

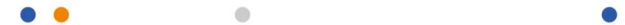


IS DONGSEO

INVESTOR RELATIONS 2024



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- 02 INVESTMENT HIGHLIGHTS
- 03 PERFORMANCE by business divisions
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IS DONGSEO

INVESTOR RELATIONS 2024

| www.isdongseo.co.kr



1

COMPANY INTRODUCTION

01 Organization Chart

02 Business Areas



Leading the industry by standing up to **challenges** and creating **innovation**

IS DONGSEO

CONSTRUCTION

CONCRETE

Key Subsidiaries

19 subsidiaries and partners in addition to those below

December 31, 2023

Insun E&T



Percentage of Shareholding **45.0%**

Environment & Energy Solution



Percentage of Shareholding **100%**

IS TMC

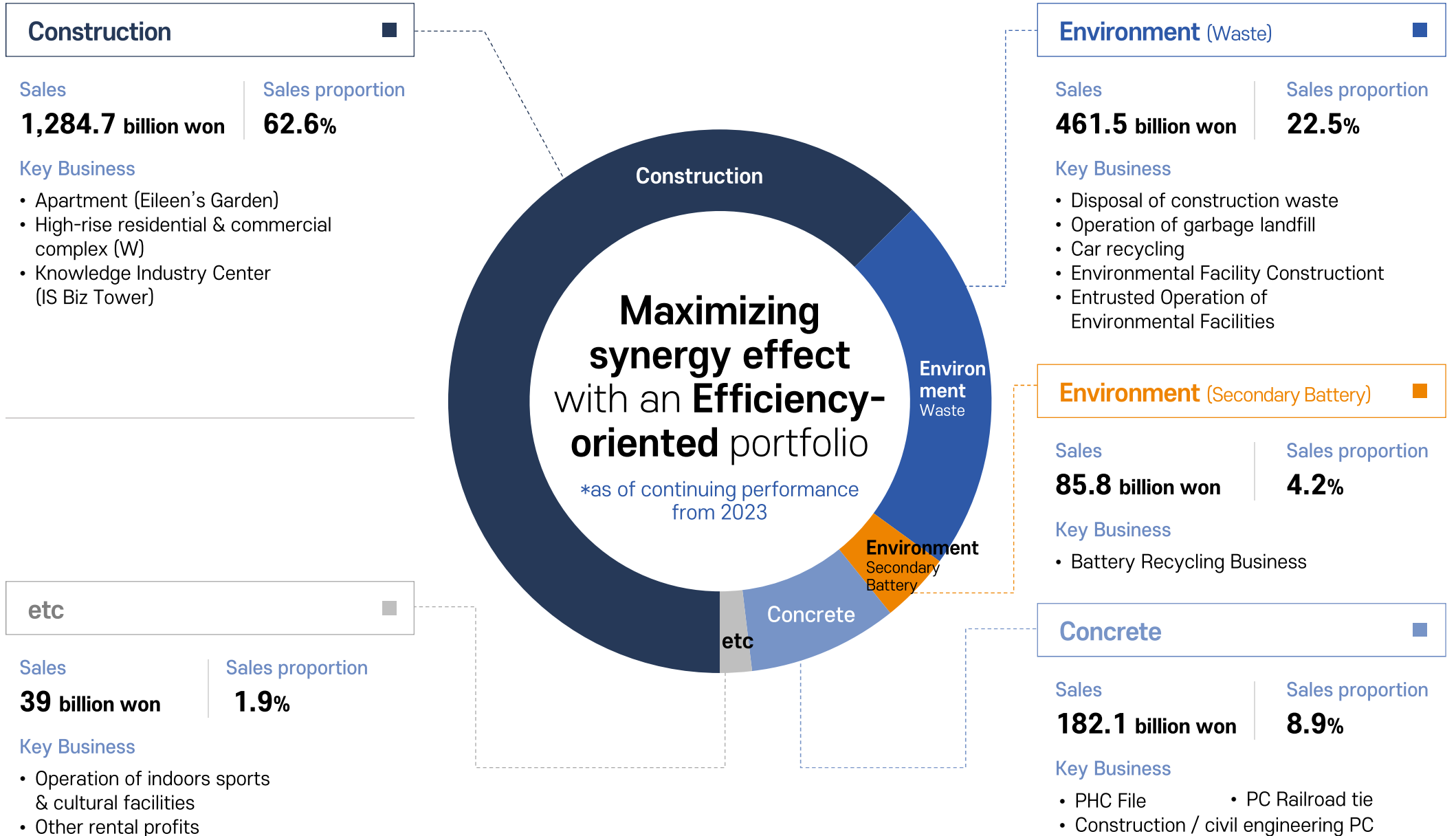


Percentage of Shareholding **100%**

YOUNG POONG PILE



Percentage of Shareholding **100%**



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INVESTMENT HIGHLIGHTS

- 01 Management Performance
- 02 Summarized Financial Statement
(Consolidated / Separate)
- 03 Key Financial Indicators
- 04 Growth Engine
- 05 Aggressive M&A

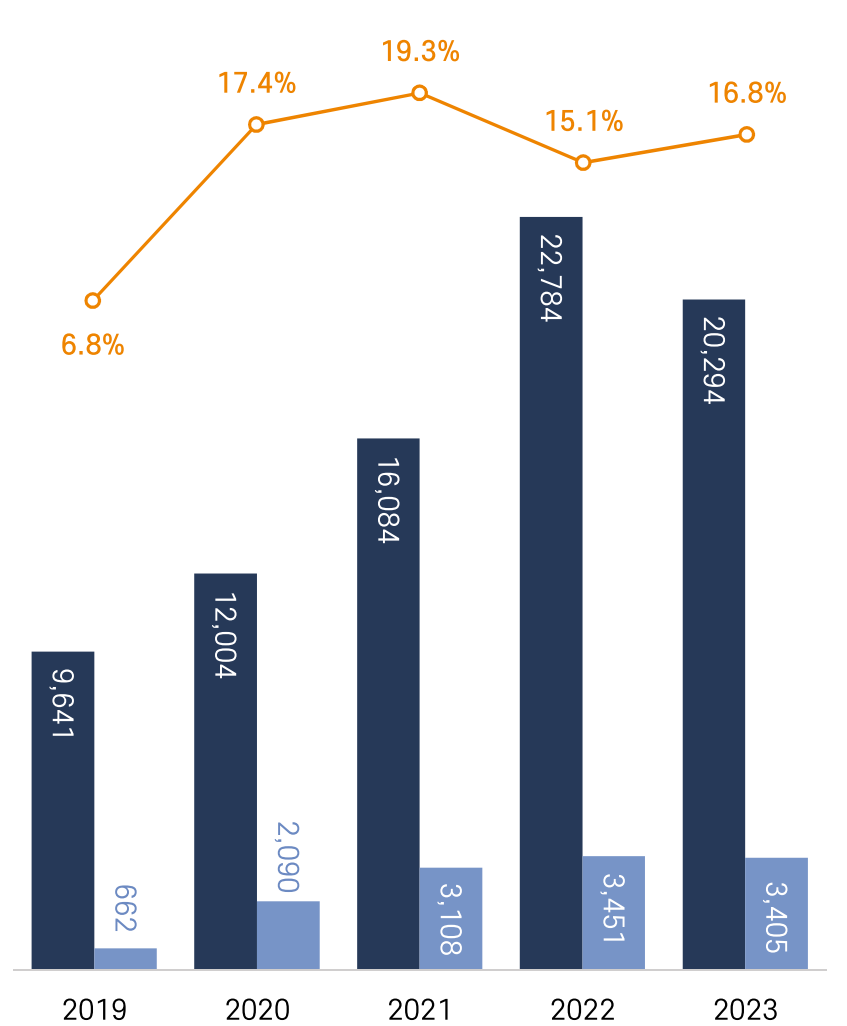


Management Performance

(Consolidated)

(Unit: KRW 100M, %)

- Operating profit (%)
- Business Profits
- Sales

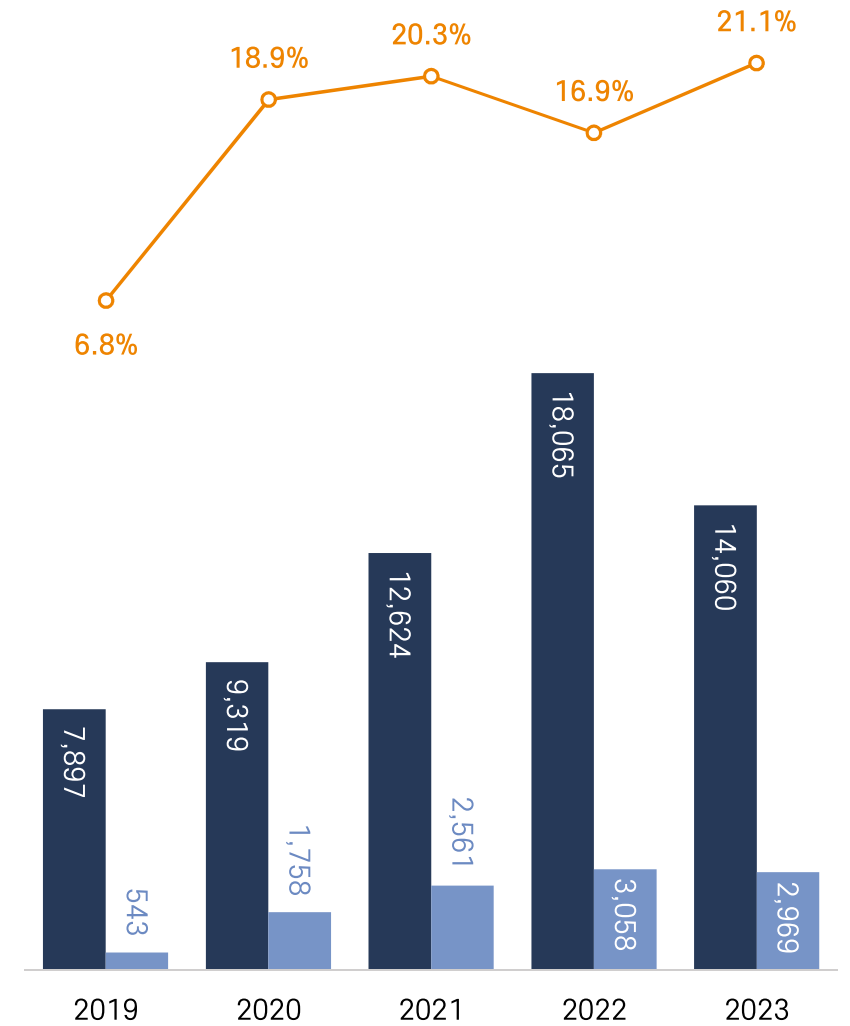


Management Performance

(Separate)

(Unit: KRW 100M, %)

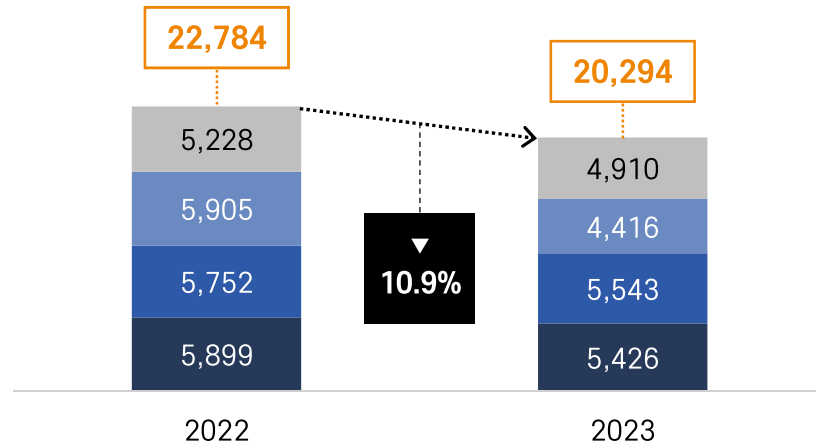
- Operating profit (%)
- Business Profits
- Sales



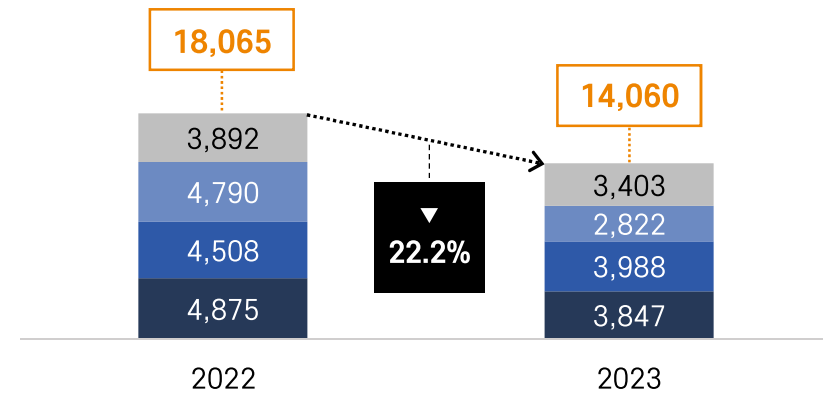
2023 - Sales & Business Profits (Unit: KRW 100M)

■ 1Q ■ 2Q ■ 3Q ■ 4Q

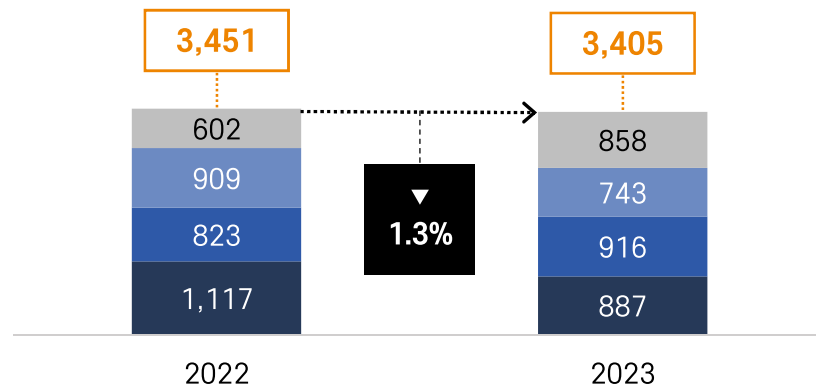
2023 Sales (Consolidated)



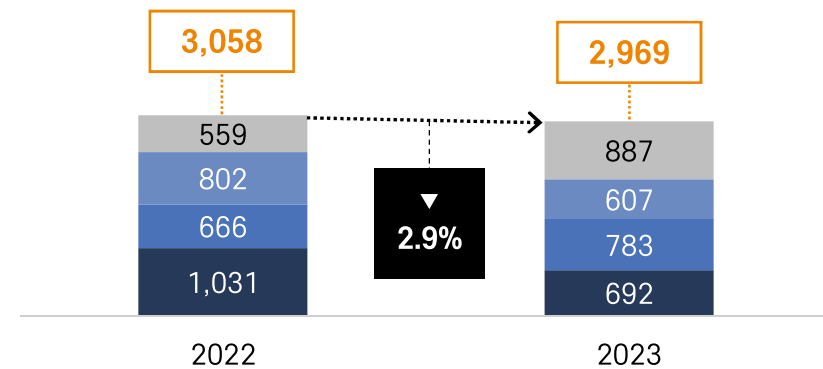
2023 Sales (Separate)



2023 Business Profits (Consolidated)



2023 Business Profits (Separate)



Financial Statement (Unit: KRW 100M, %)

Type	2022	YOY	2023
Liquid Assets	22,078	18.8	26,223
Non-Liquid Assets	15,300	5.6	16,151
Assets Total	37,378	13.4	42,374
Liquid Liabilities	16,590	-4.2	15,896
Non-Liquid Liabilities	4,726	85.3	8,756
Liabilities Total	21,317	15.6	24,652
Capital	154	-	154
Earned Surplus	9,935	16.0	11,524
Capital	16,061	10.3	17,722
Earned Surplus	37,378	13.4	42,374

Comprehensive Income Statement (Unit: KRW 100M, %)

Type	2022	YOY	2023
Sales	22,784	-10.9	20,294
Sales Cost	17,361	-12.2	15,236
Gross Profit	5,423	-6.7	5,058
Sales & Administrative Expenses	1,972	-16.2	1,653
Business Profits	3,451	-1.3	3,405
Net Profit before Income Tax Expenses	2,860	-23.1	2,200
Net Profit	2,049	-21.8	1,603

Financial Statement (Unit: KRW 100M, %)

Type	2022	YOY	2023
Liquid Assets	18,692	17.9	22,040
Non-Liquid Assets	12,838	12.2	14,403
Assets Total	31,530	15.6	36,443
Liquid Liabilities	14,375	-3.2	13,915
Non-Liquid Liabilities	3,326	104.7	6,809
Liabilities Total	17,701	17.7	20,724
Capital	154	-	154
Earned Surplus	9,708	19.2	11,568
Capital	13,829	13.7	15,719
Earned Surplus	31,530	15.6	36,443

Comprehensive Income Statement (Unit: KRW 100M, %)

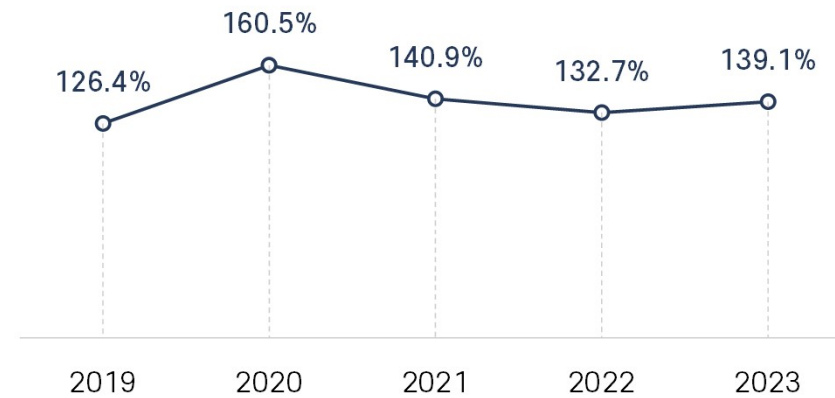
Type	2022	YOY	2023
Sales	18,065	-22.2	14,060
Sales Cost	13,647	-25.9	10,118
Gross Profit	4,418	-10.8	3,942
Sales & Administrative Expenses	1,360	-28.5	973
Business Profits	3,058	-2.9	2,969
Net Profit before Income Tax Expenses	2,610	-5.4	2,470
Net Profit	1,905	-1.2	1,882

Management Performance - Consolidated

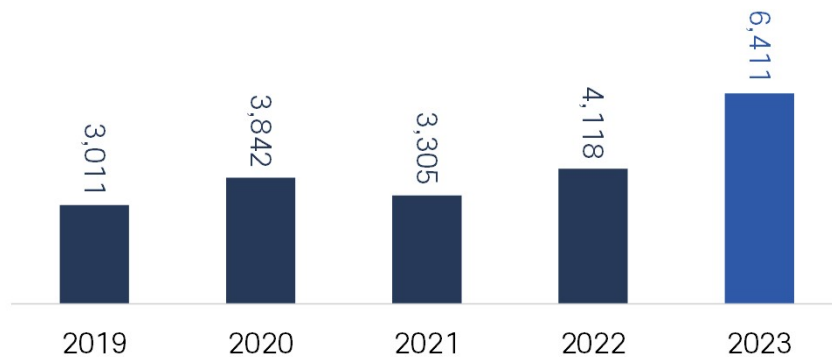
ROE (Unit: %)



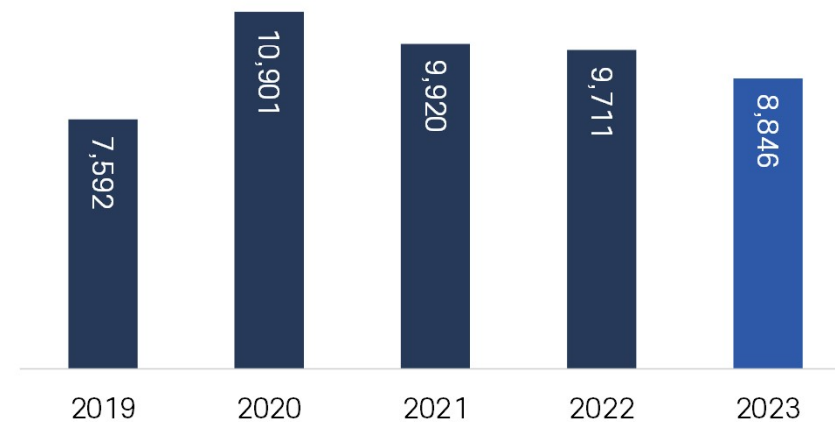
Debt Ratio (Unit: %)



Cash & Cashable Assets (Unit: KRW 100M)

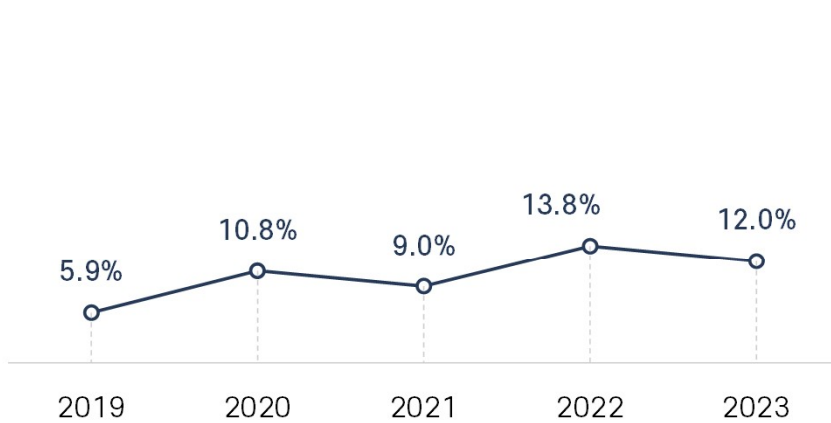


Net Loan (Unit: KRW 100M)

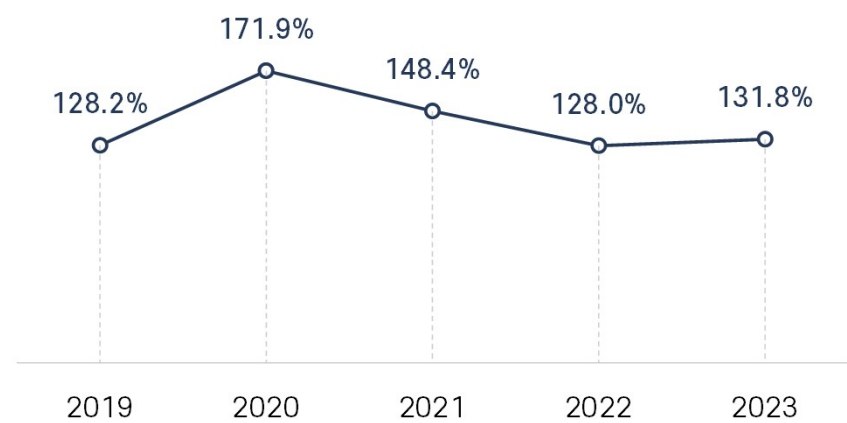


Management Performance - Separate

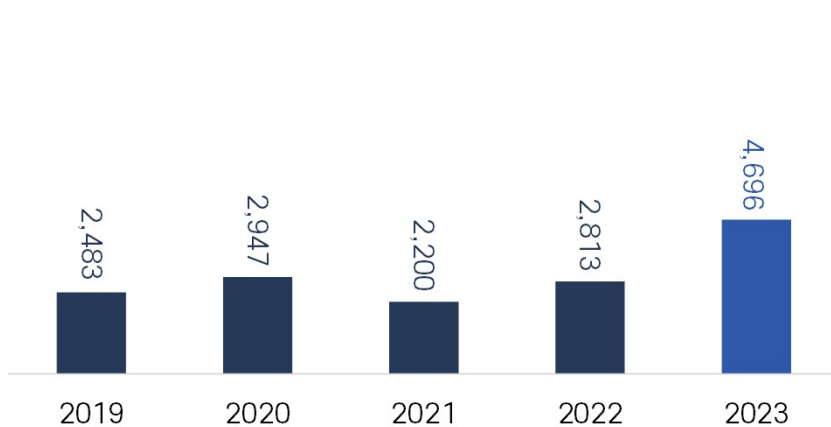
ROE (Unit: %)



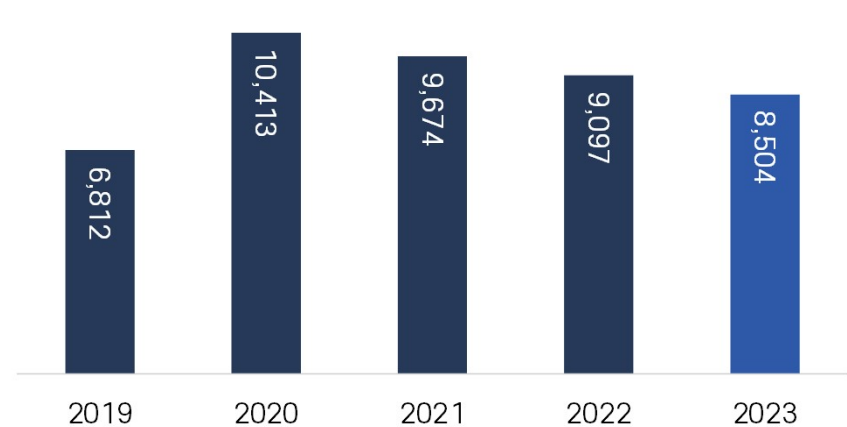
Debt Ratio (Unit: %)



Cash & Cashable Assets (Unit: KRW 100M)



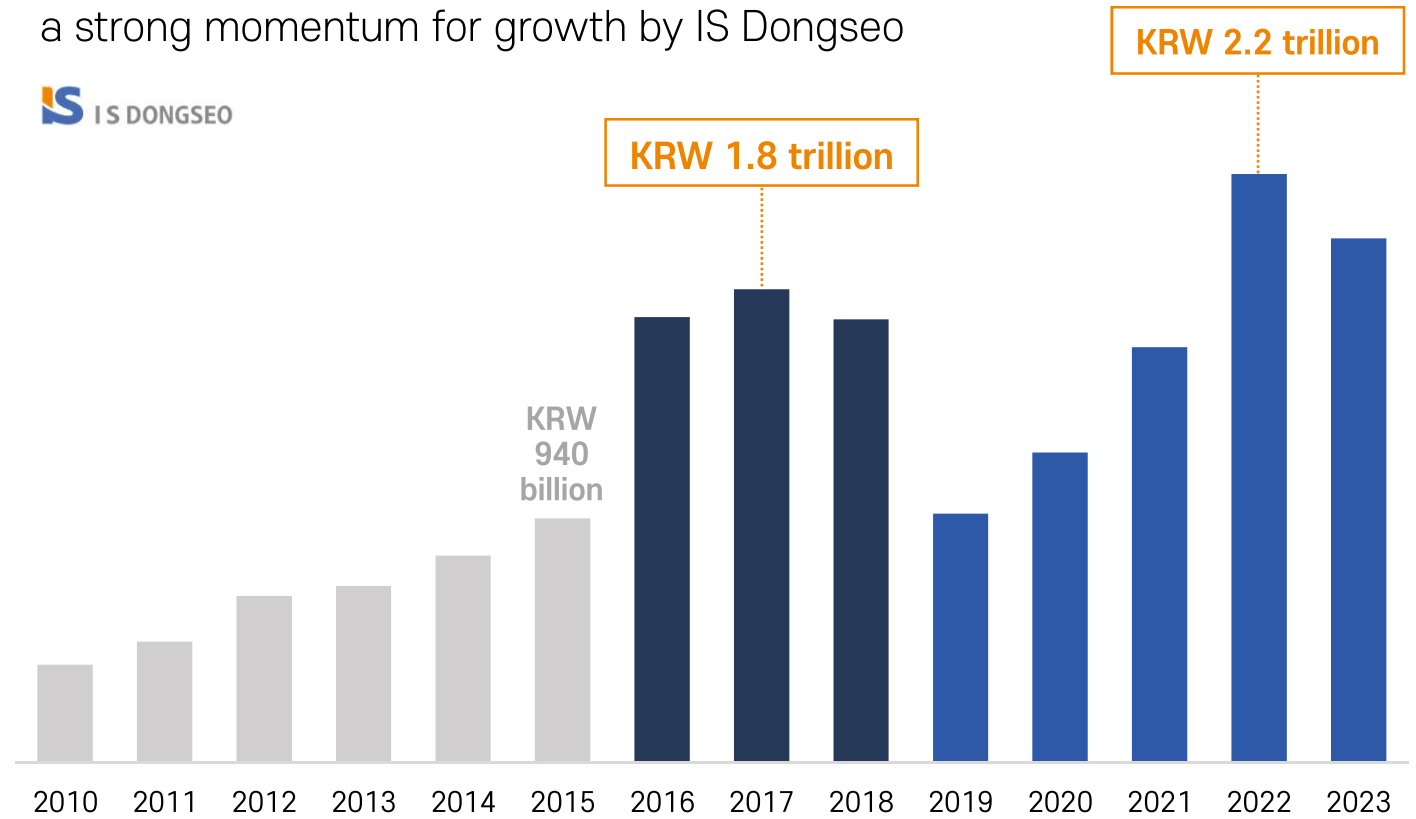
Net Loan (Unit: KRW 100M)





Yongho-dong W Project,

a strong momentum for growth by IS Dongseo



YONGHO-DONG W PROJECT

Date of Construction	2014.03
Date of Completion	2018.04
Construction scale	High-rise residential & commercial complex with 1,488 households, supermarkets, stores, and cultural facilities
Parcel price Approximately	KRW 1,500 billion
Net profit	KRW 400 billion

2010-2018

Targeting construction market and building a foundation for stable growth with the private brand Eileen's Garden

2014-2018

Rapid growth since the successful completion of the Yongho-dong project

- Numerous apartments in the metropolitan area, including Cheongra of Incheon, sold

2019-

Preparing for the next leap with new investments

- Expanding new project investment by securing liquidity
- Increased brand awareness → Increased orders
- Virtuous cycle with increased profits

Increasing competitiveness and identifying new opportunities with strategic M&A



3

PERFORMANCE by BUSINESS DIVISIONS

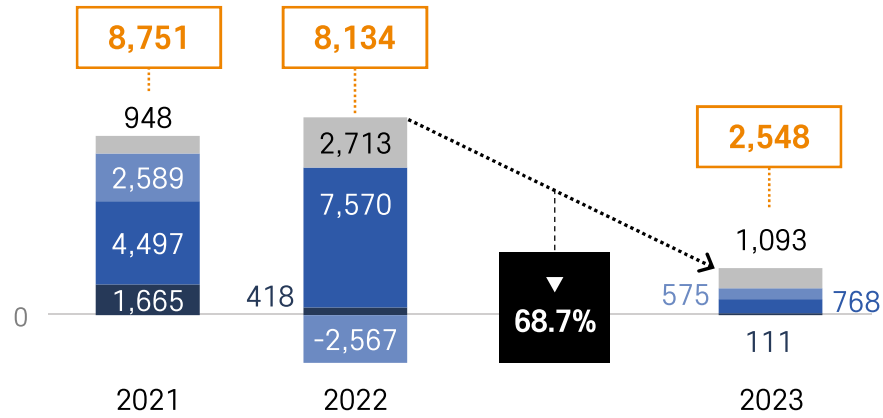
01 Construction Sector

02 Non-Construction Sector

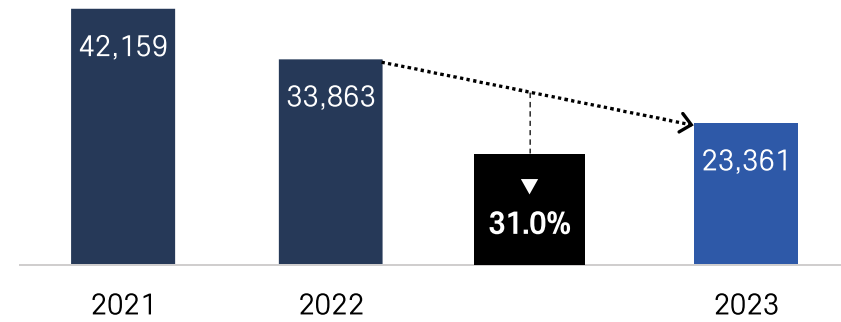


(Unit: KRW 100M) ■ 1Q ■ 2Q ■ 3Q ■ 4Q

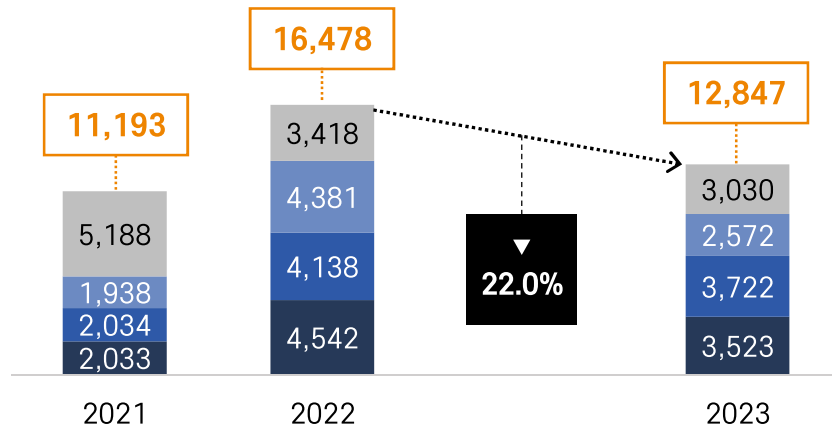
▪ New Orders



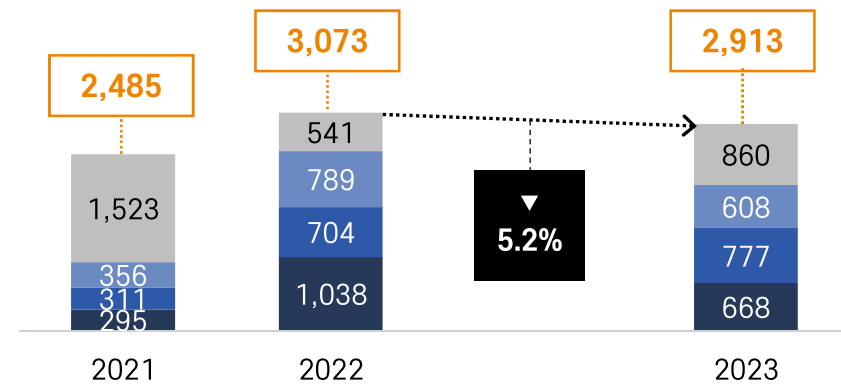
▪ Order Backlog



▪ Sales

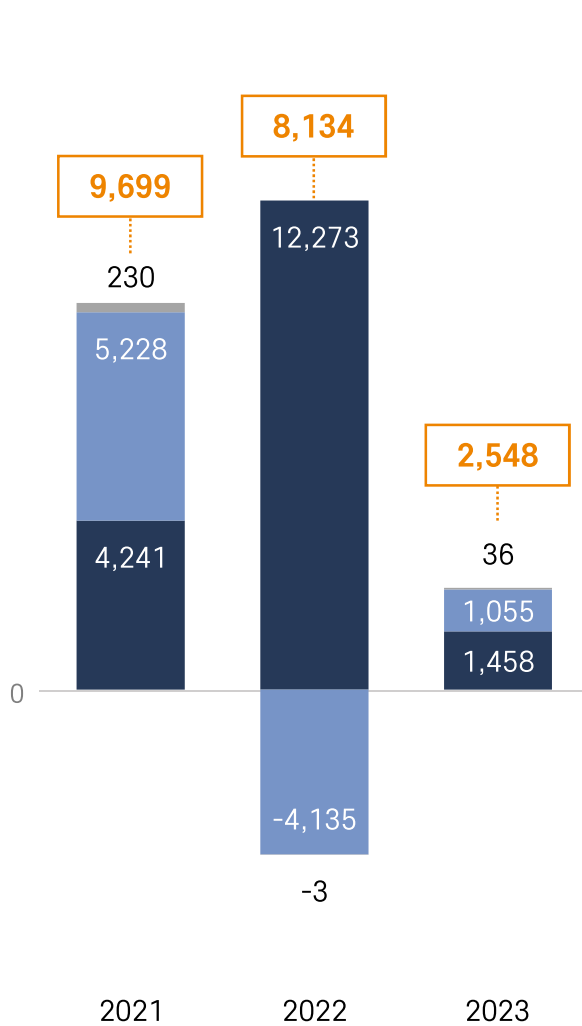


▪ Business Profits

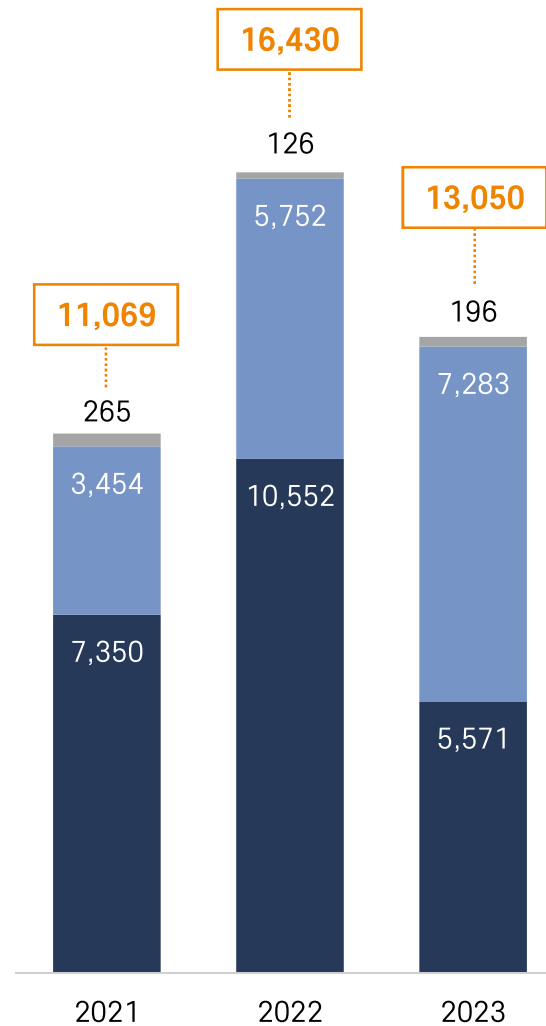


(Unit: KRW 100M) ■ Own ■ Construction ■ Civil Engineering

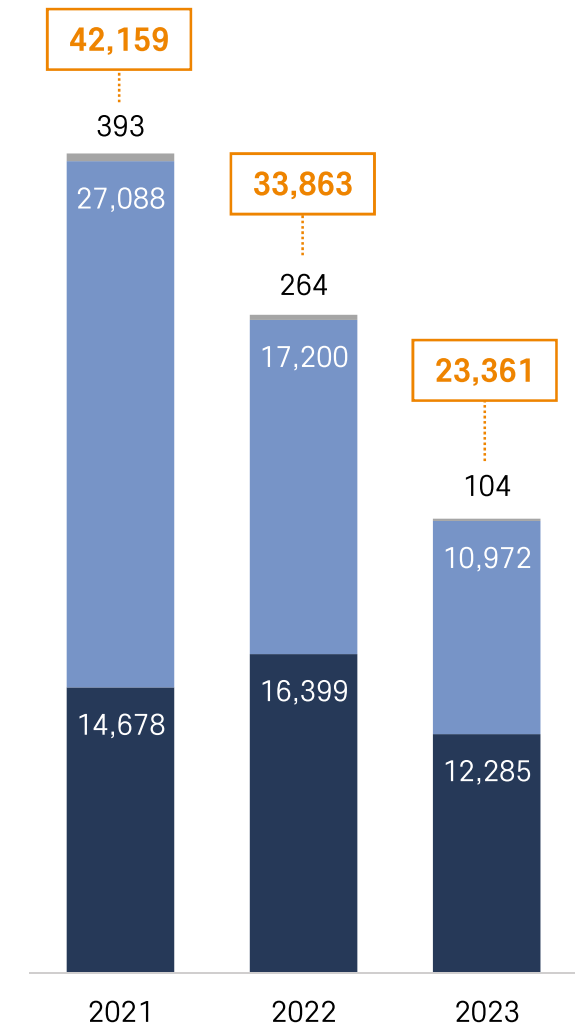
New Order Trend by Work type



Sales Weight Trend by Work type



Order Backlog Trend by Work type



PROJECT
IN PROGRESSUnit :
KRW 100M

Type	Site Name	Construction Period	Progress	No. of Households	Contract/Subcontract Amount	Rev. Recognition
Own	Opera W, Daegu Station, Daegu	2019.10 - 2023.05	100.0%	1,088	5,305	In Progress
	Ulsan New City Eileen's Garden No. 1	2021.04 - 2024.01	90.5%	803	3,898	In Progress
	Ulsan New City Eileen's Garden No. 2	2021.03 - 2024.06	65.3%	967	2,660	Transferred
	IS BIZ Tower Central, DMC, Deokeun, Goyang (8,9BL)	2022.04 - 2025.03	32.1%	-	5,893	In Progress + Transferred
	IS BIZ Tower Central, DMC, Deokeun, Goyang (10BL)	2022.04 - 2024.12	33.0%	-	2,390	In Progress + Transferred
	IS BIZ Tower Central, DMC, Deokeun, Goyang (6,7BL)	2022.10 - 2025.11	21.1%	-	2,729	Transferred
Subtotal				2,858	22,875	
Sub contract	W, Suseong Beomeo, Daegu	2019.05 - 2023.12	100.0%	1,868	7,453	In Progress
	Eileen-Garden, Jukjeon Station, Daegu	2021.05 - 2024.02	94.1%	959	2,285	In Progress
	Eileen-Garden, Centeompark, Beonyeong-ro,Ulsan	2021.06 - 2024.04	86.4%	191	442	In Progress
	Eileen-Garden, Centeompark, Changwon	2021.07 - 2024.05	79.6%	1,470	3,190	In Progress
Subtotal				4,488	13,370	
Total				7,346	36,245	

PROJECT
IN PLANUnit :
KRW 100M

Lotting-out Period	Site Name	No. of Households/pyeong	Contract/ Subcontract Amount	Own/ Subcontract
2024	Housing Redevelopment Maintenance Project, B-14 District, Nam-gu, Ulsan	1,529	2,987	Subcontract
	Subtotal	1,529	2,987	
2025	Housing Redevelopment Maintenance Project, Seobongdeok, Daegu	538	1,283	Subcontract
	Small-scale Construction Project, Huyundae APT. 53dong, Garak-dong, Seoul	69	258	Subcontract
	Small-scale Construction Project, Lucky 5th, Bokhyeon-dong, Daegu	175	427	Subcontract
	Small-scale Reconstruction Project, Hyeopjin Apt Complex 1, Bockhyeon-dong, Daegu	114	297	Subcontract
	Small-scale Reconstruction Project, Hyeopjin Apt Complex 2/3, Bockhyeon-dong, Daegu	152	421	Subcontract
	Street Housing Maintenance Project, Taewon Apt., Ilwon	255	683	Subcontract
Subtotal		1,303	3,369	
2026	Dongseo Town Small-scale Reconstruction Project, Daegu	210	421	Subcontract
	Street Housing Maintenance Project, Nakwon Apt., Jisan-dong, Daegu	169	366	Subcontract
	Hongdo-dong District 2, Daejeon	483	905	Subcontract
	Street Housing Maintenance Project, Taeyang-jigu, Daemyeong-dong, Daegu	216	531	Subcontract
	Street Housing Maintenance Project, Jelimeunma APT., Daegu	188	465	Subcontract
Street Housing Maintenance Project, Hyomok-Dong, Daegu	181	536	Subcontract	
Subtotal		1,447	3,224	
TBD	Yaeum-dong, Ulsan	520	TBD	Own
	Dukeun District, Gyeongsan 1, 5 blocks	Land area around 3,391py	TBD	Own
	Jungsan District, Gyeongsan	Land area around 32,160py	TBD	Own
Total		4,799	9,580	

Foundation for fast growth that transcends the Yongho-dong W Project
The framework has been laid for speedy growth of future sales and high profits!

**Development project
 in Dukeun region, Goyang-si**

Great public interest for its proximity to Seoul

Land area approximately 3,391 pyeong	Land ownership 2 industrial complexes	Development type Knowledge industrial center
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**Development project
 in Jungsan region, Gyeongsang**

The best location in Yeongnam area in terms of transportation, education, culture, convenient facilities

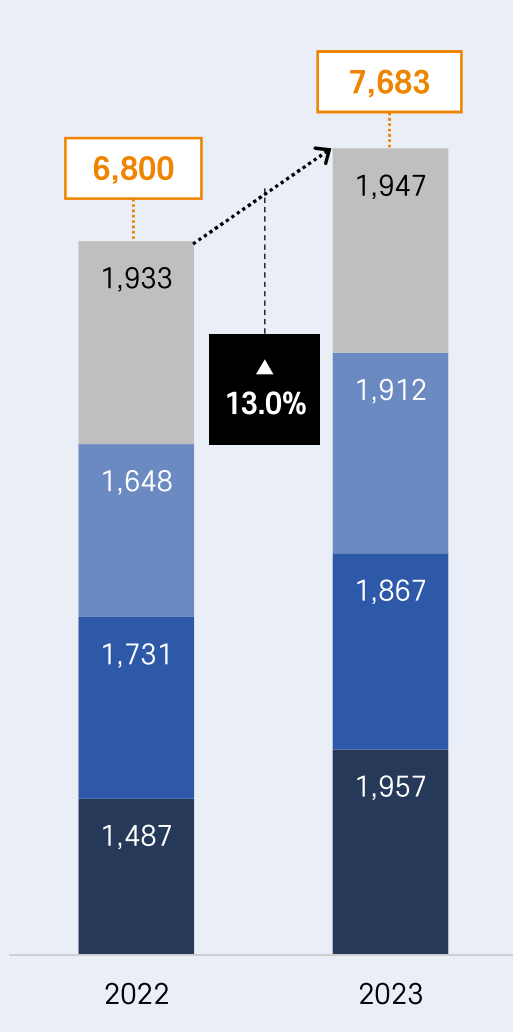
Land area approximately 32,160 pyeong	Development type Other than residential & Commercial complex
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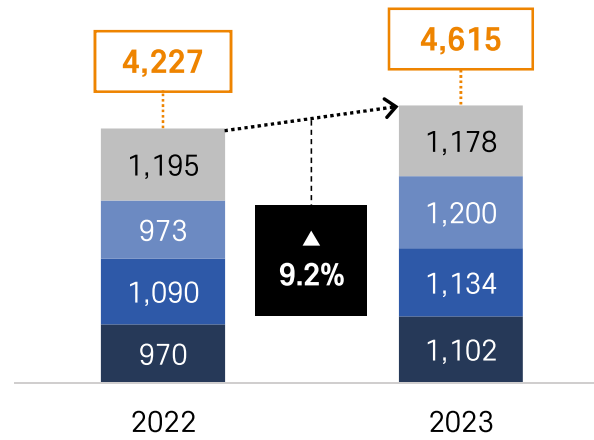
Sales Performance (Unit : KRW 100M)

■ 1Q ■ 2Q ■ 3Q ■ 4Q

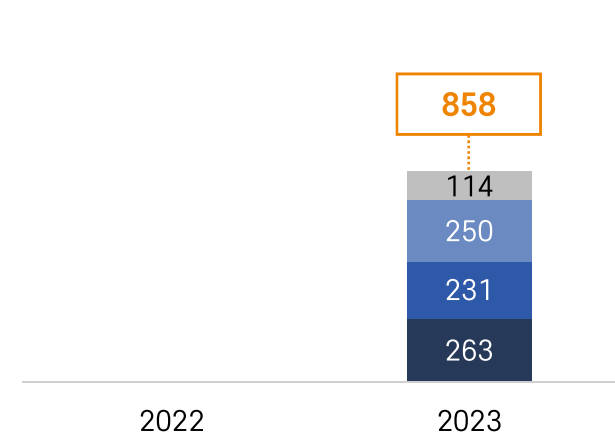
Non-construction sector



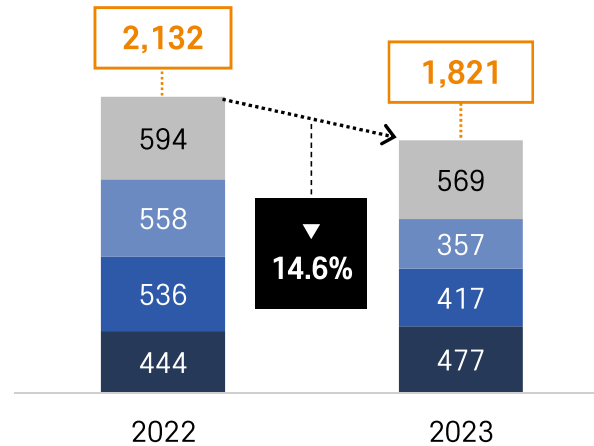
Environment (Waste)



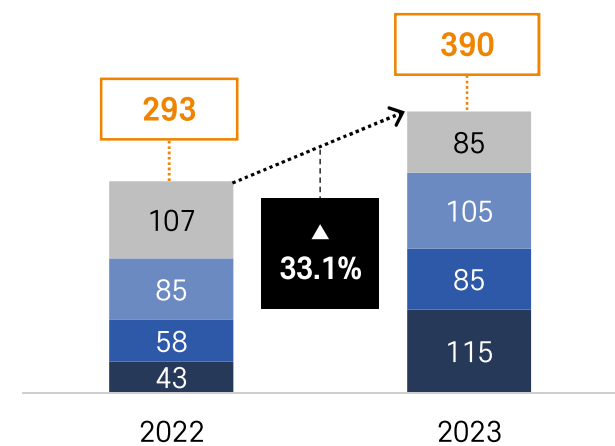
Environment (Secondary Battery)



Concrete



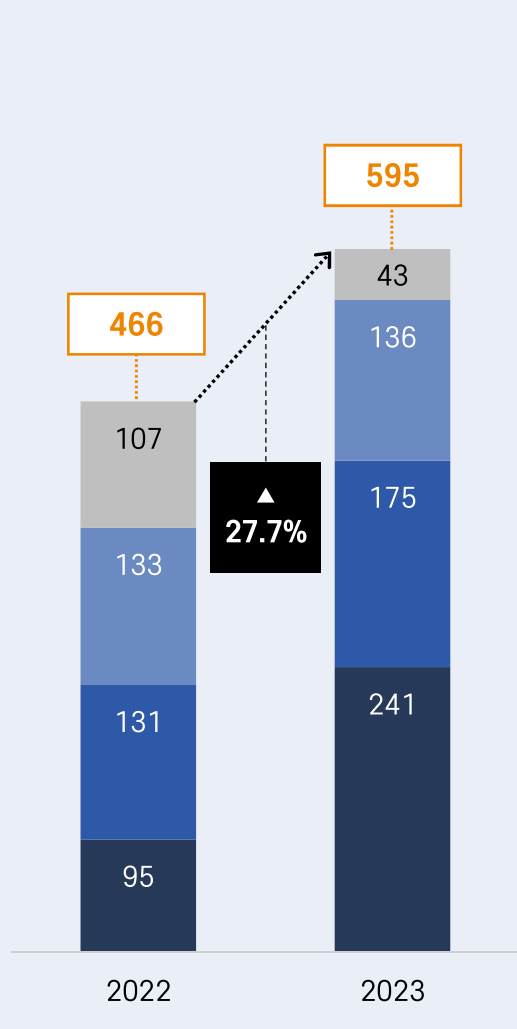
Others



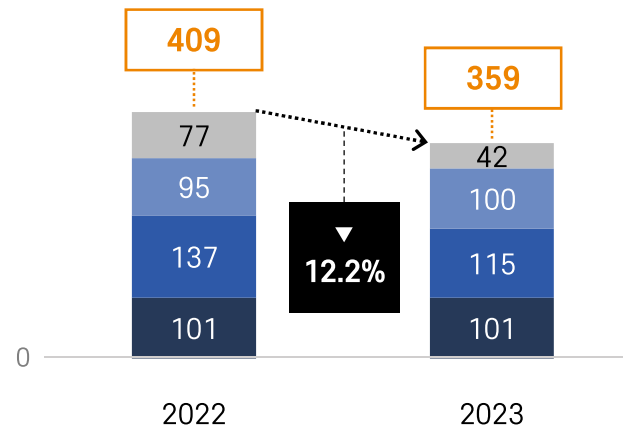
Business Profits Performance (Unit : KRW 100M)

■ 1Q ■ 2Q ■ 3Q ■ 4Q

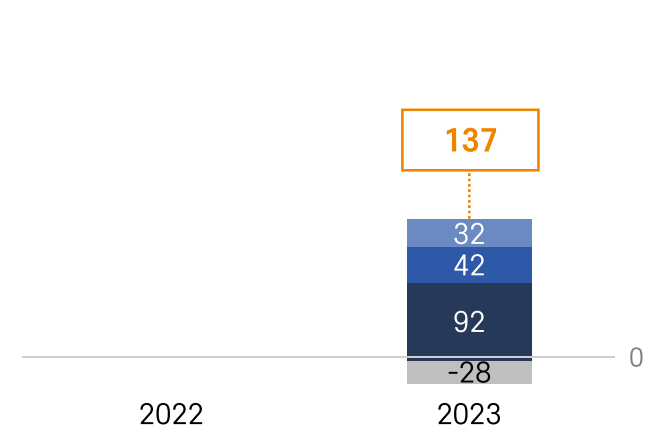
Non-construction sector



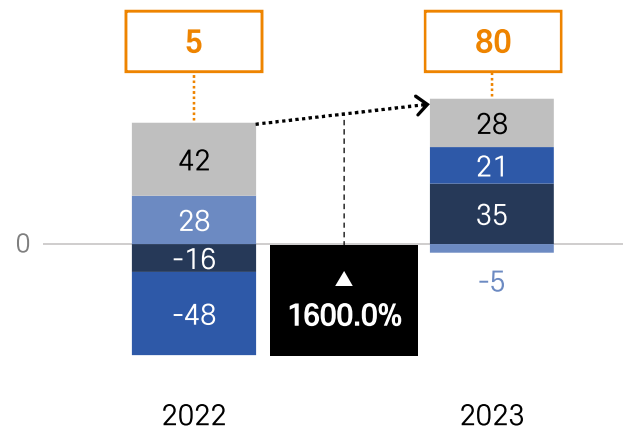
Environment (Waste)



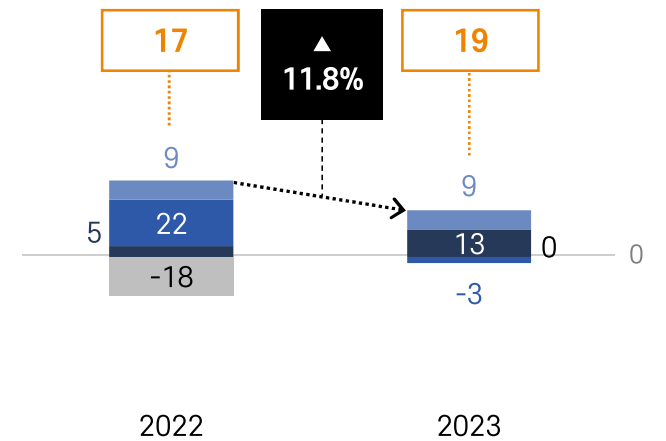
Environment (Secondary Battery)



Concrete



Others



4

APPENDIX

- 01 Company Overview & Shareholders
- 02 Summarized Financial Statement
(Consolidated / Separate)
- 03 Production Infrastructure



At the center of global attention

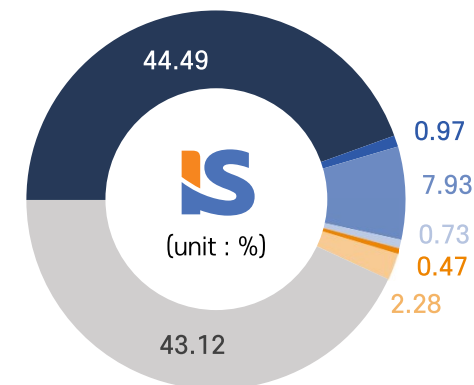
GLOBAL LEADER IS Dongseo

IS Dongseo is Korea's only company to bring consistency in construction and materials. It joined the KOSPI 200 in April 2010 and the KRX 300 in February, 2018. It is recognized as a leader in the industry for its strong performance. It is going beyond Korea to become a global leader.

Company Name	IS Dongseo Co., Ltd.
CEO	Kwon Min-Seok, Lee Jun-gil
Date of foundation	1989. 03. 07
Capital	15.4 billion won (as of December 31, 2023)
Number of Employees	701 (as of December 31, 2023)
Key Business	Total construction, concrete product manufacturing
Address	741, Yeongdong-daero, Gangnam-gu, Seoul, Republic of Korea
WEB	www.isdongseo.co.kr

Shareholder

- IS Holdings Ltd.
- Munam Scholarship & Culture Foundation
- Kwon Hyuk-woon
- Bae Han-seon
- Kwon Min-Seok
- Treasury share
- Other shareholders



Name	Number of shares	Percentage of Shareholding (%)
IS Holdings Ltd.	13,743,443	44.49
Munam Scholarship & Culture Foundation	300,000	0.97
Kwon Hyuk-woon (Special partner)	2,449,512	7.93
Bae Han-seon (Special partner)	226,409	0.73
Kwon Min-seok (Special partner)	145,605	0.47
Treasury share	705,630	2.28
Other shareholders	13,322,007	43.12
Total	30,892,606	100.00

* as of December 31, 2023

Financial Statement (Unit: KRW 100M)

Type	2021	2022	2023
Liquid Assets	21,247	22,078	26,223
Non-Liquid Assets	13,850	15,300	16,151
Assets Total	35,098	37,378	42,374
Liquid Liabilities	14,997	16,590	15,896
Non-Liquid Liabilities	5,532	4,726	8,756
Liabilities Total	20,529	21,317	24,652
Capital	154	154	154
Earned Surplus	8,327	9,935	11,524
Capital	14,569	16,061	17,722
Earned Surplus	35,098	37,378	42,374

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Net Profit before Income Tax Expenses	1,677	2,860	2,200
Net Profit	1,107	2,049	1,603

Financial Statement (Unit: KRW 100M)

Type	2021	2022	2023
Liquid Assets	19,304	18,692	22,040
Non-Liquid Assets	11,061	12,838	14,403
Assets Total	30,365	31,530	36,443
Liquid Liabilities	13,662	14,375	13,915
Non-Liquid Liabilities	4,476	3,326	6,809
Liabilities Total	18,138	17,701	20,724
Capital	154	154	154
Earned Surplus	8,151	9,708	11,568
Capital	12,227	13,829	15,719
Earned Surplus	30,365	31,530	36,443

Comprehensive Income Statement (Unit: KRW 100M)

Type	2021	2022	2023
Sales	12,624	18,065	14,060
Sales Cost	9,016	13,647	10,118
Gross Profit	3,607	4,418	3,942
Sales & Administrative Expenses	1,046	1,360	973
Business Profits	2,561	3,058	2,969
Net Profit before Income Tax Expenses	1,510	2,610	2,470
Net Profit	1,097	1,905	1,882

IS Dongseo is producing high-quality products with its **meticulous quality control** and **technology**.

ICHEON Factory

Products manufactured	PC products
Production area	150,778m ²
Production volume	1,500t/day

EUMSEONG Factory

Products manufactured	PHC Pile
Production area	262,111m ²
Production volume	2,600t/day

CHEONAN Factory

Products manufactured	PC block, segment
Production area	68,154m ²
Production volume	300t/day

CHEONGYANG Factory

Products manufactured	PHC Pile
Production area	126,106m ²
Production volume	2,500t/day

CHANGNYEONG Factory

Products manufactured	PHC Pile
Production area	96,420m ²
Production volume	1,500t/day



IS DONGSEO INVESTOR RELATIONS THANK YOU

