



IDICO Corporation JSC

[Vietnam / Industrial real estate]

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

BUY

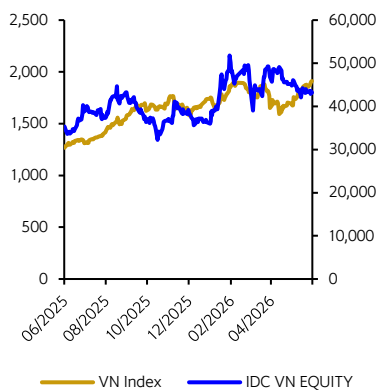
Update Report

Target price (12 months) **VND 52,700**
Current price (09/06/2026) **VND 42,500**
Upside/downside **24%**

VNINDEX	1,793
HNINDEX	305
Market Cap (bn VND)	16,128
Outstanding shares (mn)	379
Free-Floating (mn)	248
52-Wk High/Low (VND)	52,400/33,000
90-day avg trading volume (mn)	282
90-day avg turnover (bn VND)	88

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

Performance	3M	6M	12M
Absolute (%)	-2.8	11.7	16.7
Relative to VN-Index (%)	-4.5	9.1	-18.6



Source: Bloomberg

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Maintaining inner strength amidst change

Update coverage with BUY call and target price of VND 52,700

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 supporting services. FY2025 earnings recorded a slight decline amid tariff pressures and geopolitical uncertainties. As we move into 2026, IDC is expected to maintain steady growth, supported by the continued positive outlook for FDI inflows and a significant increase in industrial land available for lease compared to the same period last year. We derive an updated target price of VND 52,700 per share for IDC, implying an expected return of 24%. Our valuation is based on the Revalued Net Asset Value (RNAV) methodology.

Q1/2026 earnings declined due to a decrease in one-off revenue recognition

IDC reported Q1/2026 revenue of VND 1,485 billion (-17.2% YoY) and net profit of VND 337 billion (-19.0% YoY), with gross profit margin declining from 30% in Q1/2025 to 26% in Q1/2026. Within the business segments, the power generation segment recorded revenue of VND 883 billion (+8% YoY), while the industrial park (IP) leasing segment generated VND 405 billion (-31% YoY). The decline in IP land lease revenue was mainly attributable to one-off land lease revenue recognition of VND 154 billion (-57% YoY), down VND 209 billion from the same period last year. On the other hand, unearned revenue from (IP) land leases reached VND 6,199 billion (+7% YoY), representing an increase of VND 422 billion compared to Q4 2025.

FDI inflows reach record levels amid rising global uncertainty

According to the GSO, cumulative FDI inflows remained robust through May 2026. Realized FDI reached USD 9.75 billion (+9.6% YoY), while total registered FDI amounted to USD 24.81 billion (+34.9% YoY). Notably, total registered FDI in March 2026 reached USD 9.1 billion, 2.45 times higher than the same period last year and accounting for approximately 50% of total registered FDI during the 5M2026, highlighting the strong relocation trend of foreign investment flows into Vietnam. Furthermore, newly registered FDI continued to post strong growth in April and May, despite the prolonged conflict between the United States and Iran and persistently elevated oil prices.

Large land reserves and stable cash flow from the power sector ensure stable growth

With the expansion of nearly 1,400 ha of industrial land in 2025, we believe IDC's land leasing outlook will remain favorable in the coming period. In addition, the power segment is expected to sustain stable growth, thereby providing recurring cash flow contributions to IDC. We forecast FY2026 revenue at VND 8,990 bn (+5% YoY) and net profit at VND 2,438 bn (+4% YoY). In 2026, IDC targets leasing approximately 105 ha of industrial 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	5,273	5,541	7,166	7,865
BPS (VND)	17,020	18,293	19,835	23,000	26,866
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	28.7	28.4	33.4	32.3
PER (x)	6.5	8.5	8.1	6.3	5.7
PBR(x)	1.7	2.4	2.3	1.9	1.7
EV/EBITDA (x)	5.2	4.3	4.0	3.2	2.9

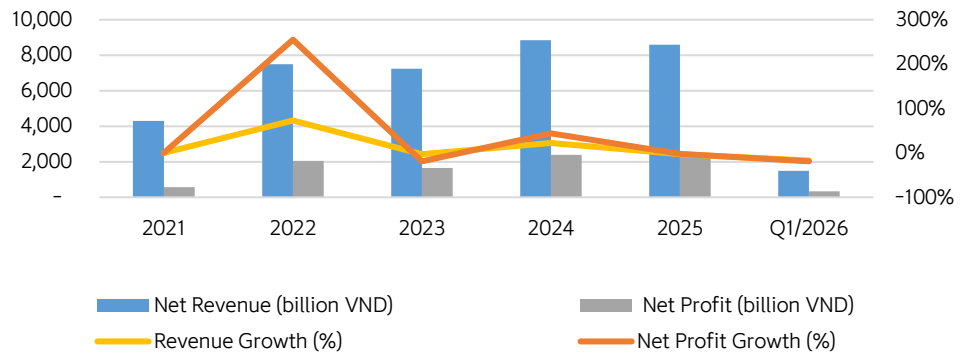
Source: Company data, Shinhan Securities Vietnam

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Update business results

Updated Q1/2026 business results

IDICO Corporation's Revenue and Profit 2021 – Q1/2026 (billion VND)



Source: Company report, Shinhan Securities Vietnam

IDC recorded Q1/2026 revenue of VND 1,485 bn (-17.2% YoY) and net profit of VND 337 bn (-19% YoY), while gross profit margin declined from 30% in Q1/2025 to 26% in Q1/2026. Within the business segments, the power segment generated VND 883 bn (+8% YoY), while industrial park real estate leasing revenue reached VND 405 bn (-31% YoY).

The decline in industrial land leasing revenue was mainly attributable to one-off recognized revenue, which amounted to only VND 154 bn (-57% YoY), down VND 209 bn compared to the same period last year. However, unearned revenue from industrial land leasing increased to VND 6,199 bn (+7% YoY), up VND 422 bn YoY. We believe the decline in one-off recognized revenue may have been affected by Circular 99/2025/TT-BTC (issued on October 27, 2025 and effective from January 1, 2026), under which the most significant change lies in the revenue recognition principle: shifting from the transfer of risks and rewards to the transfer of control. As a result, revenue previously recognized upfront may instead be amortized over the lease term, while proceeds from industrial land leasing are reclassified into unearned revenue. Including the increase in unearned revenue, we believe the industrial park real estate segment continued to maintain positive momentum in Q1/2026.

Project progress update as of Q1/2026

Progress of industrial park projects

- **IDICO Tan Phuoc 1 IP:** IDC has completed site clearance for the entire Phase 1 area (360 ha) and is currently developing synchronized technical infrastructure. The industrial park is expected to be ready to accommodate investors in the near term.
- **IDICO Vinh Quang Eco-Industrial Park:** The project has received investment approval from the Prime Minister under the eco-industrial park model. IDC officially commenced construction in January 2026.
- **IDICO Phu Long IP & IDICO My Xuan B1 Expansion IP:** The projects are currently in the process of completing legal documentation and preparing implementation procedures in line with the approved master plan. IDC is accelerating related procedures to soon commence construction investment, thereby expanding its industrial land bank in high-potential development areas.

Progress of residential real estate projects:

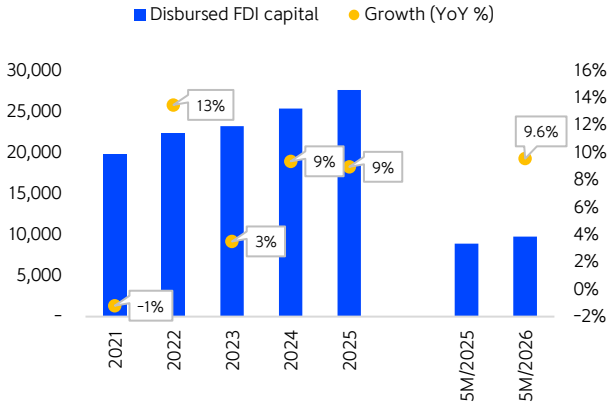
No	Projects	Location	Status
1	Workers' Housing at Nhon Trach Industrial Park (No. 1)	Dong Nai	- Submitting revised 1:500 scale planning documents
2	Workers' Housing at Nhon Trach Industrial Park (No. 2)	Dong Nai	- Submitting revised investment policy decision documents
3	Huu Thanh Residential Area and Workers' Housing (In Home)	Tay Ninh	- Infrastructure construction underway - Revising 1:500 scale planning - Determining second-phase financial obligations
4	Nhon Trach 1 Resettlement Area and Hiep Phuoc Apartment Complex	Dong Nai	- Extending Investment Certificate
5	My Xuan B1 Social Housing	Ho Chi Minh City	- Feasibility study report - Implementing land acquisition procedures - Construction design
6	QLIK Mixed-Use Apartment Complex	Dong Nai	- Revising Investment Certificate
7	An Hoa Project	Dong Nai	- Revising 1:500 scale planning
8	IDICO-INCOIO Headquarters	Can Tho	- Accepted and put into use
9	Bac Chau Giang Residential Area Project	Ninh Binh	- Implementing construction of villa area - Architectural plan for apartment building
10	Expanded Central Residential Area of Ward 6	Tay Ninh	- Handed over and AEON has completed and the commenced operations - Procedures for extending land use rights for AEON

Source: Company report

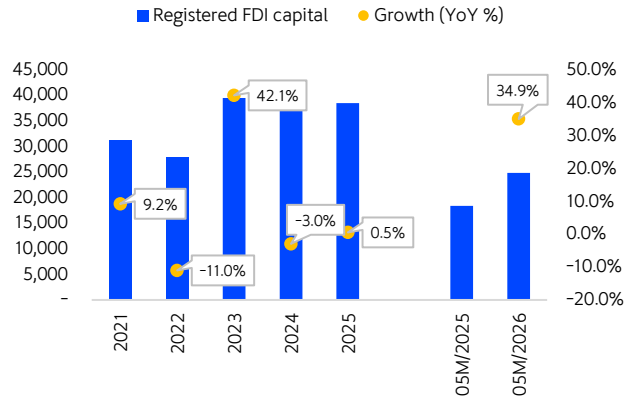
FDI inflows are expected to maintain growth amid tariff and geopolitical uncertainties

Disbursed FDI capital shows strong growth amid global instability

FDI disbursement capital from 2021 – 05/2026 (million USD)



Registered FDI capital 2021 – 05/2026 (million USD)



Source: General Statistics Office, Ministry of Finance

According to the General Statistics Office, realized foreign direct investment (FDI) in 2025 reached USD 27.6 bn, up 9% YoY and marking the highest level in the past five years. FDI disbursement maintained steady growth throughout 2025, reflecting foreign investors' continued commitment to registered capital. However, total newly registered, adjusted, and contributed capital for share purchases reached more than USD 38.4 bn, representing only a modest increase of 0.5% YoY.

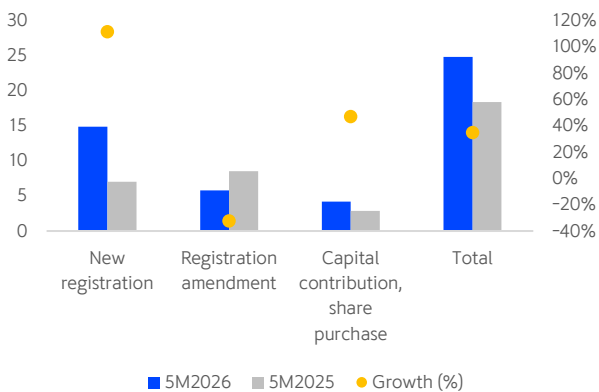
Notably, registered FDI posted strong growth in 1H2025, reaching USD 21.5 bn (+42% YoY). However, amid rising uncertainties surrounding tariff policies, FDI inflows in 2H2025 declined sharply to USD 16.9 bn (-27% YoY).

A positive development in the composition of registered FDI was the increasing contribution from China, with registered capital reaching USD 5.6 bn (+20.4% YoY), surpassing South Korea to become the second-largest source of registered FDI. This reflects the continued “China +1” trend, as Vietnam benefits from lower US tariff exposure compared to China, while also maintaining competitive advantages in attracting FDI inflows.

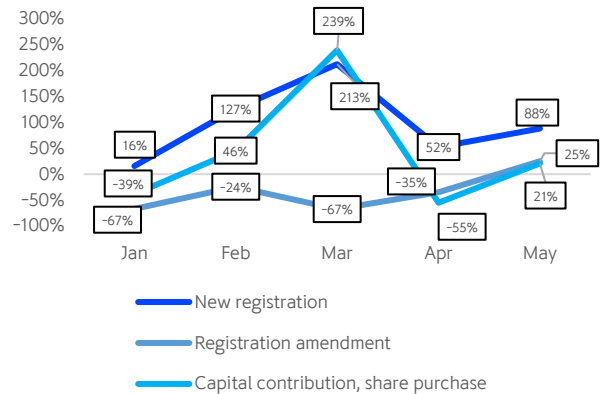
Entering 2026, accumulated through April 2026, FDI inflows continued to show positive momentum, with realized FDI reaching USD 7.40 bn (+9.8% YoY) and total registered FDI amounting to USD 18.24 bn (+32% YoY). This suggests that Vietnam remains an attractive destination for FDI despite ongoing tariff-related uncertainties and geopolitical volatility.

A surge in FDI inflows in 03/2026.

Registered FDI capital in the 5M2025 and 5M2026 (USD bn)



Changes in registered FDI capital 5M2025 and 5M2026 (USD bn)



Source: General Statistics Office, Ministry of Finance

Registered FDI inflows have shown a strong upward trend since February 2026, with both newly registered capital and capital contributions/share acquisitions recording significant improvements. Notably, registered FDI surged in March 2026, coinciding with escalating

geopolitical tensions following the onset of U.S. military actions against Iran. Specifically, newly registered capital increased by 213% YoY, while capital contributions and share acquisitions rose by 237% YoY. Total registered FDI in March 2026 reached USD 9.1 billion, 2.45 times higher than the same period last year and accounting for approximately 50% of total registered FDI during the first five months of the year, highlighting the strong relocation trend of foreign investment flows into Vietnam. Furthermore, newly registered FDI continued to expand robustly in April and May despite the prolonged U.S.–Iran conflict and persistently elevated oil prices.

By investor composition, Singapore remained the largest source of FDI with USD 6.8 billion, accounting for 45.9% of total registered capital, followed by South Korea with USD 4.22 billion (28.4%), China with USD 1.79 billion (12.1%), and Japan with USD 712 million (4.8%).

In terms of sector allocation, including both newly registered and additional registered capital, foreign direct investment into the manufacturing and processing sector reached USD 14.52 billion, representing 70.4% of total registered FDI. The electricity, gas, water supply, and air-conditioning sector attracted USD 2.45 billion (11.9%), while all remaining sectors accounted for USD 3.65 billion (17.7%). We observe a notable shift in FDI allocation away from the real estate sector toward manufacturing and energy infrastructure industries, particularly as real estate had historically accounted for approximately 18%–20% of total registered FDI in previous years.

Vietnam has become a safe destination amidst tariffs and geopolitical instability.

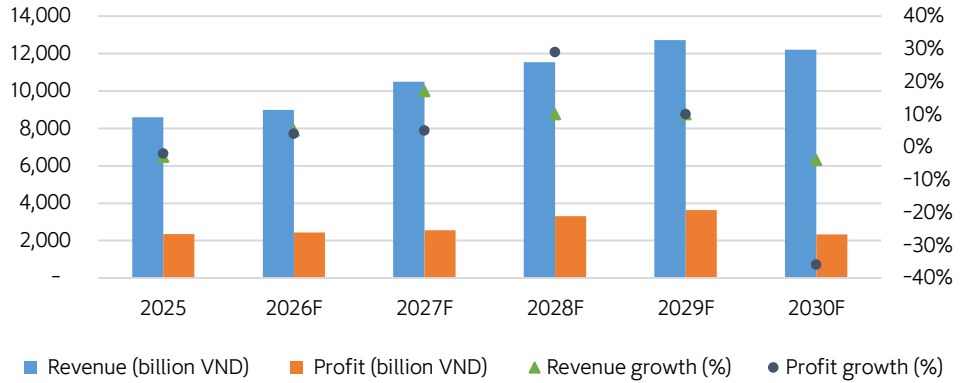
- **U.S. tariff developments have become more constructive:** U.S. tariff policy has undergone several notable changes following the Supreme Court's ruling on February 20, 2026, which invalidated tariffs imposed under the International Emergency Economic Powers Act (IEEPA). In response, the Trump administration swiftly shifted to implementing a 10% tariff under Section 122 of the Trade Act of 1974 on imported goods for a period of 150 days, effective February 24, 2026. At the same time, the CAPE system was introduced to facilitate the refund of more than USD 166 billion in tariffs to businesses affected by the previous policy framework. Nevertheless, the blanket 10% tariff continues to face legal challenges from a coalition of 24 Democratic-controlled states. As of May 7, 2026, the U.S. Court of International Trade (CIT) had only issued a preliminary injunction suspending the tariffs for two small businesses and the state of Washington.
- **Middle East geopolitical tensions are gradually easing:** Geopolitical tensions escalated after the United States and Israel launched military strikes against Iran on February 28, 2026, prompting Iran to close the Strait of Hormuz. The disruption drove oil prices up by more than 50%, from approximately USD 70 per barrel to USD 110 per barrel, significantly increasing risks to global economic growth. Contrary to initial expectations that the conflict could be resolved within one month, hostilities persisted for more than 80 days, keeping oil prices elevated for an extended period and adding inflationary pressure across many economies worldwide. However, tensions have gradually eased following the first formal ceasefire agreement reached on April 8, 2026, through mediation efforts led by Pakistan, which remained in effect through the end of May 2026. Although isolated clashes have continued to occur, ongoing negotiations indicate a willingness among the parties to move toward a resolution of the conflict. Against this backdrop, Brent crude oil prices have declined to around USD 90 per barrel, significantly below the peak level of USD 110 per barrel recorded during the height of the conflict.

Assessment: FDI inflows continue to demonstrate resilient growth despite ongoing global uncertainties, underscoring Vietnam's enduring attractiveness as an investment destination for foreign investors. Supported by its flexible “bamboo diplomacy” strategy and proactive participation in a wide range of major economic agreements, Vietnam has continued to strengthen its position within regional supply chains. At the same time, stable economic growth and a well-established political environment have reinforced the country's reputation as a safe and reliable investment destination. Nevertheless, the U.S. administration's implementation of a blanket 10% tariff on imports from all countries has somewhat reduced Vietnam's relative tariff advantage compared with other manufacturing hubs, particularly China. As a result, the pace of production relocation under the “China +1” strategy could moderate, potentially affecting the scale and timing of future FDI inflows into Vietnam.

Earnings estimates

Sustainable revenue growth with the contribution of industrial park real estate

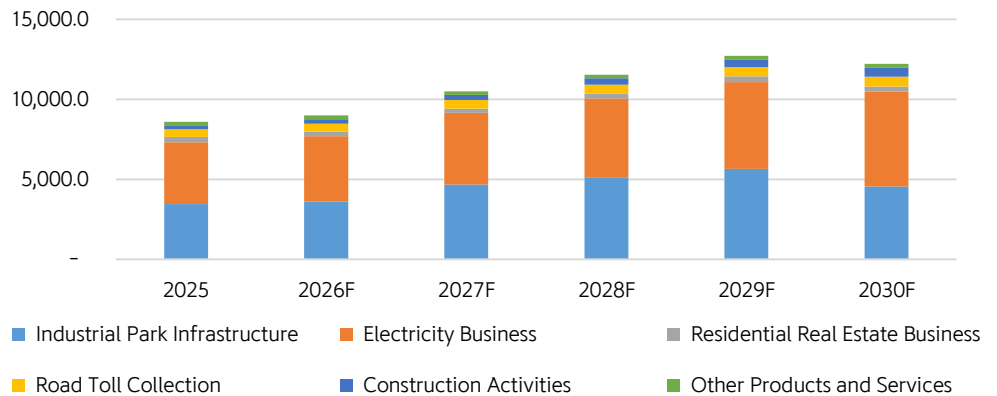
Projected net revenue and profit after tax of IDICO Corporation 2025 – 2030F



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)

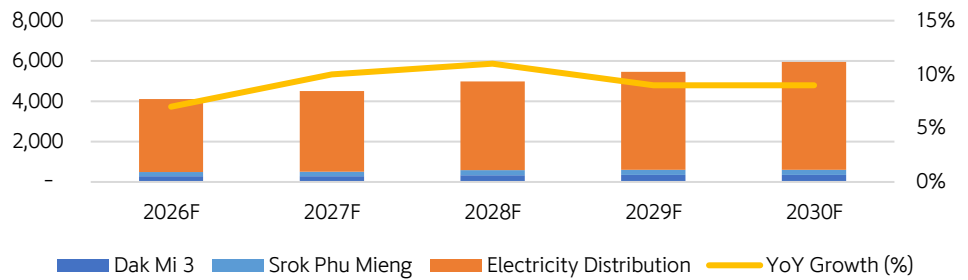


Source: Company report, Shinhan Securities Vietnam

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)

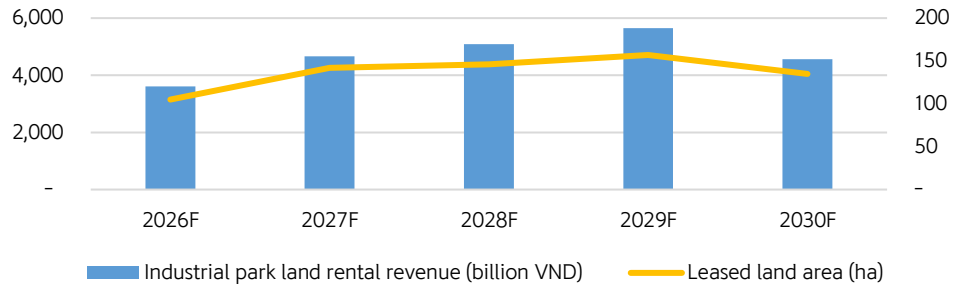


Source: Company report, Shinhan Securities Vietnam

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

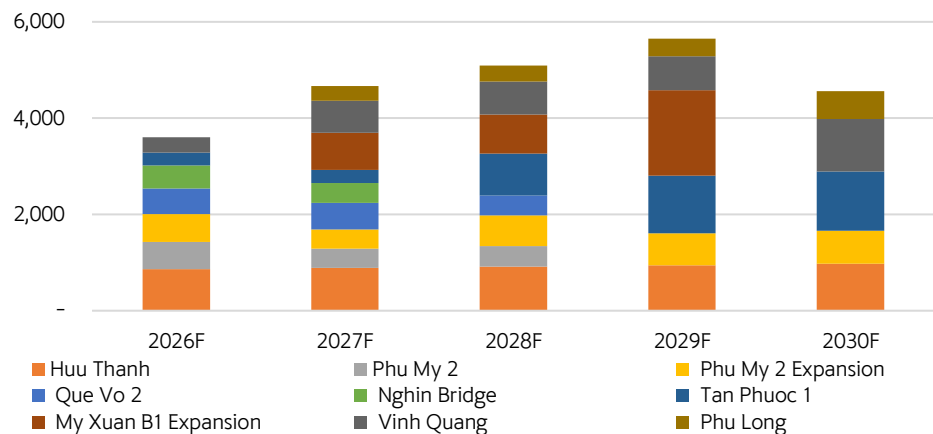
Forecast of revenue and land lease area of industrial parks of IDICO Corporation 2026F – 2030F



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 52,700

We offer an updated valuation of IDICO Corporation JSC (IDC) with a buy recommendation and a target price of VND 52,700, representing a 30% 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

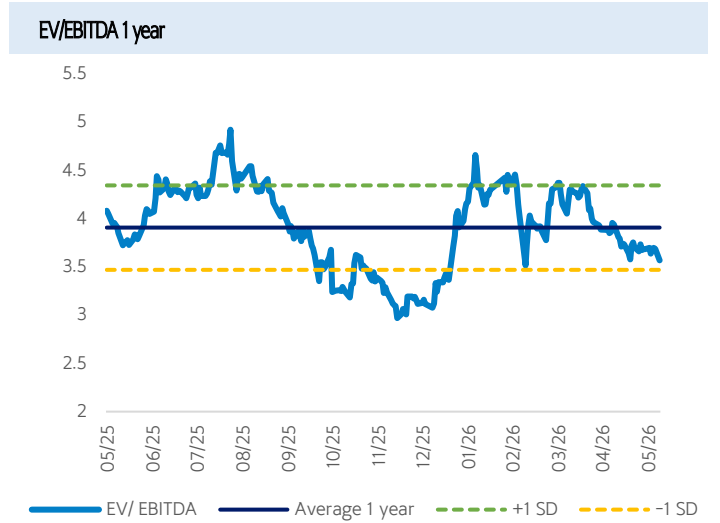
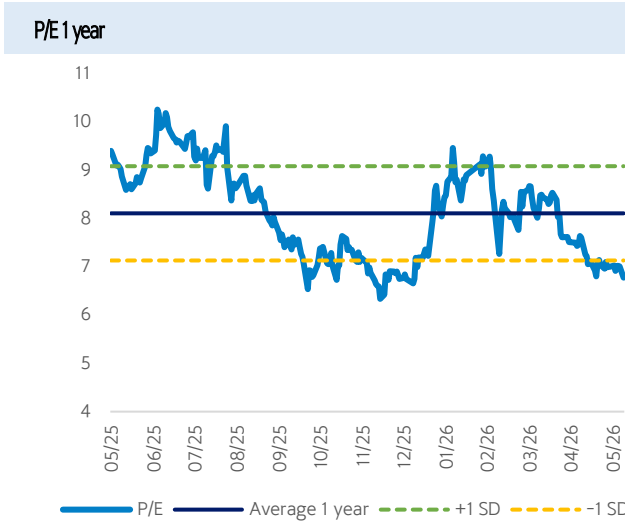
We apply the revalued net asset value (RNAV) method to value IDICO Corporation JSC (IDC). Based on the RNAV method, we estimate the value of IDC shares at VND 52,700.

The RNAV method

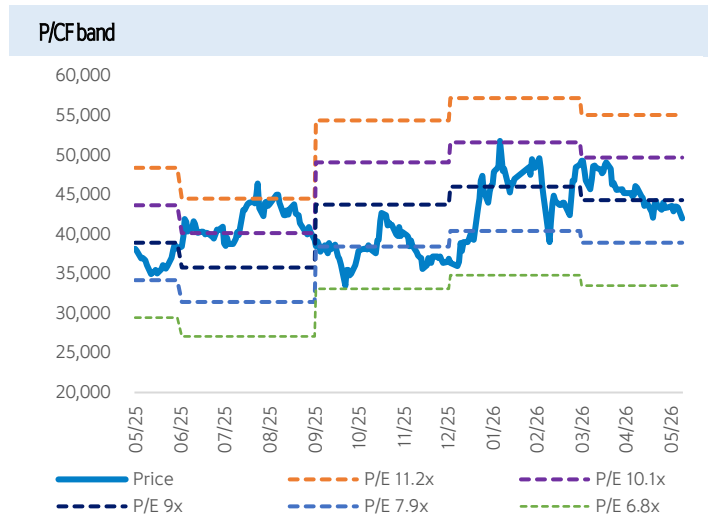
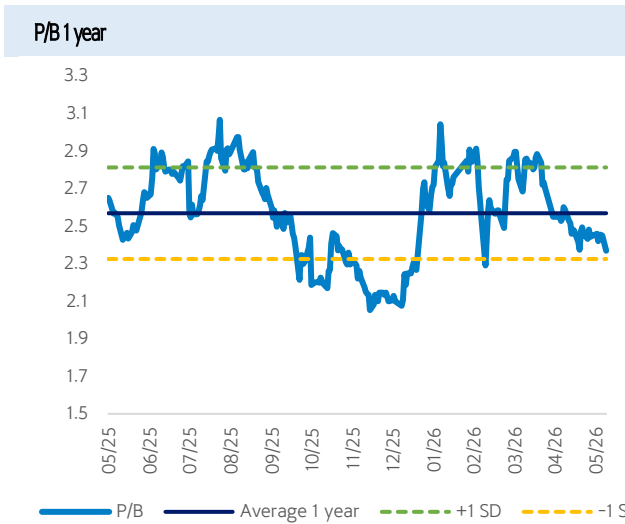
Project Name	Ownership Ratio	Valuation Method	Discount (%)	Value (VND billion)
- Industrial Park				12,924
Huu Thanh Industrial Park	100%	RNAV		4,140
Phu My 2 Industrial Park	100%	RNAV		1,020
Phu My 2 Industrial Park Expansion	100%	RNAV		1,778
Que Vo 2 Industrial Park	51%	RNAV		508
Cau Nghin Industrial Park	100%	RNAV		551
Tan Phuoc 1 Industrial Park	65%	RNAV		1,543
My Xuan B1 Industrial Park Expansion	51%	RNAV		545
Vinh Quang Industrial Park	99%	RNAV		2,353
Phu Long Industrial Park	100%	RNAV		485
- Urban Area, Investment Real Estate		BV		3,113
- Energy		DCF		3,651
- BOT Service Fees		DCF		649
Total				20,336
+ Cash and Short-term Investments				7,360
- Debt				5,877
- Minority Interests				1,804
Equity Value (VND Billion)				20,016
Number of Shares				379,498,823
Target Price (VND)				52,700
Current Price (VND)				42,500
Upside (%)				24%

Variable	Value
D/E	0.37
Beta	1.2
Risk-free rate	4.4%
Cost of equity	16.8%
Cost of debt	6.7%
WACC	13.7%

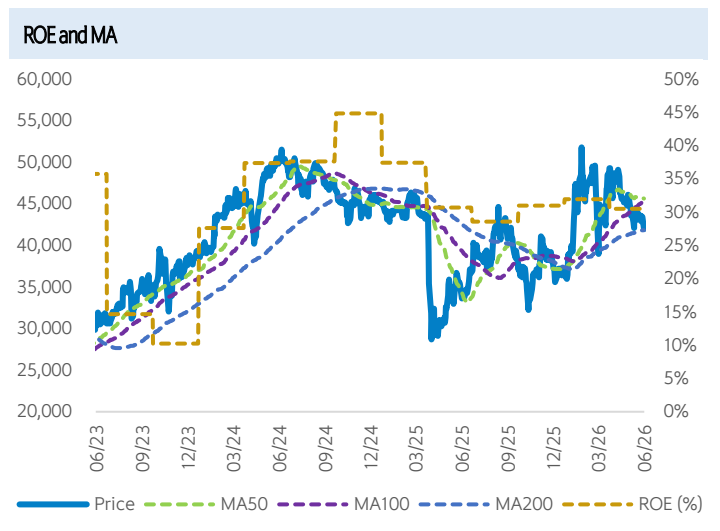
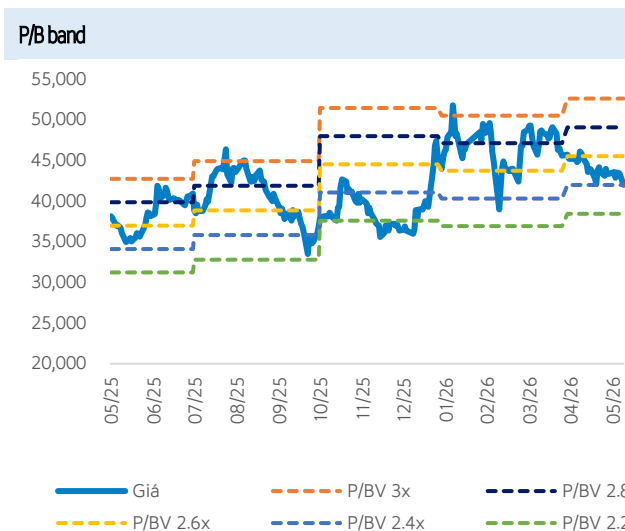
For the Weighted average cost of capital (WACC), we use the 10-year Vietnamese government bond yield at 4.4% as the risk-free rate. Beta is calculated based on historical data of the last 5 years of IDC and VNINDEX.



Source: Bloomberg data, Shinhan Securities Vietnam

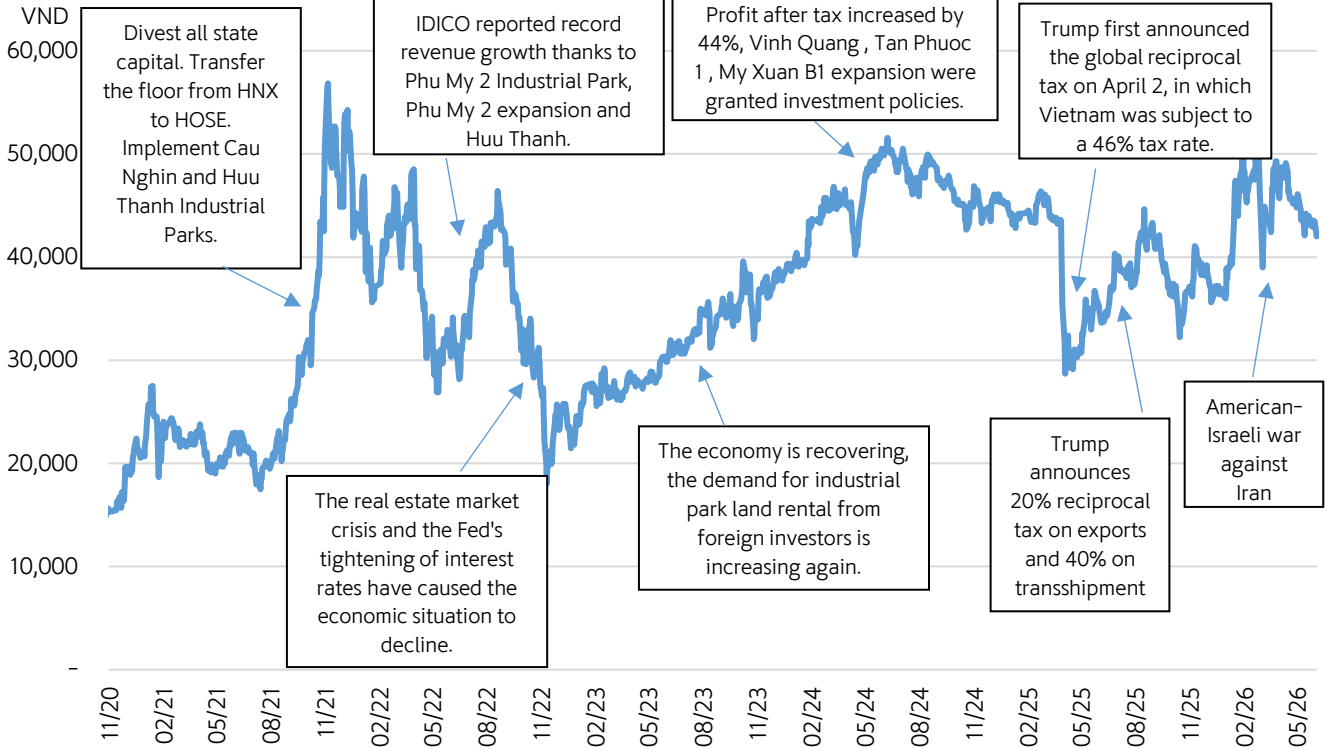


Source: Bloomberg data, Shinhan Securities Vietnam



Source: Bloomberg data, Shinhan Securities Vietnam

Key Events of IDC



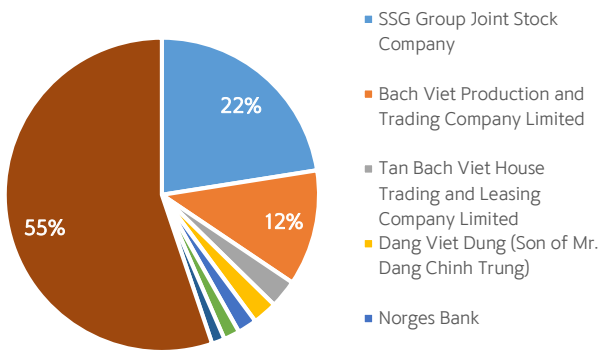
Source: Bloomberg, Company data, Shinhan Securities Vietnam

Company background

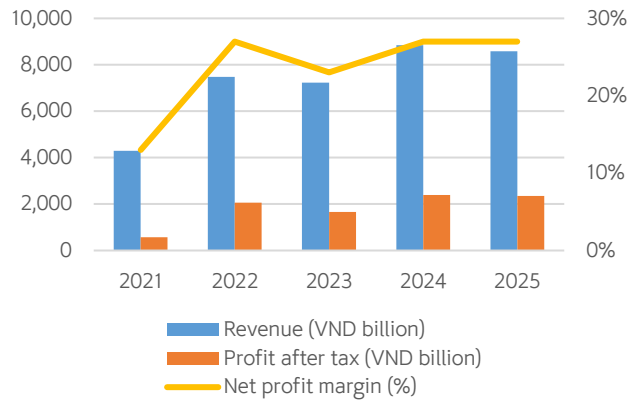
Company history

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 Q4/2025 (%)



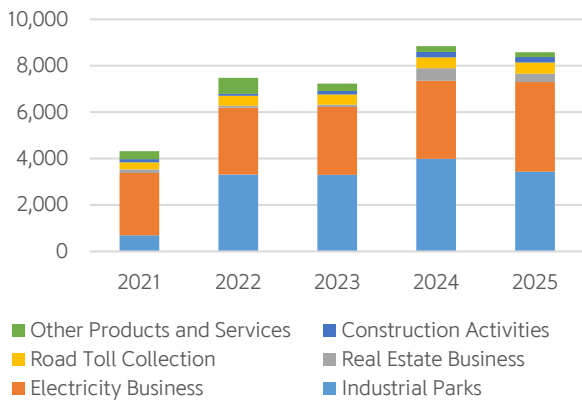
IDC's business results from 2021 – 2025 (billion VND)



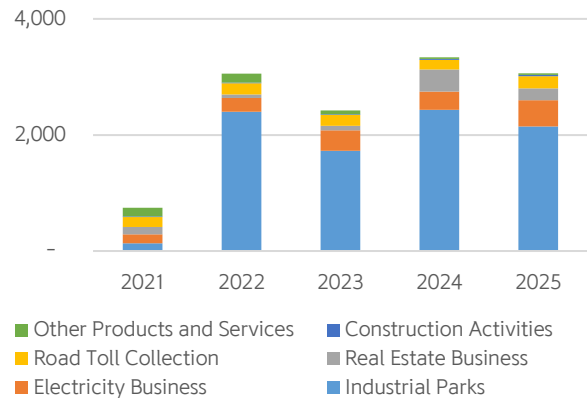
Source: Company report, Shinhan Securities Vietnam

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

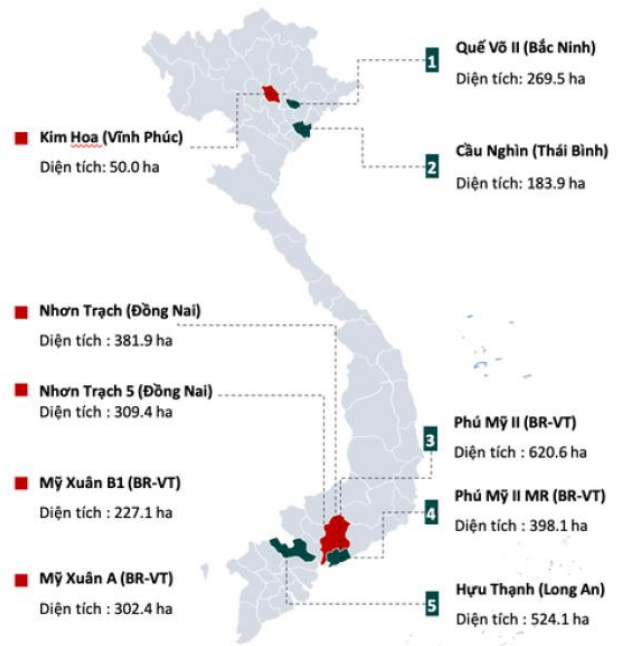
In FY2025, IDICO Corporation's revenue structure was primarily driven by the industrial park leasing segment, which accounted for 40% of total revenue and contributed 70% of gross profit. The power segment represented 45% of total revenue and contributed 15% of gross profit. Meanwhile, the real estate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



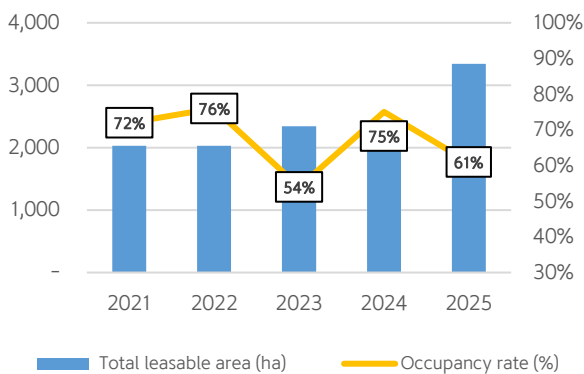
Geographical location of IDICO Industrial Parks



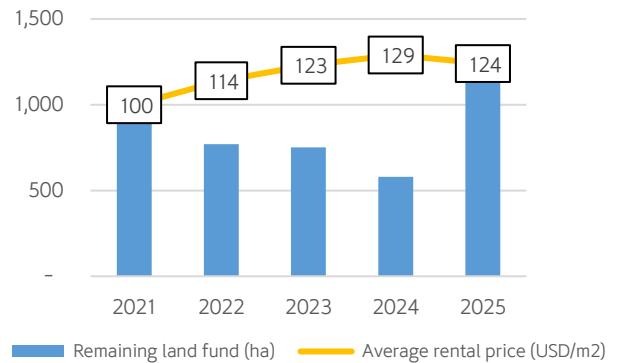
Source: Company report, Shinhan Securities Vietnam

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)

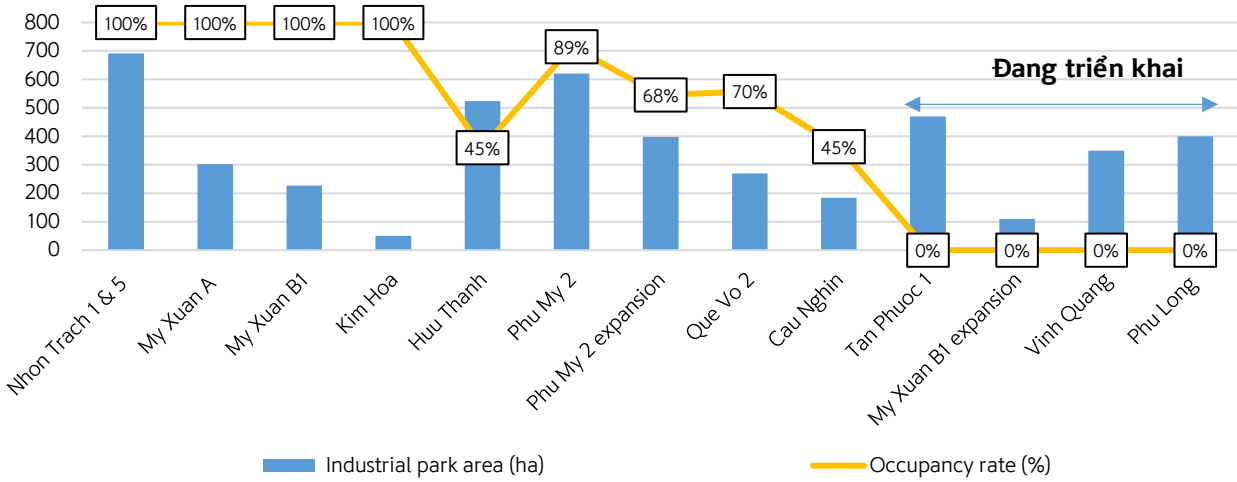


IDC's gross profit structure from 2021 – 2025 (billion VND)



Source: Company report, Shinhan Securities Vietnam

Area and occupancy rate at IDC industrial parks



Source: Company report, Shinhan Securities Vietnam

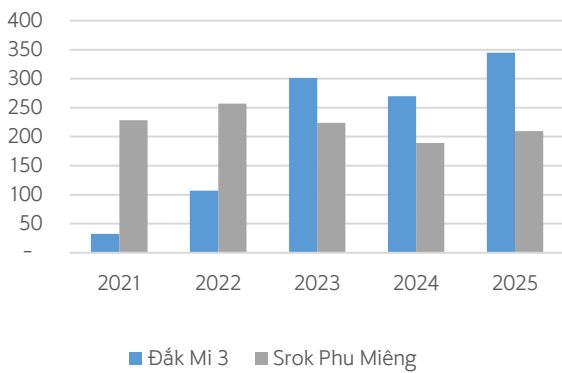
IDC’s industrial parks are strategically located within Vietnam’s key economic regions, offering excellent connectivity to airports, seaports, and major consumption markets. With advantages in investment environment, synchronized infrastructure, and professional, flexible management services, IDC has 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.

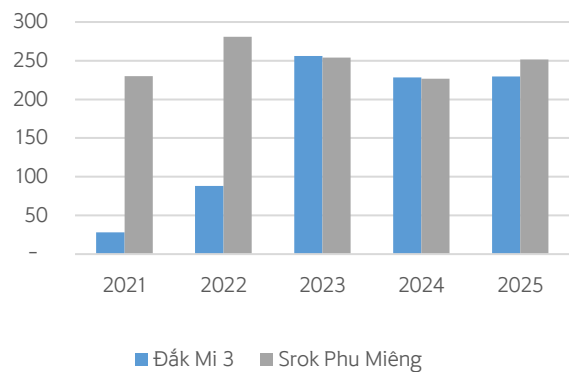
Electricity business sector

Hydropower business segment

IDC’s hydropower revenue (billion VND)



IDC’s hydropower output (million kWh)



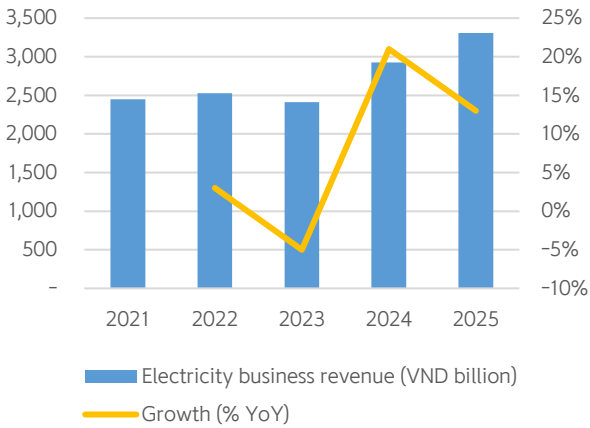
Source: Company report, Shinhan Securities Vietnam

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:

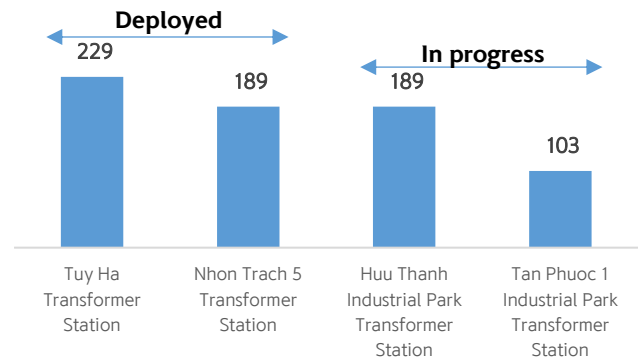
- Srok Phu Mieng Hydropower Plant – located in Binh Phuoc Province, construction commenced in 2003, and the plant officially began commercial operation in 2006. The project has an installed capacity of 51 MW.
- Dak Mi 3 Hydropower Plant – located in Quang Nam Province (Central Vietnam), construction 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	24,953	27,392	30,425	34,026
Current assets	9,857	10,680	12,252	14,485	17,620
Cash & equivalents	553	1,158	1,954	3,647	6,141
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	8,746	9,331	10,532	11,999
Charter capital	3,795	3,795	3,795	3,795	3,795
Capital surplus	44	44	44	44	44
Retained earnings	1,722	2,205	2,790	3,991	5,458
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	5,592	6,204	5,845	4,937

Source: Company data, Shinhan Securities Vietnam

Statement of cash flow

Year to Dec. (bn VND)	2024	2025F	2026F	2027F	2028F
Cash flow from operations	4,085	2,695	2,489	3,083	2,936
Net profit	2,993	2,850	3,405	3,631	3,132
Depreciation expense	1,353	709	828	939	1,022
(Gain) from investing activities	(173)	-	-	-	-
Interest expense/ income	(9)	-	-	-	-
Change in working capital	407	244	(683)	(235)	(188)
Others	(485)	(730)	(609)	(772)	(614)
Cash flow from investments	(1,476)	(1,631)	(1,674)	(1,688)	(1,414)
Change in fixed assets	(794)	(1,631)	(1,674)	(1,688)	(1,414)
Change in investment assets	4	-	-	-	-
Others	(685)	-	-	-	-
Cash flow from financing	(1,755)	(1,302)	(1,257)	(1,237)	(1,242)
Change in equity	188	-	-	-	-
Net borrowing	(386)	216	261	281	276
Dividends	(1,556)	(1,518)	(1,518)	(1,518)	(1,518)
Change in total cash	854	(238)	(443)	158	280
Beginning cash	1,334	2,188	2,445	2,002	2,160
Change in FX rates	0	-	-	-	-
Ending cash	2,188	1,950	2,002	2,160	2,440

Source: Company data, Shinhan Securities Vietnam

Statement of comprehensive income

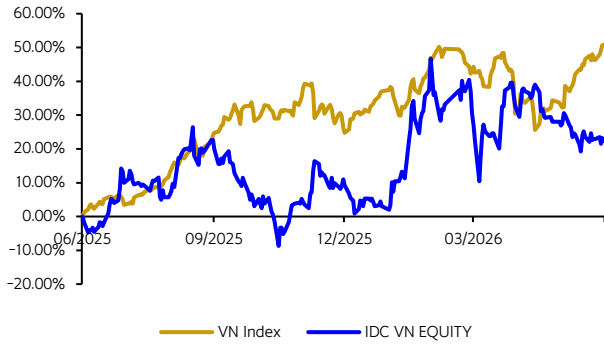
Year to Dec. (bn VND)	2025	2026F	2027F	2028F	2029F
Revenue	8,588	8,990	10,504	11,539	12,716
Growth (%)	(2.9)	4.7	16.8	9.9	10.2
COGS	(5,528)	(5,633)	(6,834)	(6,834)	(7,502)
Gross profit	3,060	3,357	3,670	4,705	5,214
GPM (%)	35.6	37.3	34.9	40.8	41.0
SG&A	(396)	(415)	(485)	(533)	(587)
Operating profit	2,664	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

Key ratios

Year to Dec.	2025	2026F	2027F	2028F	2029F
EPS (VND)	5,090	5,273	5,541	7,166	7,865
BPS (VND)	17,020	18,293	19,835	23,000	26,866
DPS (VND)	3,426	4,000	4,000	4,000	4,000
PER (x)	6.5	8.5	8.1	6.3	5.7
PBR (x)	1.7	2.4	2.3	1.9	1.7
EV/EBITDA (x)	5.2	4.3	4.0	3.2	2.9
Dividend payout ratio (%)	20.1	21.9	20.2	17.4	14.9
Dividend yield (%)	10.4	8.9	8.9	8.9	8.9
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	9.8	11.5	11.3
ROE (%)	30.4	28.7	28.4	33.4	32.3
Stability					
Debt to equity ratio (%)	71.1	77.2	87.4	90.1	92.3
Net debt ratio (%)	131.6	141.5	146.8	110.2	84.6
Cash ratio (%)	9.8	17.8	24.6	39.2	56.2
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

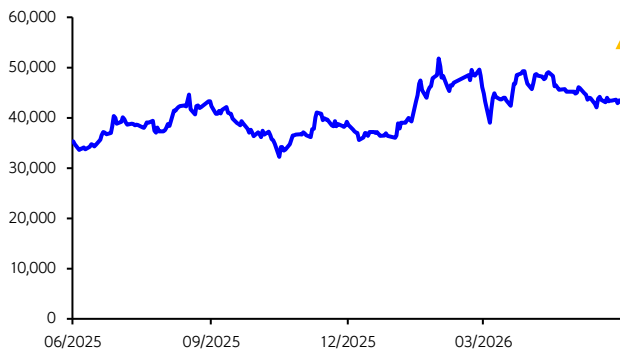
IDICO Corporation JSC (IDC)

Stock price



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

Target price (VND)



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

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Stocks	Sector
<ul style="list-style-type: none"> ◆ 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 	<ul style="list-style-type: none"> ◆ 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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