IDICO Corporation JSC

[Vietnam / Industrial real estate]

Bloomberg Ticker (IDC VN) | | Reuters Ticker (IDC.HM)

BUY

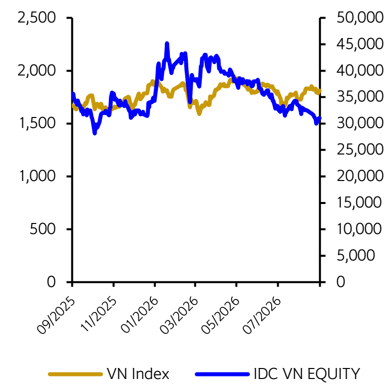
Update Report

Target price (12 months)	**VND 44,100**
Current price (18/09/2026)	VND 32,200
Upside/downside	**37%**

VNINDEX	1,815
HNXINDEX	275
Market Cap (bn VND)	13,441
Outstanding shares (mn)	417
Free-Floating (mn)	273
52-Wk High/Low (VND)	47,636 /29,200
90-day avg. trading volume (mn)	1.22
90-day avg. turnover (bn VND)	40

Major shareholders (%)	SSG Group JSC	22.50%
	Bach Viet Production and Trading Company Limited	11.93%

Performance	3M	6M	12M
Absolute (%)	-19.8	-19.5	-17.2
Relative to VN-Index (%)	-20.7	-26.0	-26.3



Source: Bloomberg

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Green industrial parks to capture the FDI wave

Update coverage with BUY call and target price of VND 44,100

IDICO Corporation (IDC), formerly known as Vietnam Urban and Industrial Zone Development Investment Corporation, was established in 2000. IDC primarily operates in industrial park (IP) real estate, residential and commercial real estate, energy, and other services. FY2025 business results recorded a slight decline amid tariff concerns and geopolitical uncertainties. With the outlook for FDI inflows remaining positive and the area of IP land available for lease increasing significantly YoY, we expect IDC to maintain stable growth in the future. We update our valuation for IDC shares at a target price of VND 44,100, implying an upside of 37%. We use the RNAV valuation method to value IDC.

Positive 1H/2026 business results driven by the recovery of IP land leasing

By the end of Q2/2026, net revenue reached VND 2,270bn (+29% YoY), while net profit surged to VND 663bn (+59% YoY). In 1H/2026, revenue reached VND 3,756bn (+6% YoY), and net profit reached VND 1,001bn (+20% YoY). The key growth driver was the IP land leasing segment, with revenue reaching VND 1,190bn (+43% YoY) and total leased area reaching approximately 45 ha (60% higher YoY), supported by accelerated handovers at Huu Thanh IP and Phu My 2 Expanded IP. Meanwhile, the electricity business continued to play a key role, generating VND 1,851bn (+7% YoY).

FDI inflows surge amid rising global risks

According to data updated to 31/08/2026 by the National Statistics Office, FDI inflows continued to record strong growth. Disbursed FDI was estimated at USD 17.25bn (+12% YoY), reaching the highest disbursement level in the past five years. Total registered investment capital reached USD 40.63bn (+55.4% YoY), of which newly registered capital reached USD 21.72bn (+96.8% YoY). Despite pressure from the US imposing an additional 12.5% tariff (under Section 301) and the renewed cycle of conflict between the US and Iran, foreign capital continued to flow into Vietnam, reinforcing its position as a safe and strategic investment destination within global supply chains.

Large land bank and stable cash flow from the electricity business underpin growth outlook

With nearly 1,400 ha of additional IP land added in 2025, together with Tan Phuoc 1 IP expected to officially open for leasing from Q4/2026, we believe the IP land leasing outlook will remain favorable. In addition, the electricity business is expected to maintain stable growth, thereby providing a steady source of cash flow for IDC. We forecast FY2026 revenue at VND 8,990bn (+5% YoY) and net profit at VND 2,438bn (+4% YoY). In 2026, IDC is expected to lease approximately 105 ha of IP land.

Risks: (1) Risk of weakening FDI capital flows; (2) Risk of real estate market decline; (3) Risk of slow project implementation; (4) Legal risks.

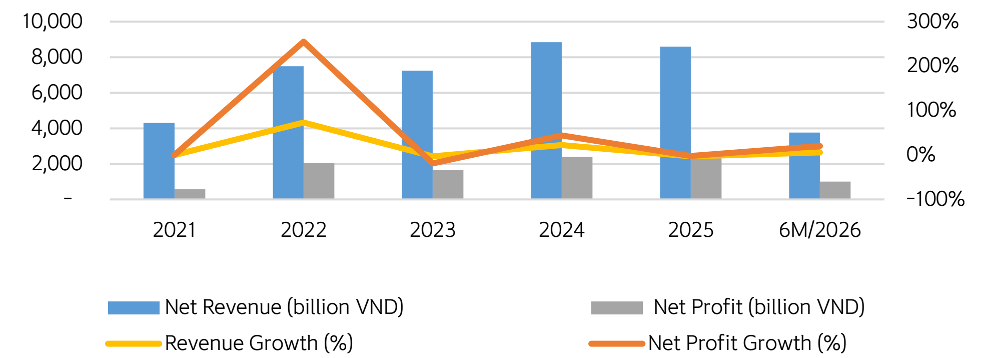
Year to Dec.	2025	2026F	2027F	2028F	2029F
Revenue (bn VND)	**8,588**	**8,990**	**10,504**	**11,539**	**12,716**
OP (bn VND)	2,664	2,942	3,185	4,172	4,627
NP (bn VND)	**2,354**	**2,438**	**2,563**	**3,314**	**3,637**
EPS (VND)	5,090	4,793	5,037	6,515	7,150
BPS (VND)	17,020	17,176	18,213	20,728	23,878
OPM (%)	31.0	32.7	30.3	36.2	36.4
NPM (%)	27.4	27.1	24.4	28.7	28.6
ROE (%)	**30.4**	**28.3**	**27.9**	**33.4**	**32.7**
PER (x)	6.5	6.5	6.2	4.8	4.3
PBR(x)	1.7	1.8	1.7	1.5	1.3
EV/EBITDA (x)	5.2	3.3	3.1	2.4	2.2

Source: Company data, Shinhan Securities Vietnam

Update business results

Updated 6M/2026 business results

IDICO Corporation's Revenue and Profit 2021 – 6M/2026 (billion VND)



Source: Company report, Shinhan Securities Vietnam

At the end of Q2/2026, net revenue reached VND 2,270bn (+29% YoY), while net profit reached VND 663bn (+59% YoY). In 1H/2026, revenue reached VND 3,756bn (+6% YoY), and net profit reached VND 1,001bn (+20% YoY), including:

Industrial park land leasing: Revenue from IP land leasing reached VND 1,190bn (+43% YoY), of which approximately 27 ha was handed over by IDC in Q2/2026. In 1H/2026, total IP land leased reached approximately 45 ha, 60% higher YoY. Revenue from the land leasing segment rebounded strongly, supported by accelerated handovers of contracts at Huu Thanh IP and Phu My 2 Expanded IP, amid improving land leasing demand and continued new contract signings with both domestic and foreign customers. In particular,

Electricity business: Revenue from the electricity business remained stable at VND 1,851bn (+7% YoY), continuing to be a key revenue contributor for IDC. The gross profit margin of the electricity business declined from 8.8% in 1H/2025 to 7.7% in 1H/2026, mainly due to weaker performance from the hydropower segment.

Real estate business: Revenue from the real estate business remained low at VND 40bn (-85% YoY) during the period, mainly as the company awaits the handover and implementation progress of new projects such as Huu Thanh Urban Area, while previous projects had largely completed revenue recognition in earlier periods.

Other business segments: IDICO's other business activities showed mixed performance in 1H/2026. Utility and infrastructure services remained stable, with revenue from industrial park services reaching VND 294.6bn (+18% YoY) and road toll collection revenue reaching VND 243.5bn (+5% YoY). In contrast, revenue from construction activities declined to VND 58.8bn (-45% YoY), while revenue from other products and services also decreased to VND 77.5bn (-40% YoY). Financial income recorded strong growth at VND 276bn (+115% YoY), driven by higher deposit interest income amid elevated deposit interest rates.

Update on project progress

Progress of industrial park projects

- IDICO Tan Phuoc 1 Industrial Park: The project began infrastructure construction in Q1/2026. As of 1H/2026, IDC had completed land clearance for Phase 1 (360 ha) and is expected to officially commence leasing from Q4/2026.
- IDICO Vinh Quang Eco-Industrial Park: Infrastructure construction also commenced in Q1/2026. The project has now completed the planning process and is expected to begin contributing to leasing sales from late 2026 or 2027.
- IDICO Phu Long Industrial Park & IDICO My Xuan B1 Expanded Industrial Park: The projects are currently in the process of completing legal documentation and preparing for implementation in accordance with the approved plans. IDICO is accelerating relevant procedures to move the projects into the construction investment phase as soon as possible, thereby expanding its industrial land bank in areas with strong development potential.

Progress of residential real estate projects:

No	Projects	Location	Status
1	Worker Housing at Nhon Trach Industrial Park (No. 1)	Dong Nai	The Department of Construction has approved the construction plan for 2 blocks of 9 floors.
2	Worker Housing at Nhon Trach Industrial Park (No. 2)	Dong Nai	Procedures for adjusting the investment certificate are underway.
3	Huu Thanh Residential Area and Worker Housing	Tay Ninh / Long An	Infrastructure construction commenced in November 2025; sales and profit recognition are expected to begin in 2027.
4	Nhon Trach 1 Resettlement Area and Hiep Phuoc Apartment Complex	Dong Nai	In the process of adjusting the investment certificate.
5	Social Housing / My Xuan B1 Residential Area	Ho Chi Minh City / Ba Ria - Vung Tau	Currently in the investment preparation phase.
6	Hoa An (QL1K) National Highway 1K Complex Apartment Complex	Dong Nai	In the process of adjusting the investment certificate.
7	An Hoa Project	Dong Nai	Procedures for converting to a social housing project are underway.
8	IDICO-INCO 10 Headquarters	Can Tho	Construction has been completed and the project will officially open on February 9, 2026.
9	Bac Chau Giang Residential Area Project	Ninh Binh	Phase 1 and Phase 2 have been completely sold out.
10	Expanded Central Residential Area of Ward 6	Tay Ninh / Long An	1.5 hectares have been handed over to Aeon; the remaining approximately 7,000 m² (0.7 hectares) is being converted to commercial land and the backlog is being handed over.

Expanding the industrial park ecosystem toward sustainable development

According to the Greenhouse Gas Protocol (GHG Protocol), corporate greenhouse gas emissions are classified into three categories:

• Scope 1 refers to direct emissions from sources owned or controlled by the company.

• Scope 2 refers to indirect emissions from purchased and consumed energy.

• Scope 3 refers to other indirect emissions across the entire value chain, from upstream to downstream (of which Scope 3 typically accounts for the largest share, approximately 80–90% of the total carbon footprint, but is also the most difficult to measure due to its involvement with external partners, suppliers, and customers).

Amid rising demand for emissions reduction and renewable energy adoption, IDICO is accelerating the expansion of its industrial park ecosystem with green energy and transportation solutions for tenants.

Decree No. 243/2026/ND-CP on the direct power purchase agreement (DPPA) mechanism provides further room for IDICO to leverage its existing power grid infrastructure, which has been managed and operated for more than 20 years, to deploy rooftop solar power for direct supply to industrial park tenants.

Under the expected roadmap, UDICO will pilot approximately 10 MWp of rooftop solar power during 2026–2027 at Nhon Trach 1 and Nhon Trach V IPs, before expanding to approximately 50 MWp during 2028–2029 and targeting 100 MWp by 2030. Under the Energy as a Service model, IDICO/UDICO can handle everything from site surveys, investment, and grid connection to system operation, in cooperation with Huawei and Dong Phuong Energy. This allows tenants to access green power based on demand without the burden of upfront CAPEX, while reducing Scope 2 emissions and improving sustainability metrics.

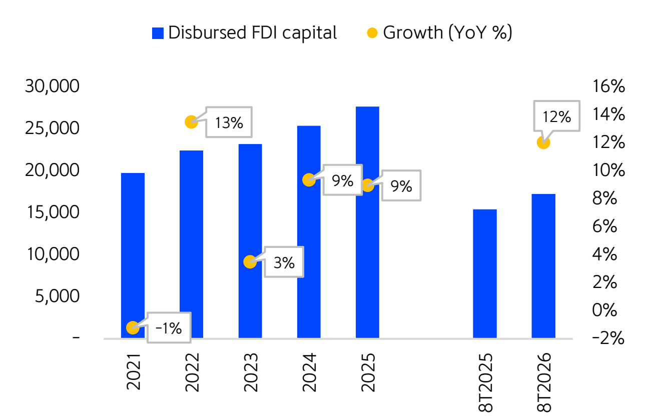
In addition to renewable energy, IDICO is expanding its emissions reduction solutions into transportation through cooperation with VinEnergo, VinFast, V-Green, and Xanh SM, connecting the industrial park infrastructure, renewable energy, vehicle manufacturing, and green transportation sectors. Xanh SM's electric vehicle network, including taxis and vehicles for transporting goods and employees within industrial parks, can help reduce emissions from tenants' transportation activities, thereby supporting the mitigation of part of Scope 3 emissions. At the same time, cooperation with V-Green to deploy charging and battery-swapping stations within industrial parks allows IDICO to expand green transportation infrastructure without necessarily having to directly fund the entire CAPEX.

By combining rooftop solar power, EV charging infrastructure, and green transportation services, IDICO can gradually transform industrial parks from a traditional manufacturing-space provider into an integrated industrial ecosystem, offering infrastructure, energy, and production support services simultaneously. This enables tenants to better meet emissions reduction and ESG requirements, while improving the working environment for tens of thousands of experts, engineers, and workers.

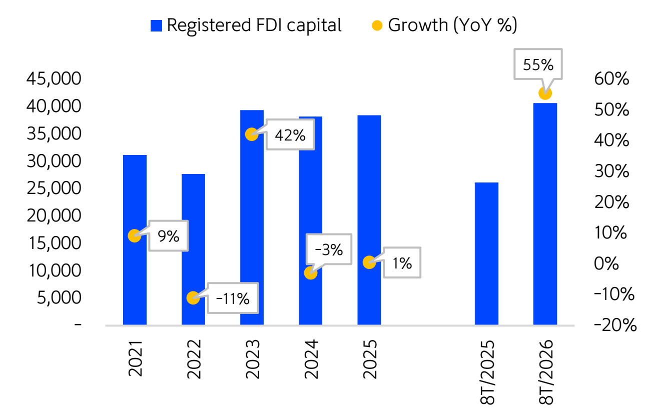
Expectations for continued FDI growth amid tariff and geopolitical uncertainties

FDI disbursement grows strongly amid global uncertainties

FDI disbursement in 2021–8M/2026 (USD mn)



Registered FDI in 2021–8M/2026 (USD mn)

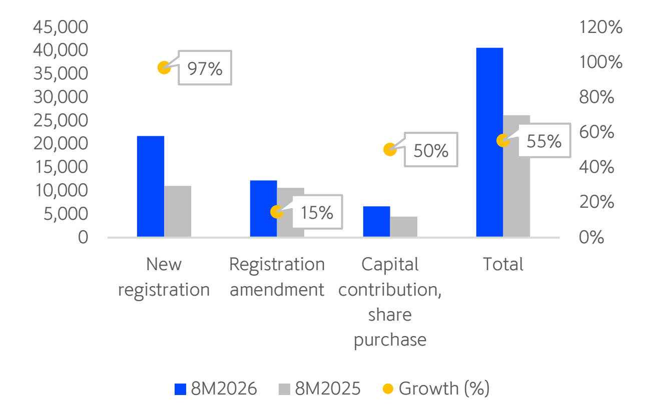


Source: National Statistics Office, Ministry of Finance

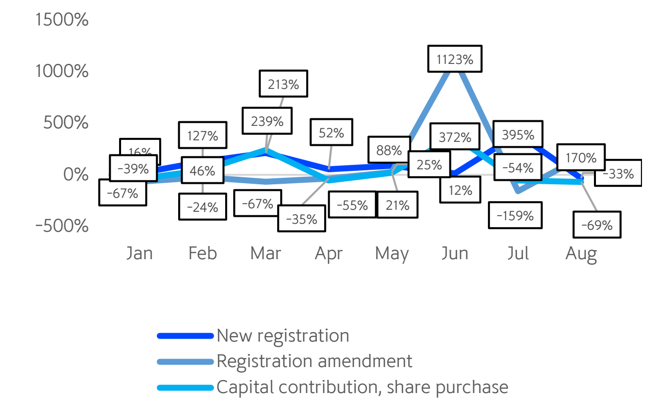
According to data updated to 31/08/2026 by the National Statistics Office, FDI inflows continued to perform positively. Disbursed FDI was estimated at USD 17.25bn (+12% YoY), marking the highest disbursement level in the past five years. Total registered investment capital reached USD 40.63bn (+55.4% YoY), surpassing USD 40bn and recording strong growth, indicating that Vietnam remains an attractive destination for foreign capital.

Sharp increase in FDI inflows

Registered FDI in 8M/2025 and 8M/2026 (USD bn)



Monthly change in registered FDI (YoY%)



Source: National Statistics Office, Ministry of Finance

Registered FDI inflows recorded strong growth across all three components: newly registered capital, adjusted registered capital, and capital contributions and share purchases. Newly registered capital reached USD 21.72bn, with the average project size increasing significantly (the number of projects rose 9.4%, while registered capital increased by 96.8% YoY); additional adjusted registered capital reached USD 12.21bn (+14.7% YoY); and capital contributions and share purchases reached USD 6.70bn (+50.1% YoY).

In terms of the investor structure for newly registered capital, Singapore continued to lead with USD 7.62bn (35.1%), followed by South Korea with USD 5.67bn (26.1%); Hong Kong SAR (China) reached USD 2.96bn, mainland China reached USD 1.93bn, and Japan reached USD 1.42bn, among others.

By sector, manufacturing and processing continued to attract the largest share of newly registered FDI, accounting for 55.9% (USD 12.15bn). This was followed by electricity, gas, water production and distribution, and air-conditioning with USD 3.13bn (14.4%). For disbursed FDI, manufacturing and processing also remained dominant, attracting USD 14.24bn, accounting for more than 82.6% of total FDI disbursed directly into factories and production facilities.

Resolution No. 10-NQ/TW promotes high-quality FDI and reshapes the industrial park landscape

Resolution No. 10-NQ/TW on the development of the foreign-invested economic sector, issued on 08/06/2026, is expected to serve as an important catalyst for attracting FDI and improving the quality of capital inflows, with a focus on high-tech sectors. Accordingly, FDI is expected to play an important role in innovation, digital transformation, green transformation, and strengthening strategic autonomy. The Government has set specific targets, including:

a. Targets by 2030

- Vietnam aims to rank among the leading ASEAN countries in terms of the business environment and competitiveness, with specific quantitative targets for 2026–2030.
- Capital: Attract USD 200–300bn in registered capital (USD 40–50bn per year) and USD 150–200bn in disbursed capital.
- Capital quality: 75% of FDI should come from developed economies. Increase by 30% the number of multinational corporations (Fortune 500) investing in Vietnam, particularly targeting at least three leading global technology corporations to establish headquarters or R&D centers in Vietnam.
- Spillover effects: Average localization rates in key industries to reach 45–50%. Target approximately 10,000 domestic enterprises participating in the supply chains of FDI enterprises, including 500–1,000 Tier-1 suppliers.
- Labor & environment: Increase the proportion of trained workers to 80%. Eco-industrial parks to account for approximately 10% of the total number of industrial parks nationwide.

b. Vision to 2045

- Position Vietnam as one of Asia's highly competitive regional centers for manufacturing, services, innovation, and operations.
- The FDI sector is expected to account for approximately 25% of total social investment capital and contribute around 30% of GDP, supporting Vietnam's transition into a developed, high-income country.

Assessment: Resolution No. 10-NQ/TW indicates that Vietnam is no longer prioritizing FDI attraction at all costs, but is instead focusing on projects associated with high technology and the green economy. It also seeks to increase the role of FDI enterprises in the country's development and modernization. IDICO is accelerating its transformation from a traditional infrastructure developer into an integrated and environmentally friendly industrial ecosystem developer. IDICO's proactive implementation of renewable energy solutions such as solar power and green projects demonstrates its readiness to adapt and meet the increasingly stringent standards associated with emerging trends.

Tariff pressures and geopolitical tensions have intensified again

The new tariff mechanism indicates that the Trump administration remains committed to pursuing tariff measures:

Regarding the tariff mechanism under Section 122 of the Trade Act of 1974 (imposing a 10% import tariff on goods from all countries), after 150 days of implementation, the order officially expired on 24/07/2026 and was not extended.

Following the expiration of the order, the US continued to pursue tariff measures through Section 301 of the Trade Act of 1974. On 23/07/2026, the Office of the United States Trade Representative (USTR) announced its final findings and remedial measures under the Section 301 investigation involving 60 economies, which was initiated in March 2026.

Accordingly, President Trump directed USTR to announce punitive tariff measures against the 60 affected economies. The tariffs are divided into three groups:

- Group 1 applies an additional 10% tariff to 17 economies, including Argentina, Bangladesh, Cambodia, Canada, Ecuador, El Salvador, Guatemala, Honduras, India, Indonesia, Jordan, Malaysia, Mexico, Pakistan, Sri Lanka, Trinidad and Tobago, and the United Kingdom.

- Group 2 applies tariffs ranging from 10%–12.5% to five economies. The “MFN deduction” mechanism applies, whereby the combined existing MFN tariff and additional tariff under the Section 301 investigation concerning forced labor are 10% for the EU and Taiwan (China), and 12.5% for Japan, South Korea, and Switzerland.
- Group 3 applies an additional 12.5% tariff to all remaining economies, including Vietnam.

US-Iran armed conflict reignites, with confrontation showing no clear end

The confrontation in the Middle East remains complex:

- **Ceasefire agreement collapses:** The Islamabad Memorandum of Understanding (MoU), signed on 14/06/2026 to maintain a 60-day ceasefire, collapsed following an attack on a container vessel on 07/07/2026. The US immediately withdrew from the MoU and launched a large-scale airstrike campaign from 11–14/07.
- **Escalation of economic sanctions:** Following a brief period of calm in August, on 20/08/2026, the US officially launched a campaign of “unprecedented economic isolation,” threatening to impose severe secondary financial sanctions on parties conducting transactions with Tehran.
- **Military escalation through mid-September 2026:** In early September 2026, the US directly targeted Iranian oil tankers in bombing operations. In response, Tehran repeatedly launched missiles at US bases, deployed sea mines, and seized commercial vessels in the Strait of Hormuz.
- As of mid-September 2026, the blockade and maritime congestion in the Strait of Hormuz remained unresolved, pushing Brent crude prices to remain elevated above USD 100/barrel, accompanied by sharply higher shipping costs and increased war-related risks.

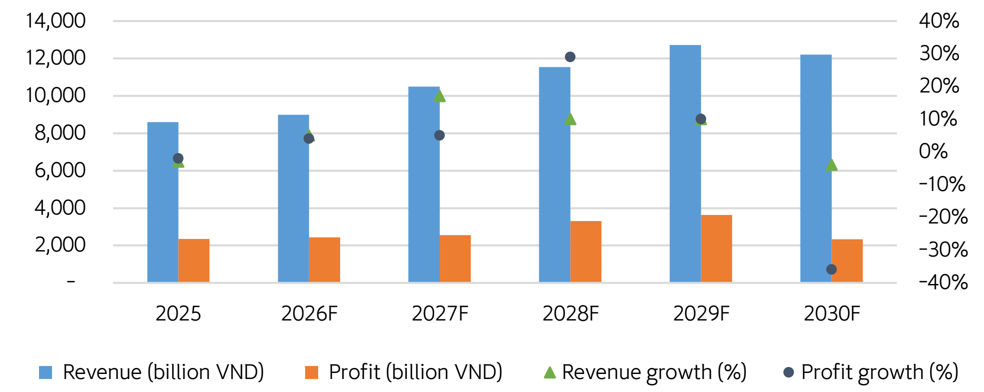
Impact assessment

- Short-term challenges: Pressure from the additional 12.5% tariff under Section 301, together with higher logistics costs caused by geopolitical volatility, is creating a cautious sentiment among international investors when finalizing short-term expansion plans.
- Macroeconomic bright spot: Despite the global risk environment, cumulative registered FDI in the first eight months of 2026 continued to surge past USD 40bn, reinforcing Vietnam's position as a safe and strategic investment destination within global supply chains.
- Outlook for the remainder of 2026: Supported by Vietnam's diversified network of free trade agreements (FTAs), stable political and social environment, and capacity to absorb available industrial land, FDI inflows are expected to maintain positive growth momentum in the remaining months of 2026.

Earnings estimates

Sustainable revenue growth with the contribution of industrial park real estate

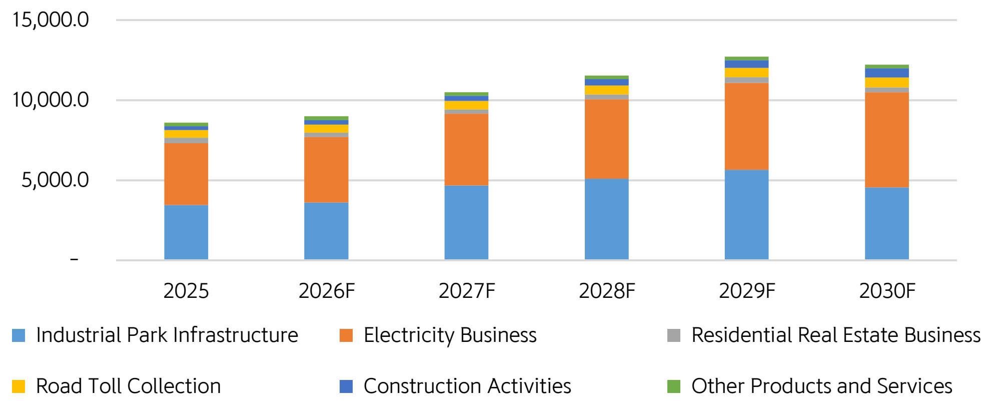
Projected net revenue and profit after tax of IDICO Corporation 2025 – 2030F



Source: Company report, Shinhan Securities Vietnam

We forecast IDICO Corporation to record net revenue of approximately VND 8,990 bn (+5% YoY) in 2026 and VND 10,504 bn (+17% YoY) in 2027. Net profit is projected to reach VND 2,438 bn (+4% YoY) in 2026 and VND 2,563 bn (+5% YoY) in 2027.

IDICO Corporation's revenue structure 2025 – 2030F (billion VND)

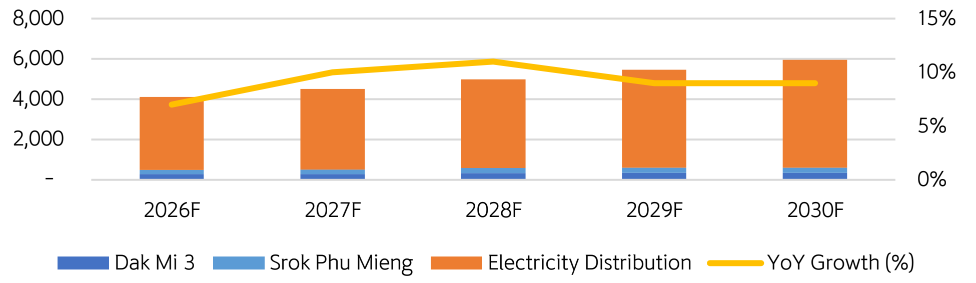


Source: Company report, Shinhan Securities Vietnam

Entering 2026, IDICO Corporation is expected to resume growth momentum, supported by the expansion of nearly 1,400 ha of industrial land bank, including Tan Phuoc 1 IP, My Xuan B1 Expansion IP, Vinh Quang Eco-Industrial Park, and Phu Long IP. In particular, IDC's revenue and earnings in 2026 are expected to be primarily driven by the industrial land leasing segment, which is projected to contribute 40% of total revenue and 74% of gross profit, alongside the power segment, expected to account for 46% of total revenue and 12% of gross profit.

The electricity business segment is expected to grow steadily with momentum from the electricity distribution segment.

Forecast of electricity business revenue 2026F – 2030F (billion VND)

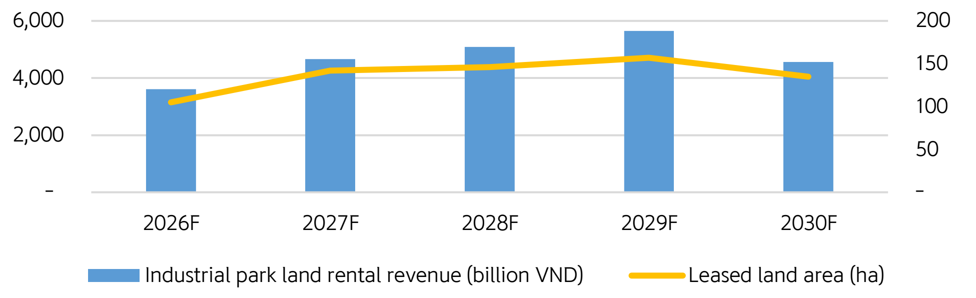


Source: Company report, Shinhan Securities Vietnam

We forecast revenue from the power segment to reach VND 4,089 bn (+6% YoY) in 2026 and VND 4,482 bn (+10% YoY) in 2027. We expect the power business to deliver a CAGR of approximately 9% over the 2026–2030 period, primarily driven by electricity distribution activities serving industrial parks.

Industrial park land area for lease remains stable with improved rental prices

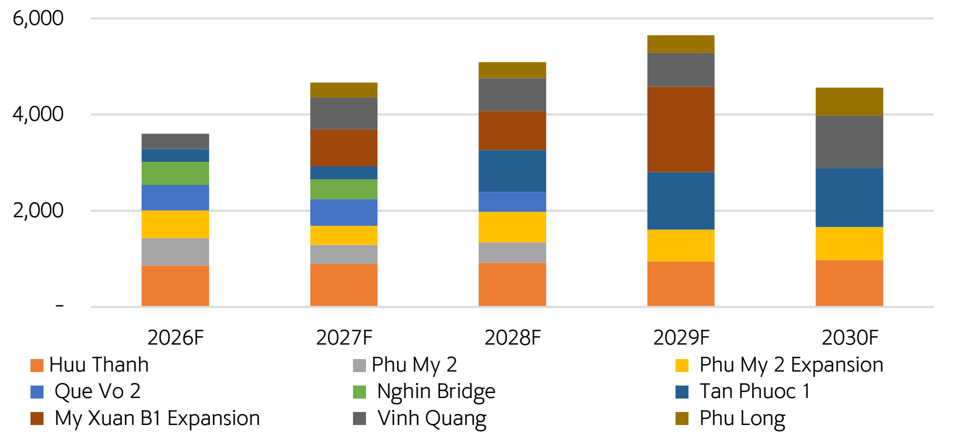
Forecast of revenue and land lease area of industrial parks of IDICO Corporation 2026F – 2030F



Source: Company report, Shinhan Securities Vietnam

Entering 2026, we expect revenue from the industrial land leasing segment to reach VND 3,605 bn (+5% YoY), with total leased area projected at 105 ha. We expect Tan Phuoc 1 IP and Vinh Quang Eco-Industrial Park to complete infrastructure development and begin recording leasing activities from 2026 onward. Meanwhile, My Xuan B1 Expansion IP and Phu Long IP are expected to finalize legal procedures, enabling leasing operations to commence from 2027.

Forecast of land rental revenue by Industrial Park of IDICO Corporation 2026F – 2030F



Source: Company report, Shinhan Securities Vietnam

Valuation and Recommendation

Update valuation with BUY recommendation, target price VND 44,100

We offer an updated valuation of IDICO Corporation JSC (IDC) with a buy recommendation and a target price of VND 44,100, representing a 37% increase from the current price. With a strong outlook from both the industrial park and real estate business segments, we expect growth for IDC with the following views:

1) Rising FDI inflows continue to drive industrial park land leasing demand
2) Stable cash flow growth from the power business segment
3) The availability of rental funds is a major driver of growth

Valuation method

We apply the revalued net asset value (RNAV) method to value IDICO Corporation JSC (IDC). Based on the RNAV method, we estimate the value of IDC shares at VND 44,100.

The RNAV method

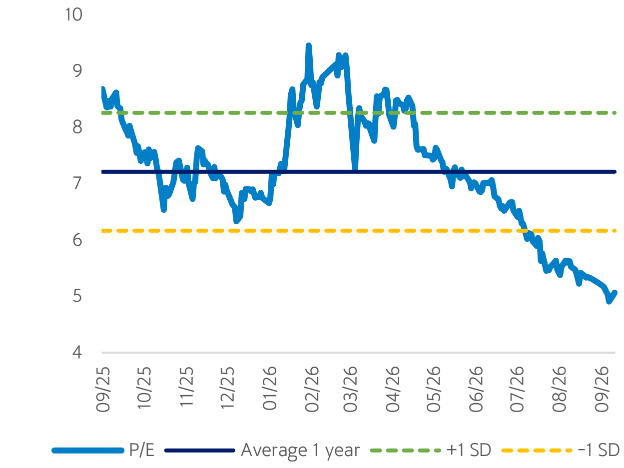
Project Name	Ownership Ratio	Valuation Method	Discount (%)	Value (VND billion)
- Industrial Park				13,467
Huu Thanh Industrial Park	100%	RNAV		4,309
Phu My 2 Industrial Park	100%	RNAV		1,037
Phu My 2 Industrial Park Expansion	100%	RNAV		1,826
Que Vo 2 Industrial Park	51%	RNAV		517
Cau Nghin Industrial Park	100%	RNAV		558
Tan Phuoc 1 Industrial Park	65%	RNAV		1,650
My Xuan B1 Industrial Park Expansion	51%	RNAV		569
Vinh Quang Industrial Park	99%	RNAV		2,482
Phu Long Industrial Park	100%	RNAV		520
- Urban Area, Investment Real Estate				520
- Energy				4,067
- BOT Service Fees				671
Total				18,725
+ Cash and Short-term Investments				7,360
- Debt				5,877
- Minority Interests				1,804
Equity Value (VND Billion)				18,405
Number of Shares				417,446,864
Target Price (VND)*				**44,100**
Current Price (VND)				32,200
Upside (%)				**37%**

Variable	Value
D/E	0.45
Beta	1.2
Risk-free rate	4.5%
Cost of equity	16.0%
Cost of debt	6.7%
WACC	12.7%

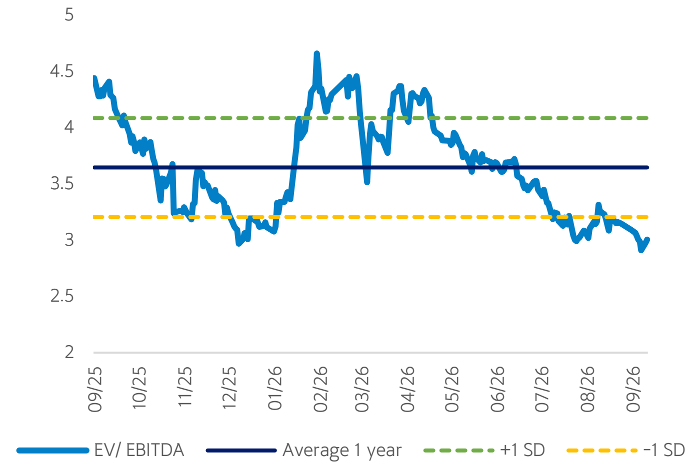
For the Weighted average cost of capital (WACC), we use the 10-year Vietnamese government bond yield at 4.5% as the risk-free rate. Beta is calculated based on historical data of the last 5 years of IDC and VNINDEX.

*The adjusted target price reflects the stock dividend (at a ratio of 100:10) and cash dividend (at a rate of 15%) paid on July 23, 2026.

P/E 1 year

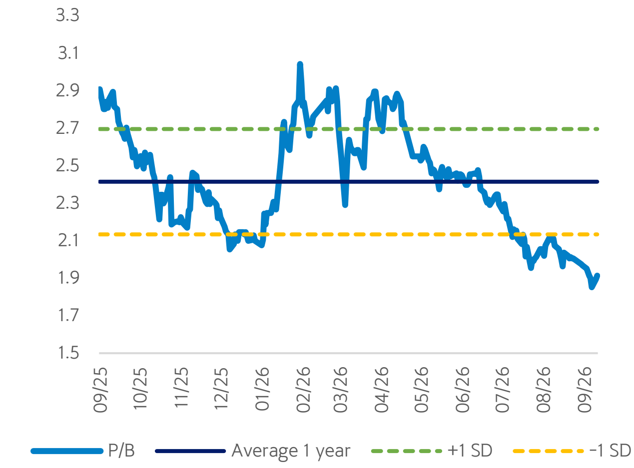


EV/EBITDA 1 year

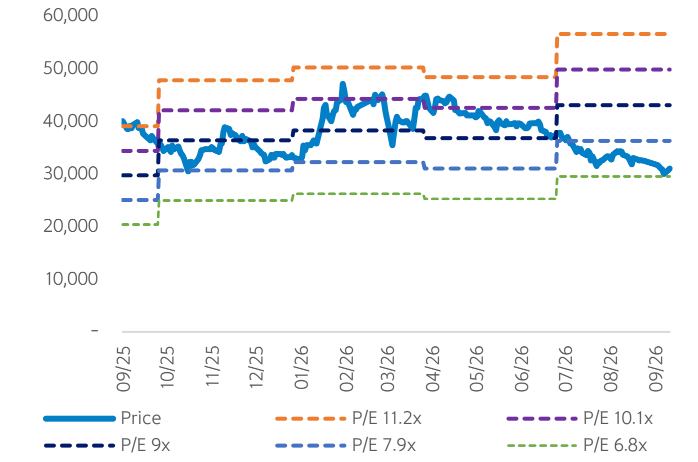


Source: Bloomberg data, Shinhan Securities Vietnam

P/B 1 year

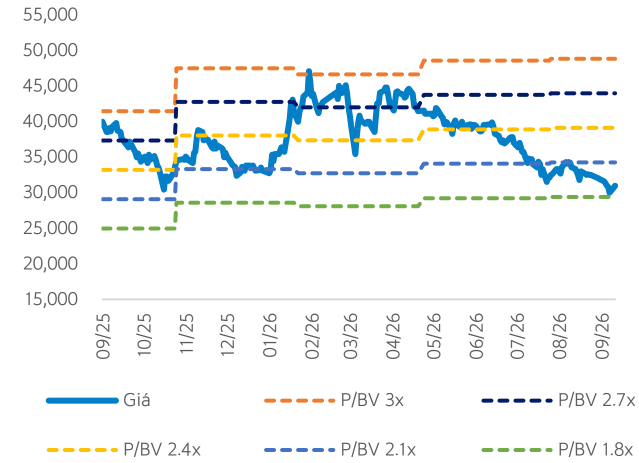


P/CF band



Source: Bloomberg data, Shinhan Securities Vietnam

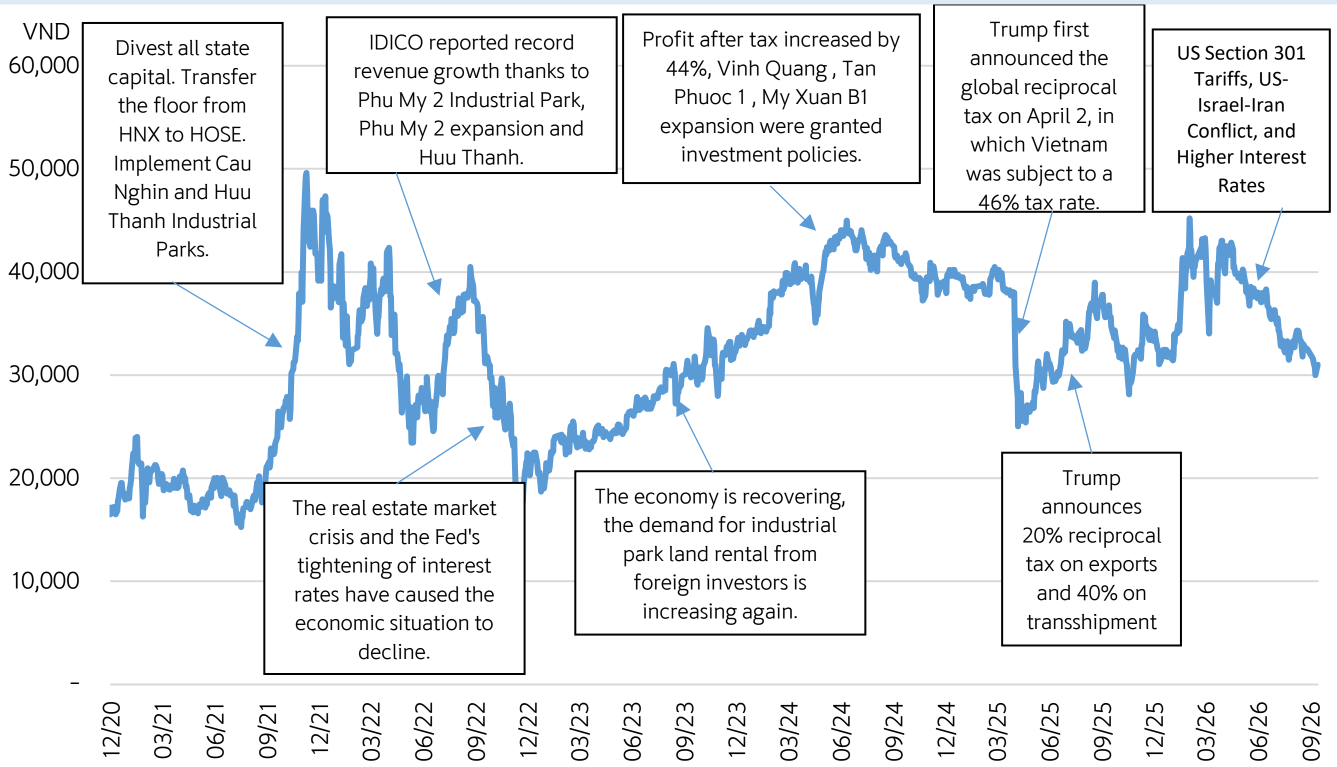
P/B band



ROE and MA

Source: Bloomberg data, Shinhan Securities Vietnam

Key Events of IDC



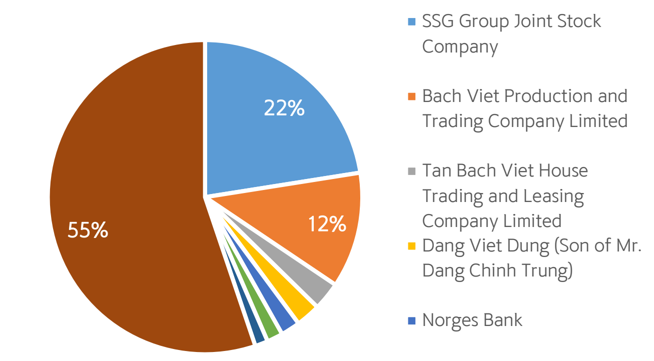
Source: Bloomberg, Company data, Shinhan Securities Vietnam

Company background

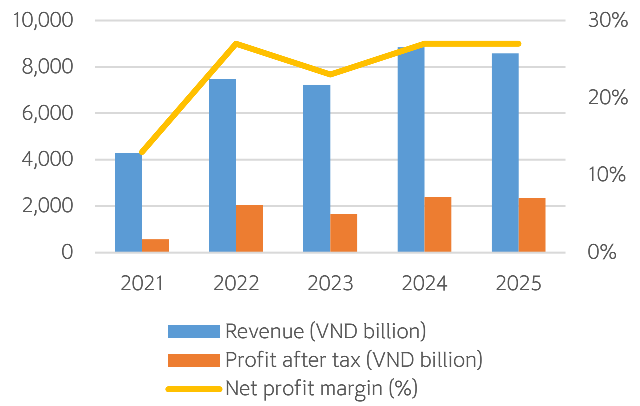
Company history

IDICO Corporation (HOSE: IDC), formerly known as the Vietnam Urban and Industrial Zone Development Investment Corporation, was established in 2000. IDC operates primarily in industrial park (IP) real estate, residential and commercial real estate, energy, and other related services, including road toll collection (BOT projects), construction activities, and industrial park services.

IDC's shareholder structure in Q2/2026 (%)



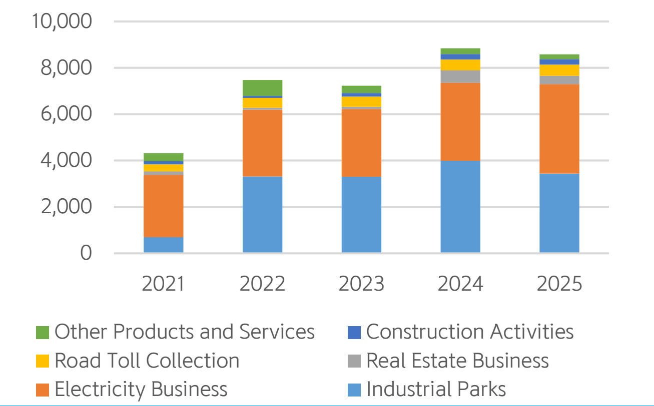
IDC's business results from 2021 – 2025 (billion VND)



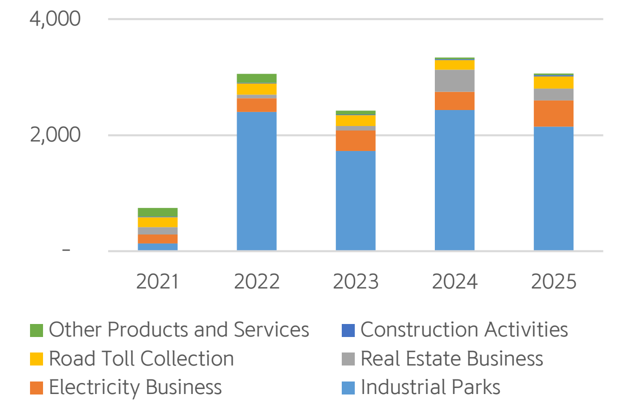
Source: Company report, Shinhan Securities Vietnam

IDC is majority owned by SSG Group Joint Stock Company, accounting for 22.5% of the shareholder structure, in which Mr. Dang Chinh Trung (General Director and member of the Board of Directors of IDICO Corporation) represents 20.45% of SSG's IDICO shares. Of which, institutional investors account for 42% of the shareholder structure.

IDC's revenue structure from 2021 – 2025 (billion VND)



IDC's gross profit structure from 2021 – 2025 (billion VND)



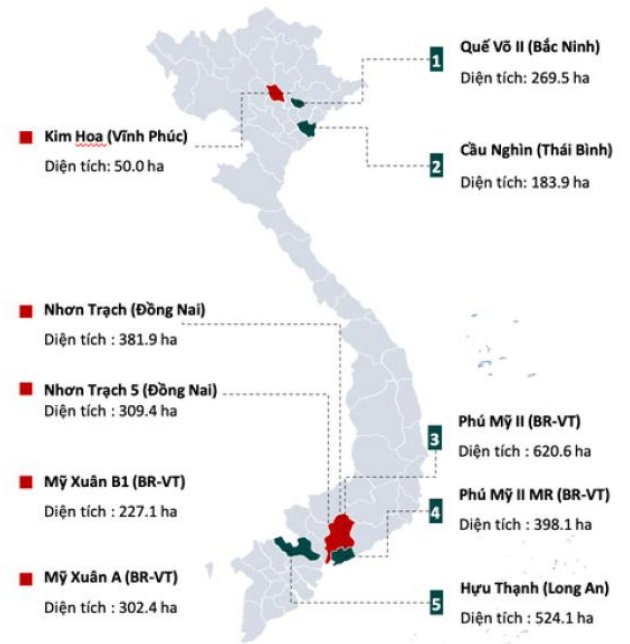
Source: Company report, Shinhan Securities Vietnam

In FY2025, IDICO Corporation's revenue structure was primarily driven by the industrial park leasing segment, which accounted for 40% of total revenue and contributed 70% of gross profit. The power segment represented 45% of total revenue and contributed 15% of gross profit. Meanwhile, the real estate segment, despite accounting for only 4% of total revenue, contributed 7% of IDC's gross profit.

Industrial park leasing sector

Some of IDICO's outstanding customers

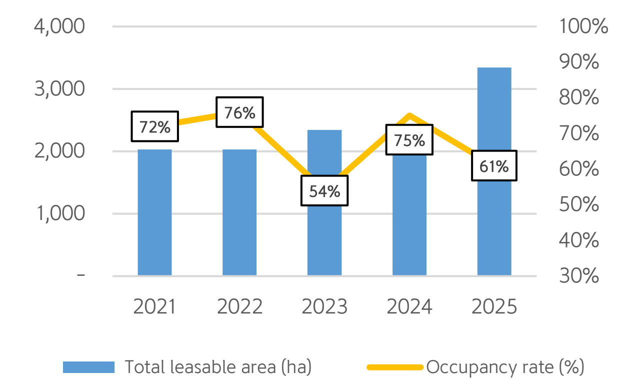
Geographical location of IDICO Industrial Parks



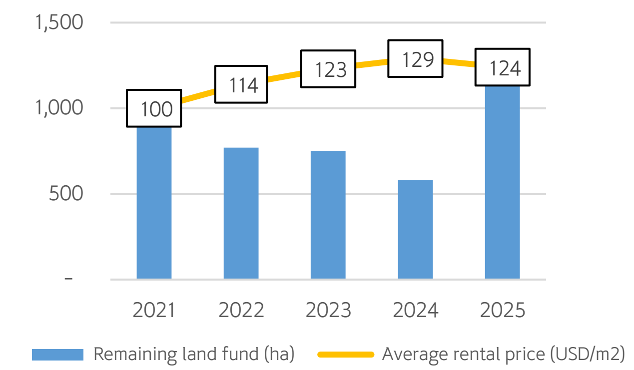
Source: Company report, Shinhan Securities Vietnam

As of 2025, IDICO Corporation owns 14 industrial parks (IPs) across multiple provinces nationwide, with a total area of 4,474 ha, including nearly 3,342 ha of leasable industrial land. IDC's industrial parks currently maintain an average occupancy rate of approximately 61%, equivalent to a remaining unleased land bank of around 1,351 ha. Among them, IDC operates nine industrial parks in Southern Vietnam and five in Northern Vietnam. Most of the remaining vacant land is concentrated in provinces with strong demand for industrial infrastructure, such as Long An, Ba Ria–Vung Tau, Bac Ninh, and Thai Binh, thereby providing significant room for medium- to long-term growth in industrial land leasing revenue.

IDC's leasable area and occupancy rate from 2021 – 2025 (billion VND)

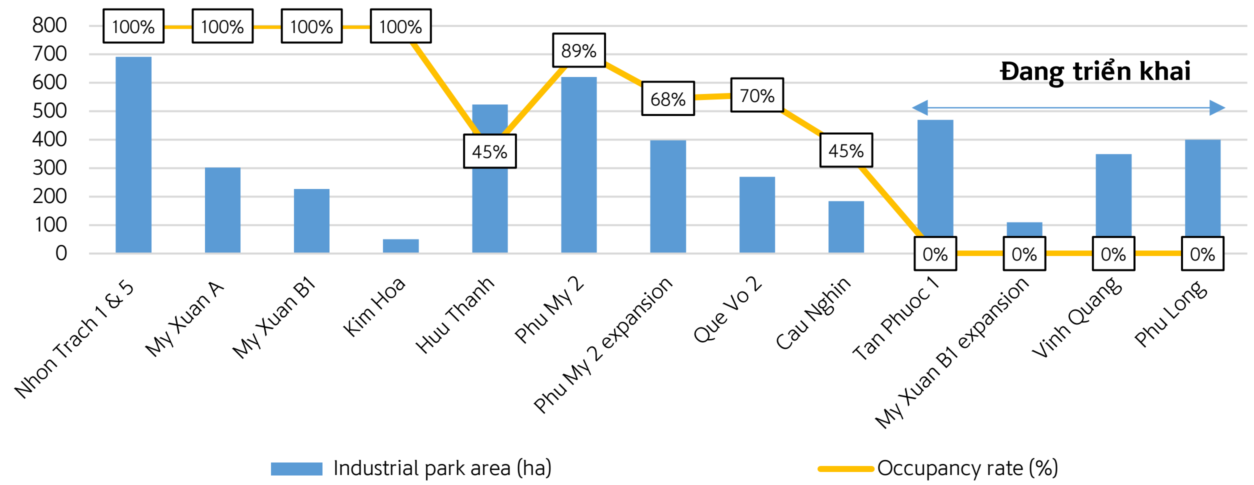


IDC's gross profit structure from 2021 – 2025 (billion VND)



Source: Company report, Shinhan Securities Vietnam

Area and occupancy rate at IDC industrial parks



Source: Company report, Shinhan Securities Vietnam

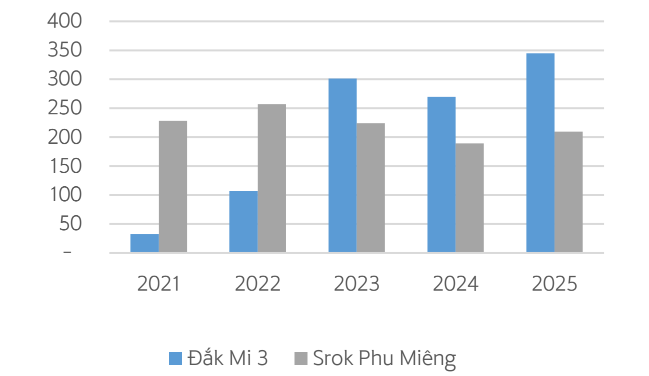
IDC's industrial parks are strategically located within Vietnam's key economic regions, offering excellent connectivity to airports, seaports, and major consumption markets. With advantages in investment environment, synchronized infrastructure, and professional, flexible management services, IDC has successfully attracted more than 280 tenants, the majority being FDI enterprises, with a total registered investment of nearly USD 8 billion.

In 2025, IDC expanded its industrial land bank by over 971 hectares, raising its total ready-to-lease land area to approximately 1,352 hectares. This land is concentrated in provinces with strong FDI attraction potential, such as Long An, Ba Ria – Vung Tau, Bac Ninh, Hai Phong, and Ninh Binh. The expansion further enhances IDC's competitive advantage and strengthens its ability to generate stable long-term cash flows from the industrial park leasing business.

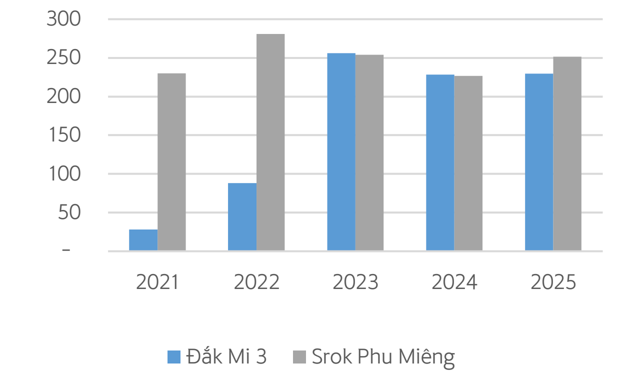
Electricity business sector

Hydropower business segment

IDC's hydropower revenue (billion VND)



IDC's hydropower output (million kWh)



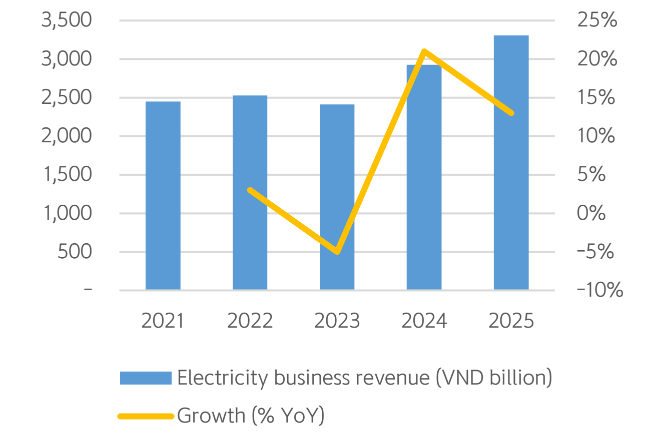
Source: Company report, Shinhan Securities Vietnam

IDC owns two hydropower plants with a total designed capacity of 114 MW, serving as a stable source of revenue and long-term cash flow for the company:

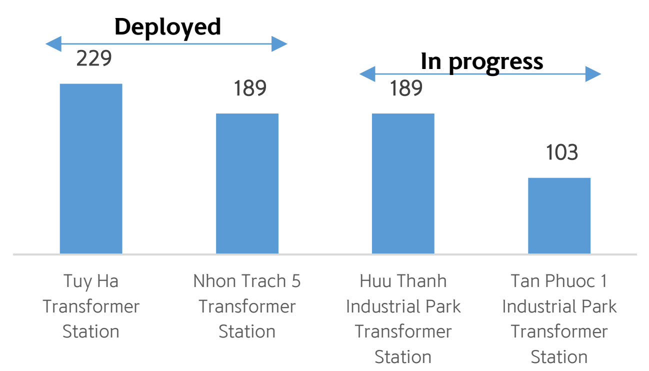
- Srok Phu Mieng Hydropower Plant – located in Binh Phuoc Province, construction commenced in 2003, and the plant officially began commercial operation in 2006. The project has an installed capacity of 51 MW.
- Dak Mi 3 Hydropower Plant – located in Quang Nam Province (Central Vietnam), construction began in 2014. The plant has a designed capacity of 63 MW and was developed to optimize hydropower potential from the Vu Gia – Thu Bon river system.
-

Power distribution sector

Revenue and gross profit of electricity business segment (ha)



Substation distribution capacity (MVA)



Source: Company report, Shinhan Securities Vietnam

To execute its strategy of securing self-sufficient power supply and enhancing service quality within its industrial parks (IPs), IDC has been actively investing in transformer stations and internal distribution grids. These facilities serve both secondary tenants in IDC's IPs and the surrounding areas, ensuring reliable power infrastructure for manufacturing activities.

Specifically, IDC has completed and commissioned the 110/22kV Tuy Ha substation (located in Nhon Trach 1 IP) and the Nhon Trach 5 substation (within Nhon Trach 5 IP) in Dong Nai Province. These substations play a critical role in providing a stable electricity supply and meeting the rising power demand from secondary investors in the IPs.

In addition, IDC is currently developing two more 110/22kV substations at Huu Thanh IP (Long An Province) and Tan Phuoc 1 IP (Tien Giang Province). Once completed, these projects will expand IDC's power business footprint in Southern Vietnam, while enhancing the company's service value proposition and strengthening its competitive position in the industrial park development sector.

Real estate business

In 2025, IDC's real estate segment accounted for approximately 4% of total net revenue, yet contributed up to 7% of gross profit, highlighting its high-margin nature and positive role in supporting the company's overall profitability structure.

Currently, IDC holds a land bank of around 78.7 hectares, primarily located in Dong Nai, Long An, Can Tho, and Ha Nam. This land reserve is designated for the development of social housing and residential projects, allowing IDC to diversify its revenue streams and capitalize on the growing demand for affordable housing in Vietnam's satellite cities.

Some other business segments

BOT Segment: IDICO is currently the main investor in several key transport infrastructure projects at the gateways to Ho Chi Minh City and the Southern Key Economic Zone, playing a vital role in connecting dynamic economic regions in the Southeast and the Mekong Delta. The company's total investment in current BOT projects amounts to about VND 2,455 billion, with toll collection extending until 2033.

Notable projects include:

- BOT project for upgrading and renovating National Highway 1A, An Suong – An Lac section (Ho Chi Minh City)
- BOT project for expanding National Highway 51 (Dong Nai – Ba Ria Vung Tau)

In 2024, the toll collection segment continued to record stable revenue of VND 464 billion, primarily supported by a traffic volume of around 20 million vehicles per year. The BOT segment remains a stable source of income, ensuring steady cash flow for the company in the context of other business segments being more cyclical and market-dependent.

Industrial Park Services Segment: Service activities associated with industrial park projects—such as clean water supply, wastewater treatment, and industrial park management—also provide a stable source of revenue for IDICO.

Appendix: Financial Statements

Statement of financial position

Year to Dec. (bn VND)	2025	2026F	2027F	2028F	2029F
Total assets	23,201	25,181	27,468	30,349	33,798
Current assets	9,857	10,907	12,328	14,410	17,392
Cash & equivalents	553	1,385	2,030	3,571	5,913
Short-term financial asset	6,807	6,807	6,807	6,807	6,807
Accounts receivable	1,198	1,434	1,994	2,387	2,859
Inventories	1,299	1,281	1,497	1,644	1,812
Non-current assets	13,345	14,273	15,140	15,940	16,406
Net fixed assets	2,931	2,780	2,647	2,523	2,409
Investment assets	18	18	18	18	18
Other long-term assets	10,396	11,475	12,475	13,398	13,979
Total liabilities	14,938	16,207	18,061	19,893	22,027
Current liabilities	5,621	6,507	7,941	9,305	10,919
Accounts payable	324	313	313	317	314
Short-term borrowings	2,612	3,485	4,893	6,226	7,813
Others	2,685	2,709	2,735	2,763	2,791
Non-current liabilities	9,318	9,700	10,120	10,587	11,108
Long-term borrowings	3,265	3,265	3,265	3,265	3,265
Other financial liabilities	6,053	6,434	6,855	7,322	7,843
Total shareholders' equity	8,263	8,974	9,407	10,456	11,771
Charter capital	3,795	4,174	4,174	4,174	4,174
Capital surplus	44	44	44	44	44
Retained earnings	1,722	2,053	2,486	3,536	4,851
Other capital	898	898	898	898	898
Non-controlling interest equity	1,804	1,804	1,804	1,804	1,804
*Total debt	5,877	6,750	8,158	9,492	11,078
*Net debt (cash)	5,324	5,365	6,128	5,921	5,165

Source: Company data, Shinhan Securities Vietnam

Statement of comprehensive income

Year to Dec. (bn VND)	2025	2026F	2027F	2028F	2029F
Revenue	8,588	8,990	10,504	11,539	12,716
Growth (%)	(2.9)	4.7	16.8	9.9	10.2
COGS	(5,528)	(5,633)	(6,834)	(6,834)	(7,502)
Gross profit	3,060	3,357	3,670	4,705	5,214
GPM (%)	35.6	37.3	34.9	40.8	41.0
SG&A	(396)	(415)	(485)	(533)	(587)
Operating profit	2,664	2,942	3,185	4,172	4,627
Growth (%)	(9.4)	10.4	8.3	31.0	10.9
OPM (%)	31.0	32.7	30.3	36.2	36.4
Non-operating profit	254	106	18	(30)	(80)
Financial income	322	322	322	322	322
Financial expense	(146)	(223)	(264)	(312)	(364)
In which: interest expenses	(142)	(223)	(264)	(312)	(364)
Net other non-operating profit	78	8	(40)	(39)	(38)
Pre-tax profit	2,918	3,048	3,203	4,142	4,547
Income tax	(564)	(610)	(641)	(828)	(909)
Net profit	2,354	2,438	2,563	3,314	3,637
Growth (%)	(1.6)	3.6	5.1	29.3	9.8
NPM (%)	27.4	27.1	24.4	28.7	28.6
Controlling interest	1,932	2,001	2,103	2,719	2,985
Non-controlling interest	422	437	460	594	652
EBIT	3,060	3,271	3,467	4,455	4,911
Growth (%)	(2.0)	6.9	6.0	28.5	10.2
EBIT Margin (%)	35.6	36.4	33.0	38.6	38.6
EBITDA	4,046	3,951	4,225	5,302	5,836
Growth (%)	(1.5)	(2.4)	6.9	25.5	10.1
EBITDA margin (%)	47.1	44.0	40.2	45.9	45.9

Statement of cash flow

Year to Dec. (bn VND)	2025	2026F	2027F	2028F	2029F
Cash flow from operations	3,914	2,845	2,526	3,512	3,808
Net profit	2,918	3,048	3,203	4,142	4,547
Depreciation expense	986	680	758	847	926
(Gain) from investing activities	(362)	-	-	-	-
Interest expense/ income	(22)	-	-	-	-
Change in working capital	908	173	(334)	(48)	(98)
Others	(514)	(619)	(642)	(835)	(914)
Cash flow from investments	(7,010)	(1,595)	(1,619)	(1,635)	(1,382)
Change in fixed assets	(3,103)	(1,595)	(1,619)	(1,635)	(1,382)
Change in investment assets	80	-	-	-	-
Others	(3,987)	-	-	-	-
Cash flow from financing	1,461	(797)	(262)	(336)	(83)
Change in equity	20	-	-	-	-
Net borrowing	2,741	873	1,408	1,334	1,587
Dividends	(1,300)	(1,670)	(1,670)	(1,670)	(1,670)
Change in total cash	(1,635)	453	645	1,540	2,343
Beginning cash	2,188	553	1,385	2,030	3,571
Change in FX rates	0	-	-	-	-
Ending cash	553	1,006	2,030	3,571	5,913

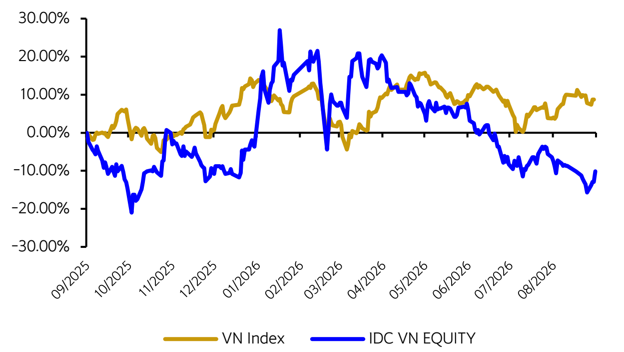
Source: Company data, Shinhan Securities Vietnam

Key ratios

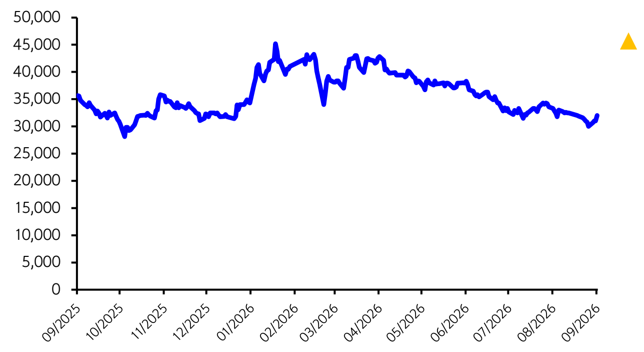
Year to Dec.	2025	2026F	2027F	2028F	2029F
EPS (VND)	5,090	4,793	5,037	6,515	7,150
BPS (VND)	17,020	17,176	18,213	20,728	23,878
DPS (VND)	3,426	4,000	4,000	4,000	4,000
PER (x)	6.5	6.5	6.2	4.8	4.3
PBR (x)	1.7	1.8	1.7	1.5	1.3
EV/EBITDA (x)	5.2	3.3	3.1	2.4	2.2
Dividend payout ratio (%)	20.1	23.3	22.0	19.3	16.8
Dividend yield (%)	10.4	12.9	12.9	12.9	12.9
Profitability					
EBITDA margin (%)	47.1	44.0	40.2	45.9	45.9
OPM (%)	31.0	32.7	30.3	36.2	36.4
NPM (%)	27.4	27.1	24.4	28.7	28.6
ROA (%)	11.2	10.1	9.7	11.5	11.3
ROE (%)	30.4	28.3	27.9	33.4	32.7
Stability					
Debt to equity ratio (%)	71.1	75.2	86.7	90.8	94.1
Net debt ratio (%)	131.6	135.8	145.0	111.7	88.5
Cash ratio (%)	9.8	21.3	25.6	38.4	54.2
Interest coverage ratio (x)	21.5	14.6	13.1	14.3	13.5
Activity (%)					
Inventory turnover (days)	57.4	52.4	48.3	49.7	49.6
Accounts receivable turnover (days)	56.8	51.7	57.9	67.6	73.7
Accounts payable turnover (days)	20.7	20.6	16.7	16.8	15.4

IDICO Corporation JSC (IDC)

Stock price



Target price



Date	Rating	TP (VND)	TP gap (%)	
			TB	TB
03/10/2025 (Initiate)	BUY	51,500	34	7/79
11/11/2025 (Update)	BUY	54,100	39	6/100
08/06/2026 (Update)	BUY	52,700	30	6/68
18/09/2026 (Update)	BUY	44,100	14	-7/54

Note: Calculation of target price gap based on past 12 months

Shinhan Securities Vietnam

Stocks	Sector
◆ **BUY:** Expected 12-month gain of 15% or more ◆ **HOLD:** Expected 12-month loss of 15% to gain of 15% ◆ **SELL**: Expected 12-month loss of 15% or more	◆ **OVERWEIGHT**: Based on market cap, largest share of sector stocks under coverage is rated BUY ◆ **NEUTRAL**: Based on market cap, largest share of sector stocks under coverage is rated HOLD ◆ **UNDERWEIGHT**: Based on market cap, largest share of sector stocks under coverage is rated SELL

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