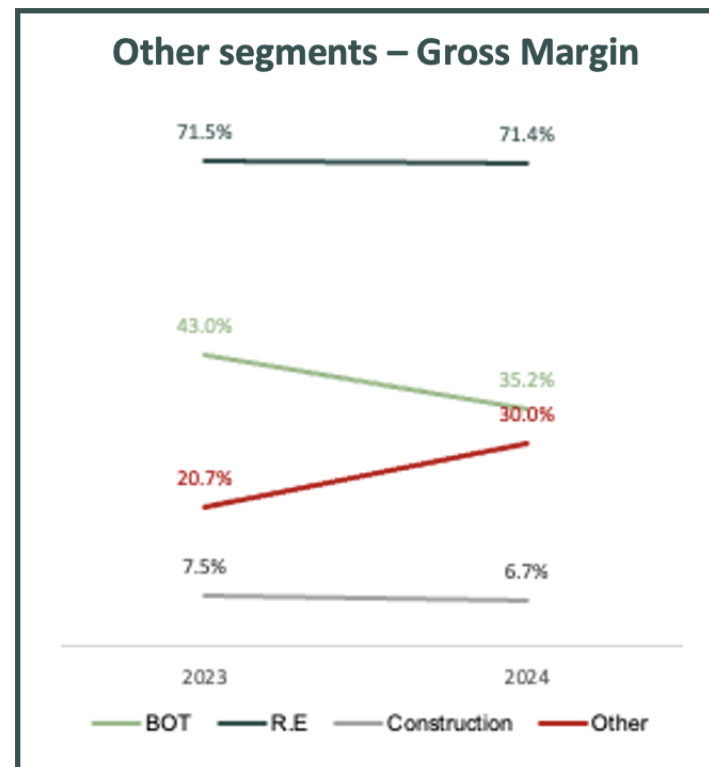
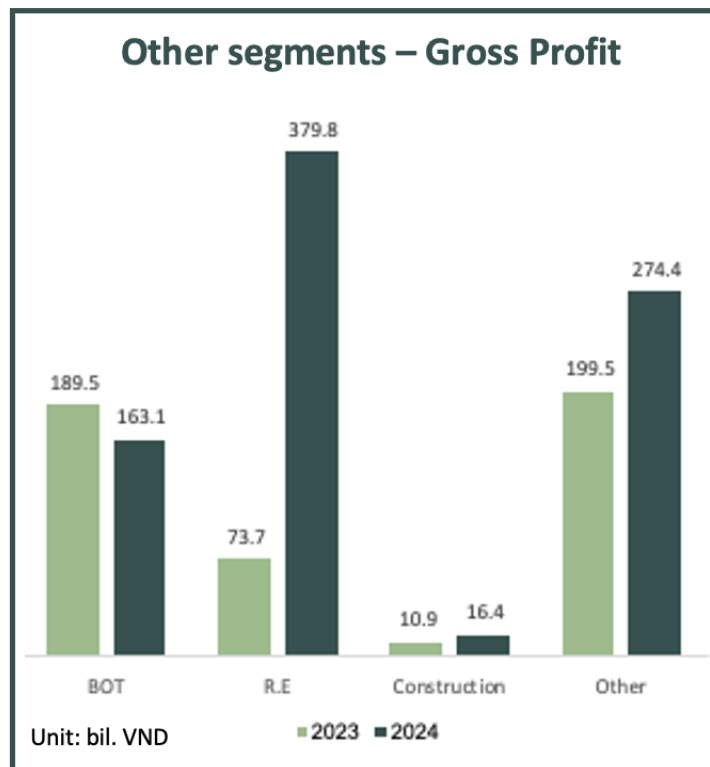
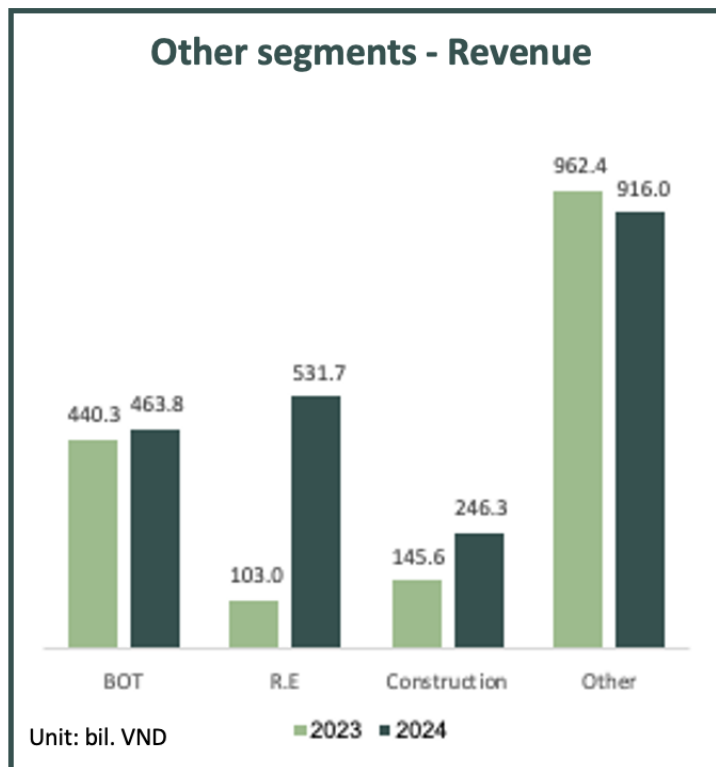
Financial Highlights

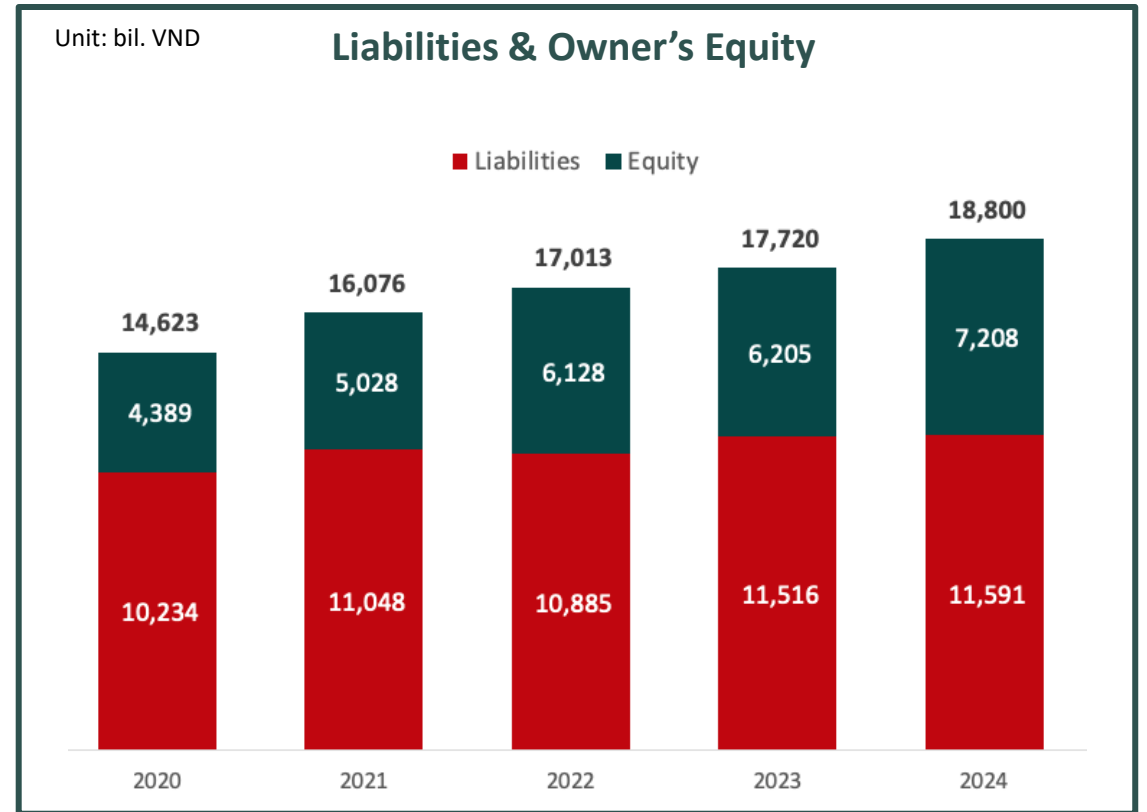
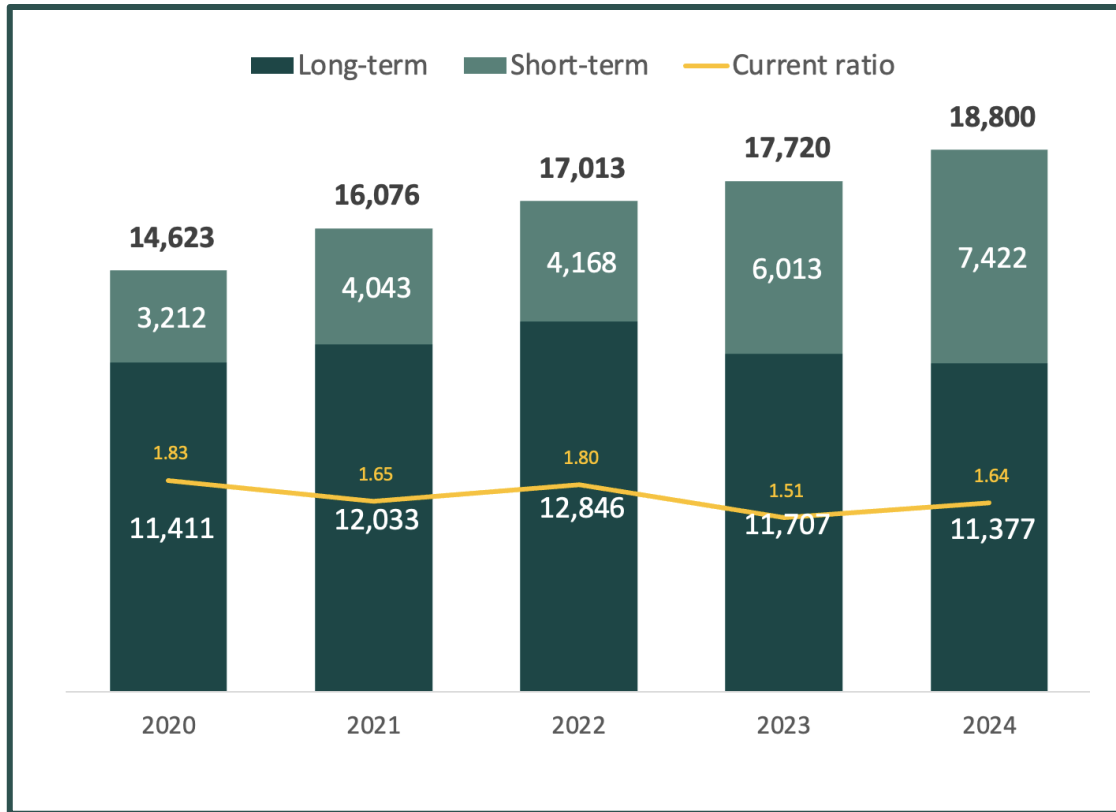


FY 2024











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13 IPs
In portfolio

8 IPs
Available for business

4,073 ha
Total IP Land area

2,949.3 ha
Gross Leasable Area

> 1,000 ha
in planned pipeline

45% Occ.
of Available IPs

Client Profile



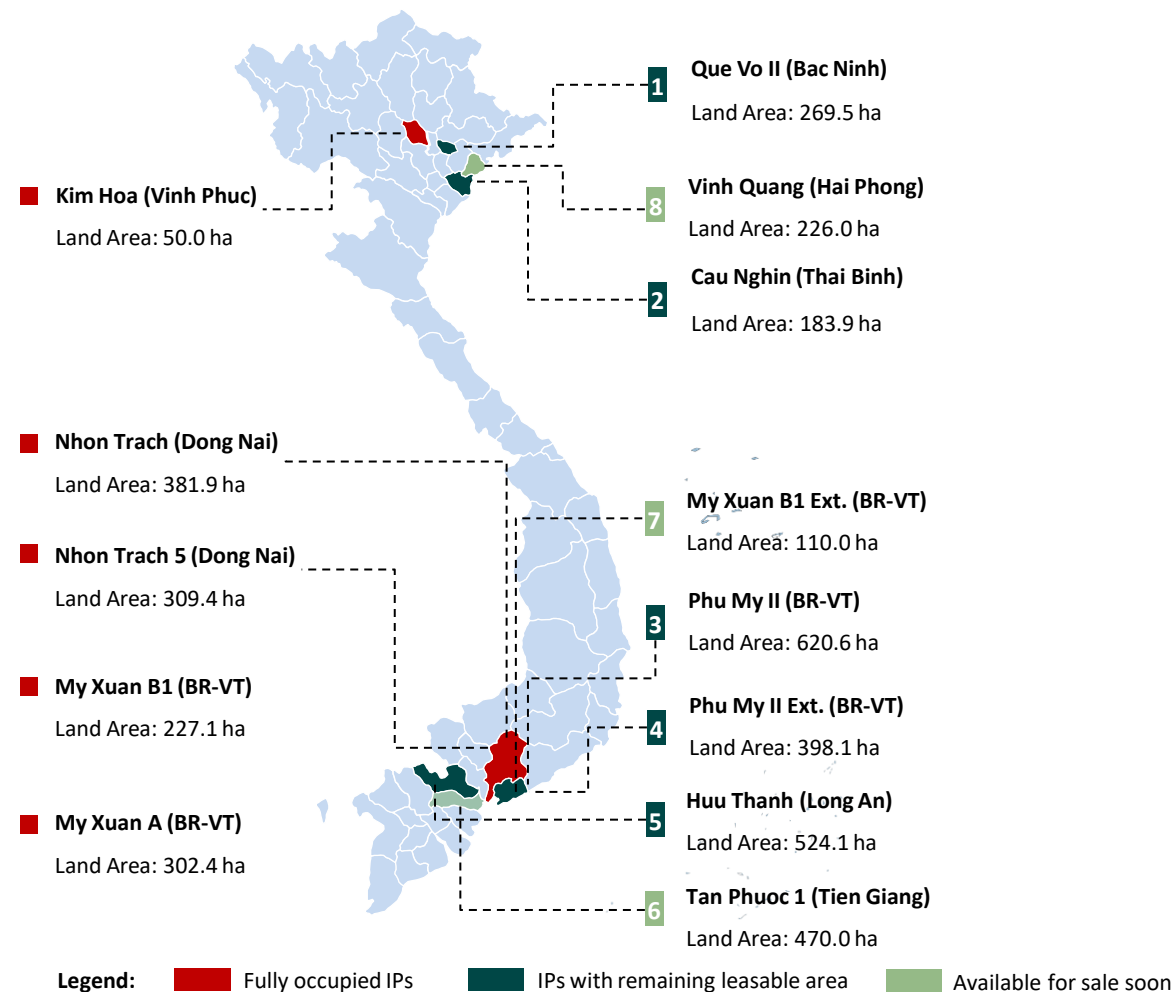
> 290 Clients

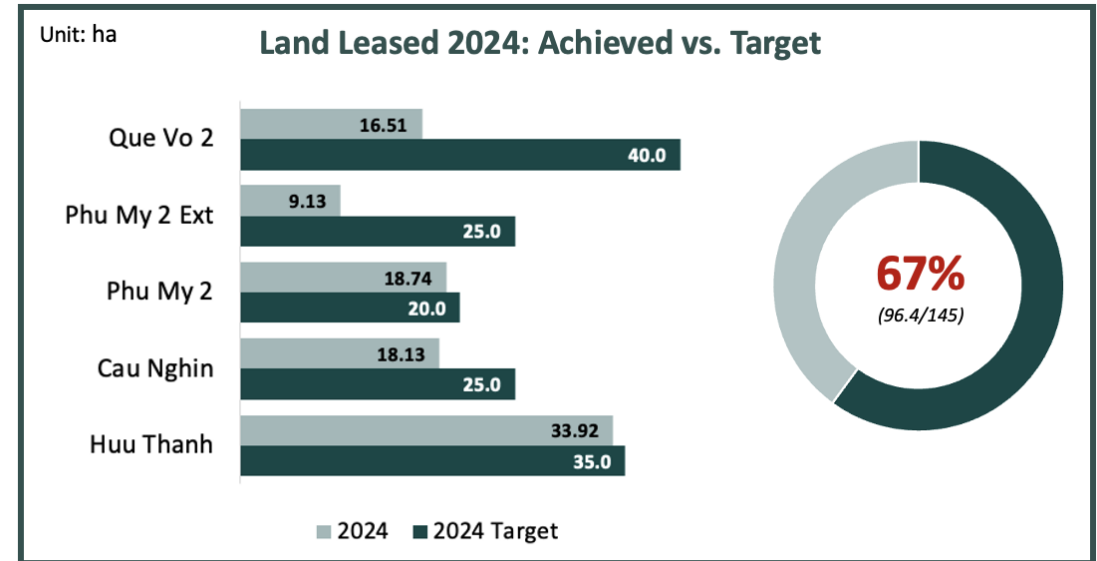
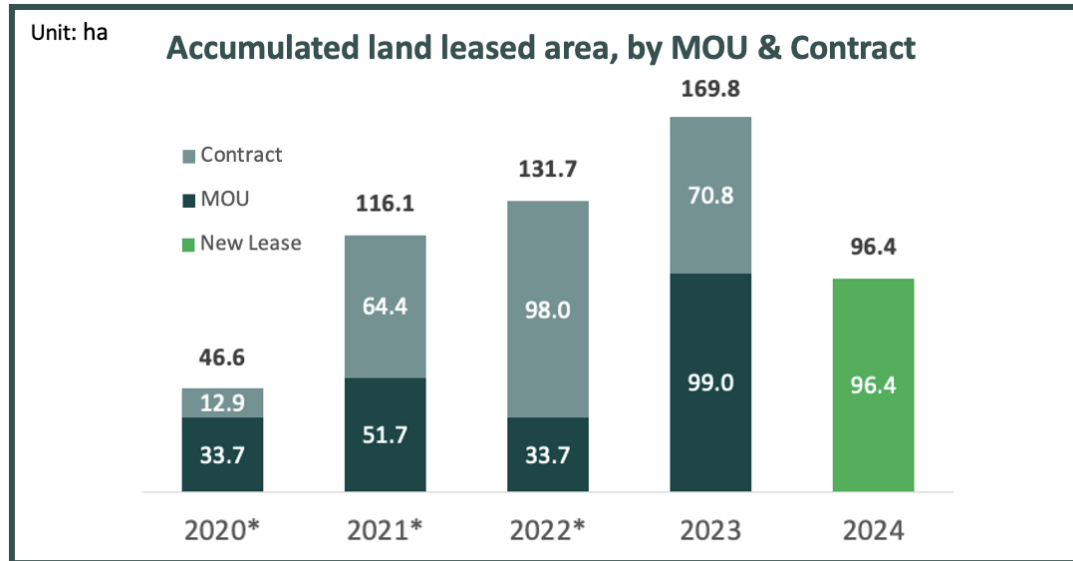
Including FDI & domestic

\$8B

Approx. value of clients' investments

Notable Names





(*) The contracts included MOUs from previous year converted into contracts in the reported period. From 2024, the phrase "new lease" is used to refer to all new transactions, including MOUs or contracts, without duplication.

CURRENT IP PORTFOLIO UPDATE END OF 2024

Project	Location	IDC's Own.	Land Area (ha)	GLA (ha)	Remaining GLA	Occ. %	Avg Leasing Rate
Fully occupied projects			1,270.8	948.9		100.0%	
Kim Hoa	Vinh Phuc	100%	50.0	45.9		100.0%	-
My Xuan B1	Ba Ria - VT	51%	227.1	160.4		100.0%	-
My Xuan A	Ba Ria - VT	100%	302.4	229.3		100.0%	-
Nhon Trach I	Dong Nai	100%	381.9	284.1		100.0%	-
Nhon Trach V	Dong Nai	100%	309.4	229.2		100.0%	-
IPs being commercialized			2,802.2	2,000.4	1,092.0	45%	135.0
Cau Nghin	Thai Binh	100%	183.9	102.8	58.0	44%	81.0
Huu Thanh	Long An	100%	524.1	395.4	236.3	40%	161.0
Phu My II	Ba Ria - VT	100%	620.6	443.3	46.2	90%	124.0
Phu My II Ext.	Ba Ria - VT	100%	398.1	273.2	95.5	65%	126.0
Que Vo II	Bac Ninh	54.94%	269.5	177.4	47.8	73%	150.0
Tan Phuoc 1	Tien Giang	65%	470.0	362.8	362.8	0%	N/A
My Xuan B1 Ext.	Ba Ria - VT	51%	110.0	83.4	83.4	0%	N/A
Vinh Quang, Phase 1 (*)	Hai Phong	99.99%	226.01	162.2	162.2	0%	N/A

(*) Decision established in 05 January 2025.

Total Area of Vinh Quang IP is 350ha. Phase 1: 226ha, Phase 2: 124ha (2026-27)

UPCOMING IPs

Pipeline IP	Total Area	Status
Other IPs	> 1.000ha	Subject to proposal to local authority.
Total area	> 1.000 ha	

2019
Lease Start

2069
Lease End

524.1ha
Land Area

395.4ha
Gross Leasable Area

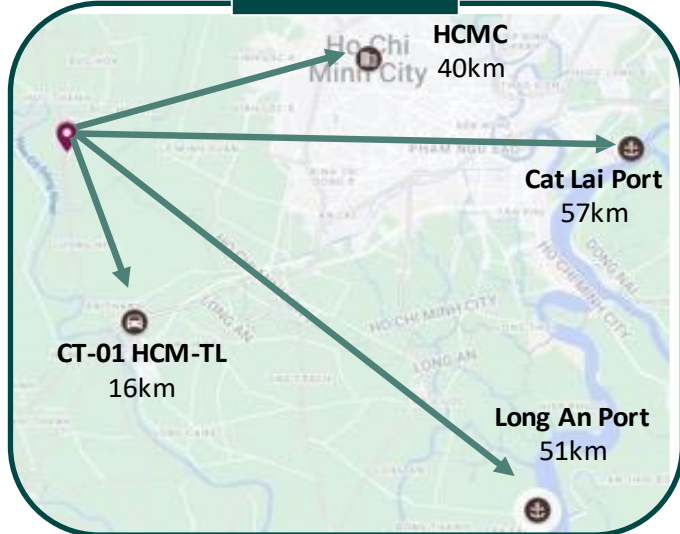
40%
Occupancy Rate

\$161/sqm
Recent price

Notable Clients



Distances



2005
Lease Start

2055
Lease End

620.6ha
Land Area

443.3ha
Gross Leasable Area

90%
Occupancy Rate

\$124/sqm
Recent price

Notable Clients



Distances



2008
Lease Start

2058
Lease End

398.1ha
Land Area

273.2ha
Gross Leasable Area

65%
Occupancy Rate

\$126/sqm
Recent price

Notable Clients

Distances



KHU CÔNG NGHIỆP PHÚ MỸ II MỞ RỘNG



2012
Lease Start

2062
Lease End

183.9ha
Land Area

102.8ha
Gross Leasable Area

44%
Occupancy Rate

\$81/sqm
Recent price

Notable Clients



Distances

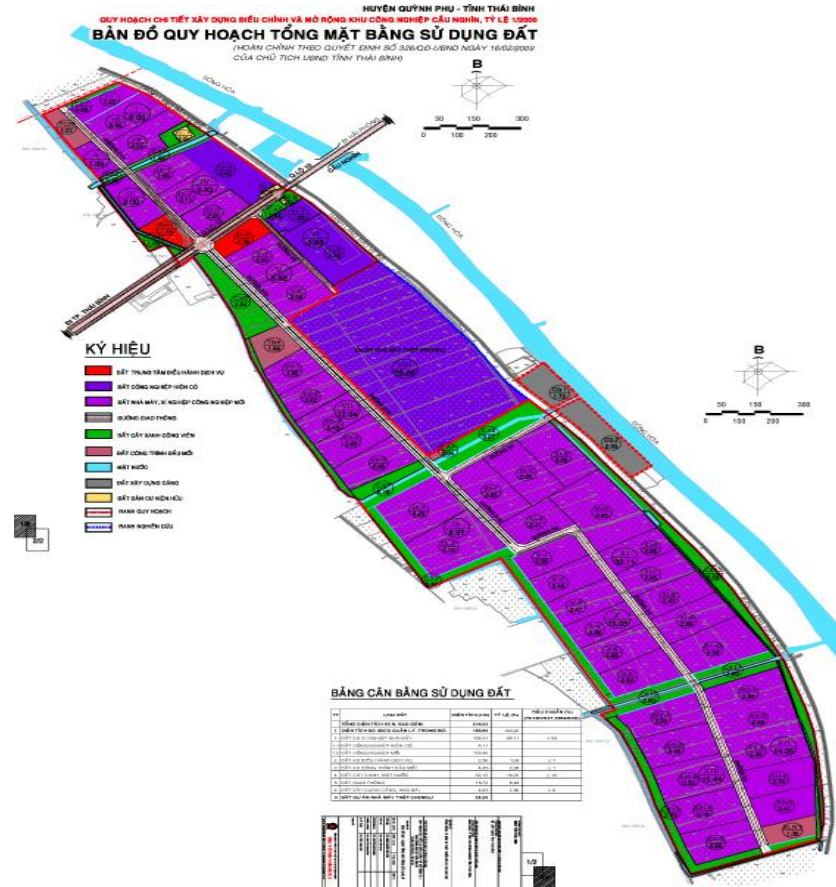
Lang Son – China Border
> 208km

Hai Duong City
45km

Hanoi
107km

Hai Phong City
53km

Dinh Vu Port
55km



2007

Lease Start

2057

Lease End

269.5ha

Land Area

177.4ha

Gross Leasable Area

73%

Occupancy Rate

\$150/sqm

Recent price

Notable Clients

INNOTEK
Innovation Technology

Dst
DAEHYUN ST VINA

VIPACO
CNC AUTOMATIC TURNERY

Distances

Lang Son – China Border
> 140km

Hanoi
48km

Hai Duong City
42km

Hai Phong City
136km

Dinh Vu Port
138km



Tan Phuoc 1 IP - Tien Giang Province

2024
Lease Start

2074
Lease End

470.0ha
Land Area

362.8 ha
Gross Leasable Area

0%
Occupancy Rate

N/A
Recent price

Status

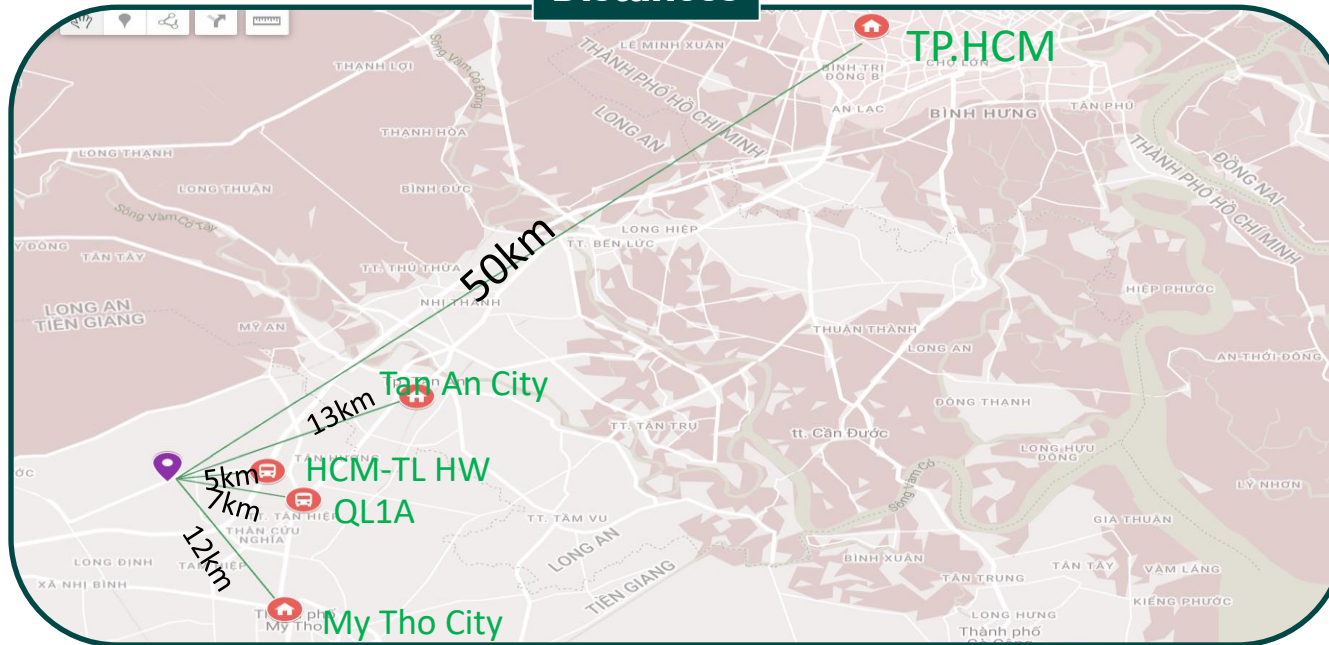
IDICO Tien Giang JSC was approved by Prime Minister via Decision 471/QĐ-TTg dated 31 May 2024 to develop and invest in infrastructure in Tan Phuoc IP, Tien Giang.

Location: Tan Lap 1 Commune, Ward Tan Phuoc, Tien Giang Province

CAPEX: 5,936.5 bil. VND

Investment timeline: 15-18 months

Distances



My Xuan B1 Extension IP - Ba Ria Vung Tau Province

2024
Lease Start

2074
Lease End

110.0ha
Land Area

83.4 ha
Gross Leasable Area

0%
Occupancy Rate

N/A
Recent price

Status

IDICO Tien Giang JSC was approved by Prime Minister via Decision 996/QĐ-TTg dated 17 Sep 2024 to develop and invest in infrastructure in My Xuan B1 Extension IP, BR-VT.

Location: Ward My Xuan, Phu My Town, Ba Ria Vung Tau Province

CAPEX: 1,988.6 bil. VND

Investment timeline: 15-18 months

Distances



2025

Lease Start

2075

Lease End

226.0ha

Land Area (*)

N/A ha

Gross Leasable Area

0%

Occupancy Rate

N/A

Recent price

Status

IDICO Vinh Quang was approved by Prime Minister via Decision 29/QĐ-TTg dated 05 Jan 2025 to develop and invest in infrastructure in Vinh Quang IP, Hai Phong Province.

Location: Vinh Quang commune, Cong Hien, Thanh Luong, Vinh Bao district, Hai Phong city

CAPEX: 3,550.804 bil. VND

Investment timeline: 15-18 months

(*) Total Area of Vinh Quang IP is 350ha. Phase 1: 226ha, Phase 2: 124ha (2026-27).

The case for workforce and social housing



- Comprehensive IP ecosystem
- Affordable housing for local communities
- Market visibility and leadership

8 projects
commercialized

10 projects
current pipeline

~52 ha
deployed

>70 ha
land area

Changed from last report

No.	Current Pipeline	Location	Project Owner	IDICO's Own	Land Area sqm	Status
Social & Workers' Housing Projects						
1	Nhon Trach IP workers' housing project (1)	Dong Nai	IDICO - URBIZ	100.0%	100,284	Completed adjustment and was approved by Department of Construction for the construction planning for 2 9-level building blocks. <i>Submitting documents to adjust 1/500 plan.</i>
2	Nhon Trach IP workers' housing project (2)	Dong Nai	IDICO - URBIZ	100.0%	100,000	
3	Huu Thanh residential area and workers' housing project (In Home Huu Thanh)	Long An	IDICO - LINCO	51.0%	470,939	Received the land-handover Decision & Periodic Investment Disbursement. Completed land price for Phase 1 (33.44ha).
4	Nhon Trach 1 Resettlement Project and Hiep Phuoc apartment building (In Home Hiep Phuoc)	Dong Nai	IDICO-UDICO	66.9%	48,676	Submit application for adjustment of Investment Certificate
5	Vinh Cuu social housing project	Dong Nai	IDICO - URBIZ	100.0%	600,840	Research and propose investment projects according to "Eco-residential Area" scheme.
Other commercial projects						
6	Apartment complex on National Route 1K Hoa An + In Home Bien Hoa	Dong Nai	IDICO-UDICO	66.9%	70,350	Adjusting Investment Certificate.
7	An Hoa Project	Dong Nai	IDICO - URBIZ	100.0%	38,886	Adjusting the construction planning.
8	IDICO-INCO 10 head office	Can Tho	IDICO - INCO 10	97.8%	4,627	Waiting for construction permit.
9	Bac Chau Giang Project (Osaka Garden)	Ha Nam	IDICO-CONAC	51.0%	56,527	<i>Sold out Phase 1 & 2.</i>
10	Central residential area expansion – Long An	Long An	IDICO - LINCO	51.0%	30,500	Handed-over 1.7ha to Aeon. The remaining ~7,000sqm is being converted to commercial land.

Our expertise in the energy supply chain paves the road for future adoption of DPPA

Current Energy Infrastructure of IDICO



Hydropower plants

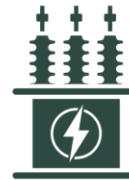
114 MW



Dak Mi 3: 63 MW



Srok Phu Mieng: 51 MW



110/22 kV Power substations

481 MVA



Tuy Ha: 229MVA



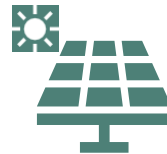
Nhon Trach 5: 189MVA



Huu Thanh Phase 1:
63MVA (Total 189MVA)

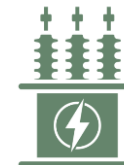
Future Pipeline

Proprietary grid infrastructure enables flexibility in RTS deployment at our IPs



Rooftop solar

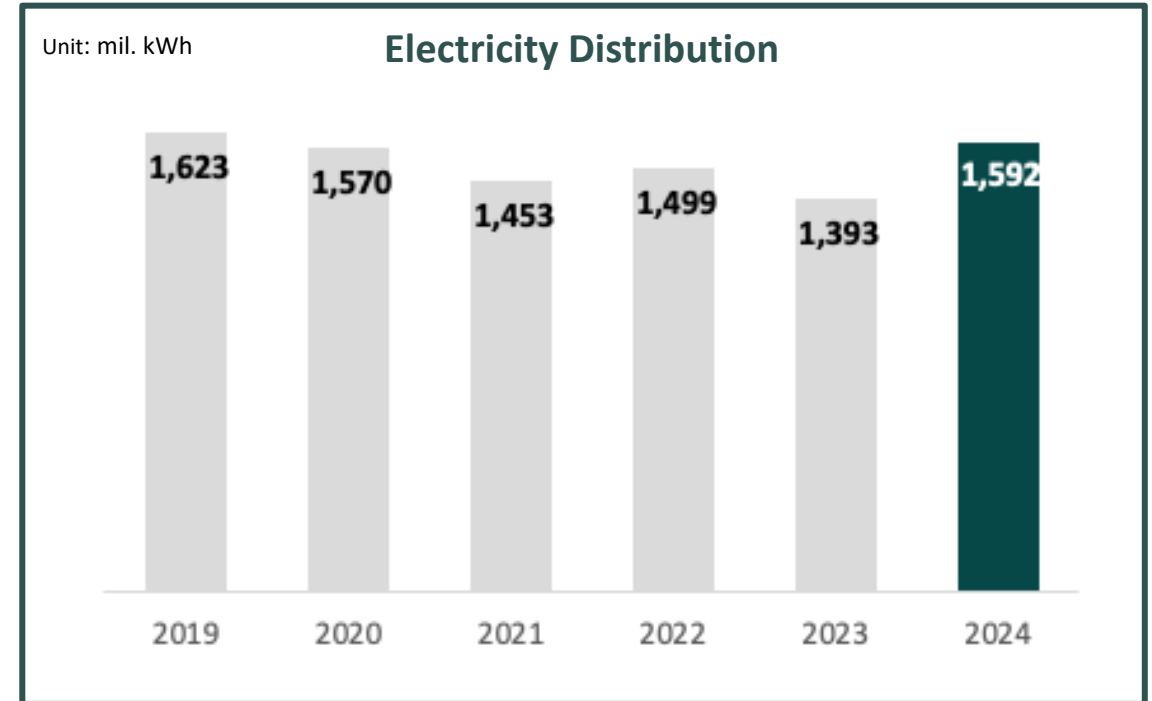
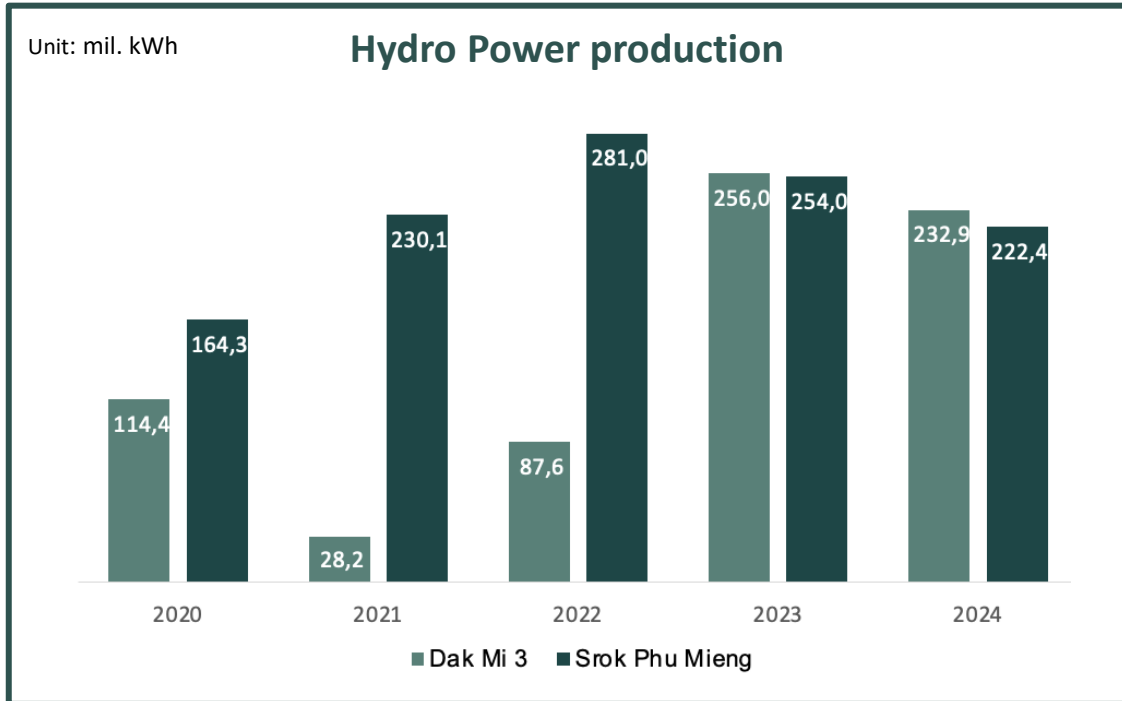
120 MW



Complete Huu Thanh

189 MVA

2023 - 2030



Energy Pipeline Summary

Pipeline IP	Capacity	Updating condition
Huu Thanh Substation 110/22 KV	189 MVA	COD Phase 1 in May 2024, start phase 2 in 2025.
Rooftop Solar	100-120 MWp	COD ~ 14 MWp in 2024.

Continually exploring new services to increase the value proposition of our IP

More than 25 years of experience in Construction



Dak Mi 3
hydropower project



Binh Phuoc concrete
manufacturing plant



Workforce housing
project in Nhon
Trach 1



Vietnam Aluminium
Factory



BOT National Route
2 (Vinh Phuc)

BOT project



BOT National Route 1A
An Suong – An Lac
(HCMC)

RBF & RBW Projects



Ready-built factory (left) and ready-built warehouse (right)

Nhon Trach I RBF No.1	Phase 1 (1,3ha): 1 RBF/RBW Fully leased.
	Phase 2 (3,6ha): Complete 2.12 ha and fully leased.
	Phase 3 (3,38ha): 2025
Huu Thanh RBF & RBW	Phase 1 (1,1ha): Fully leased.
	Phase 2 (8,2ha): finalize fire fighting plan
Nhon Trach I RBF No.2	Area 9.81ha. Planning.

Water resource conservation



IDICO's IPs are uniformly developed with treatment facilities to recycle wastewater and maximize run-off capture

Thank you for Attention!

Investor Relations Team

More Question?

