



IS DONGSEO

INVESTOR RELATIONS 2024



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IS DONGSEO

INVESTOR RELATIONS 2024

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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

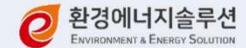
March 31, 2024

Insun E&T



Percentage of Shareholding **45.0%**

Environment & Energy Solution



Percentage of Shareholding **100%**

IS TMC

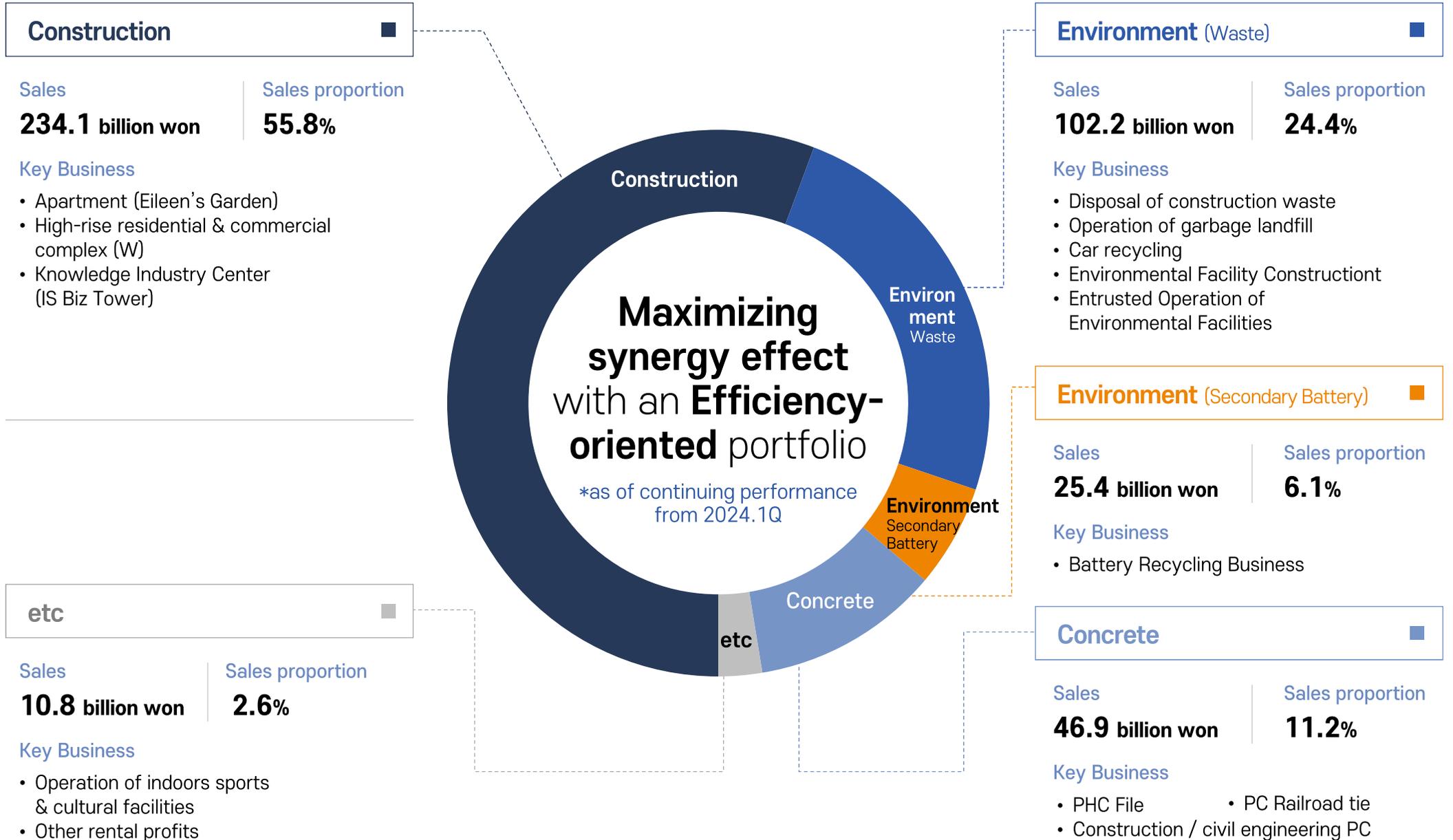


Percentage of Shareholding **100%**

YOUNG POONG PILE



Percentage of Shareholding **100%**



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INVESTMENT HIGHLIGHTS

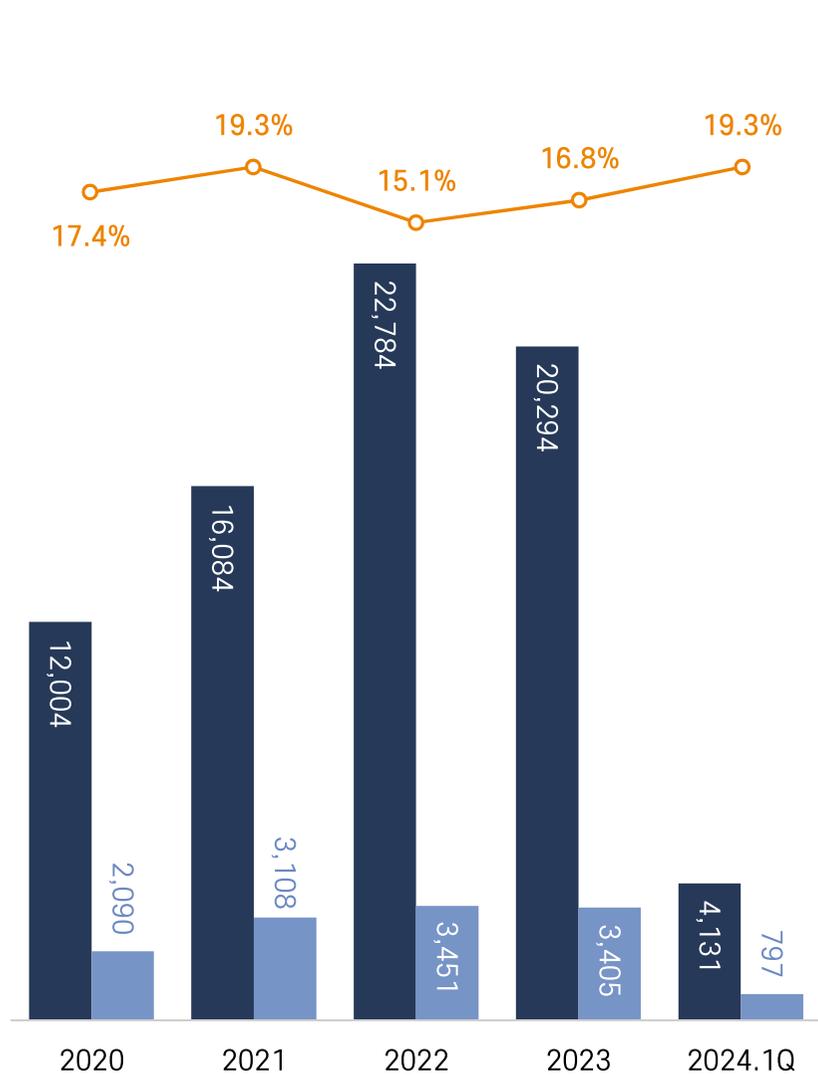
- 01 Management Performance
- 02 Summarized Financial Statement
(Consolidated / Separate)
- 03 Key Financial Indicators
- 04 Growth Engine
- 05 Aggressive M&A



Management Performance (Consolidated)

(Unit: KRW 100M, %)

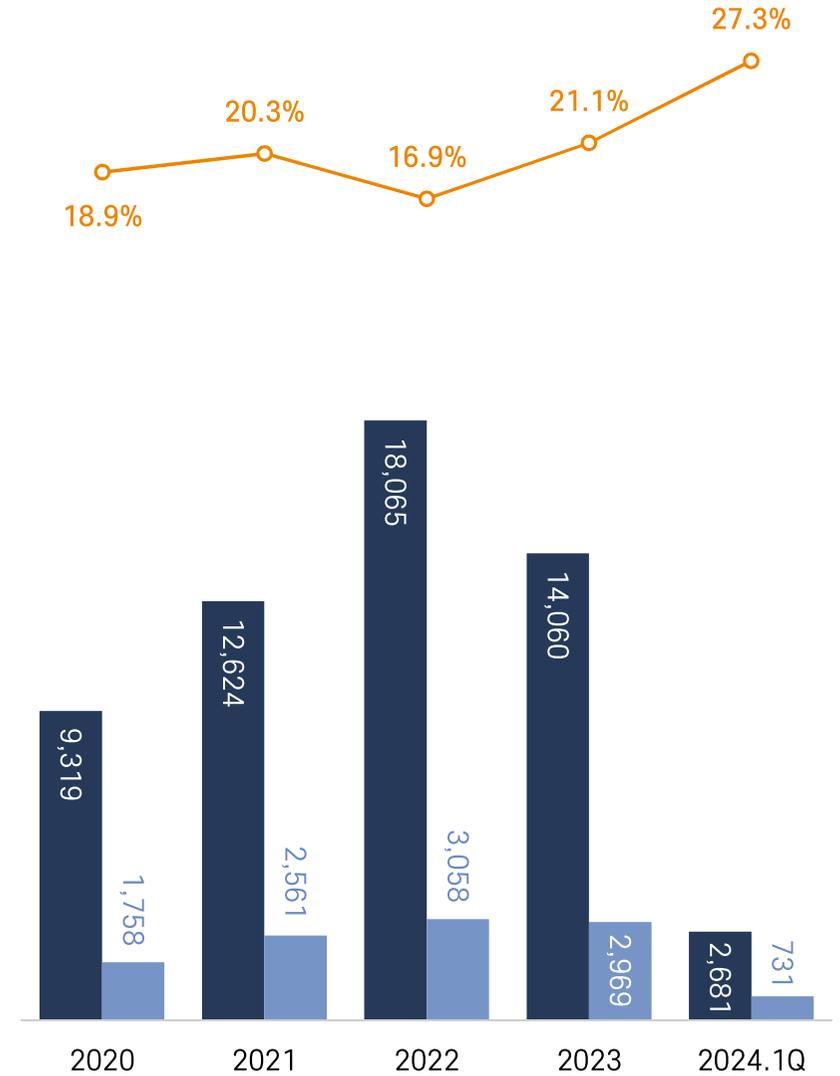
- Operating profit (%)
- Business Profits
- Sales



Management Performance (Separate)

(Unit: KRW 100M, %)

- Operating profit (%)
- Business Profits
- Sales



Financial Statement (Unit: KRW 100M, %)

Type	2023.1Q	YOY	2024.1Q
Liquid Assets	24,749	2.3	25,307
Non-Liquid Assets	16,930	-0.9	16,786
Assets Total	41,680	1.0	42,093
Liquid Liabilities	16,983	-1.9	16,656
Non-Liquid Liabilities	7,251	7.8	7,817
Liabilities Total	24,234	1.0	24,473
Capital	154	-	154
Earned Surplus	11,297	-0.8	11,206
Capital	17,446	1.0	17,619
Earned Surplus	41,680	1.0	42,093

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

Type	2023.1Q	YOY	2024.1Q
Sales	5,426	-23.9	4,131
Sales Cost	4,181	-31.5	2,866
Gross Profit	1,244	1.7	1,265
Sales & Administrative Expenses	357	31.1	468
Business Profits	887	-10.1	797
Net Profit before Income Tax Expenses	1,774	-74.5	453
Net Profit	1,384	-75.3	342

Financial Statement (Unit: KRW 100M, %)

Type	2023.1Q	YOY	2024.1Q
Liquid Assets	20,709	1.4	21,007
Non-Liquid Assets	14,771	1.2	14,945
Assets Total	35,480	1.3	35,952
Liquid Liabilities	14,640	-0.2	14,611
Non-Liquid Liabilities	5,584	3.6	5,784
Liabilities Total	20,224	0.8	20,395
Capital	154	-	154
Earned Surplus	11,090	1.0	11,205
Capital	15,256	2.0	15,557
Earned Surplus	35,480	1.3	35,952

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

Type	2023.1Q	YOY	2024.1Q
Sales	3,847	-30.3	2,681
Sales Cost	2,960	-44.4	1,646
Gross Profit	888	16.6	1,035
Sales & Administrative Expenses	195	55.4	303
Business Profits	692	5.6	731
Net Profit before Income Tax Expenses	1,744	-75.5	428
Net Profit	1,382	-76.0	331

Management Performance - Consolidated

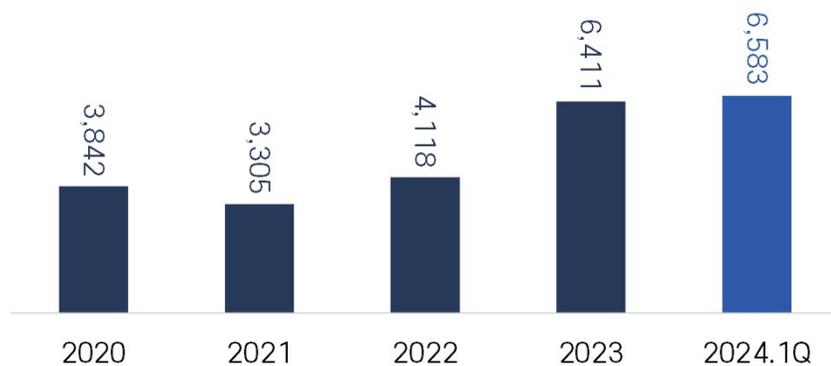
ROE (Unit: %)



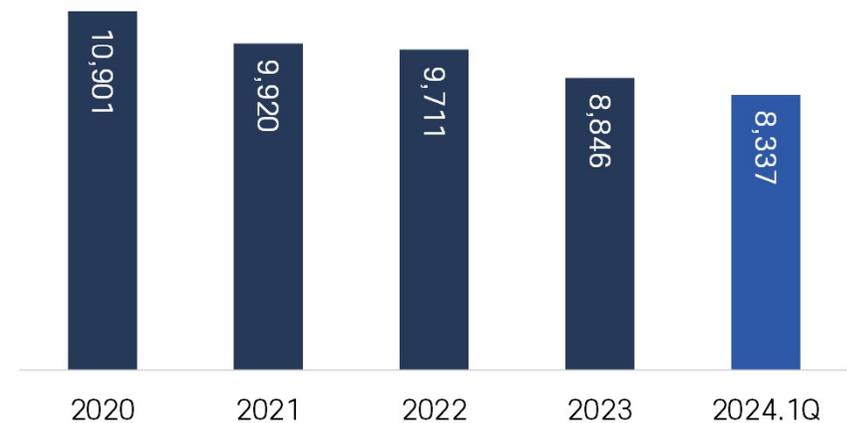
Debt Ratio (Unit: %)



Cash & Cashable Assets (Unit: KRW 100M)



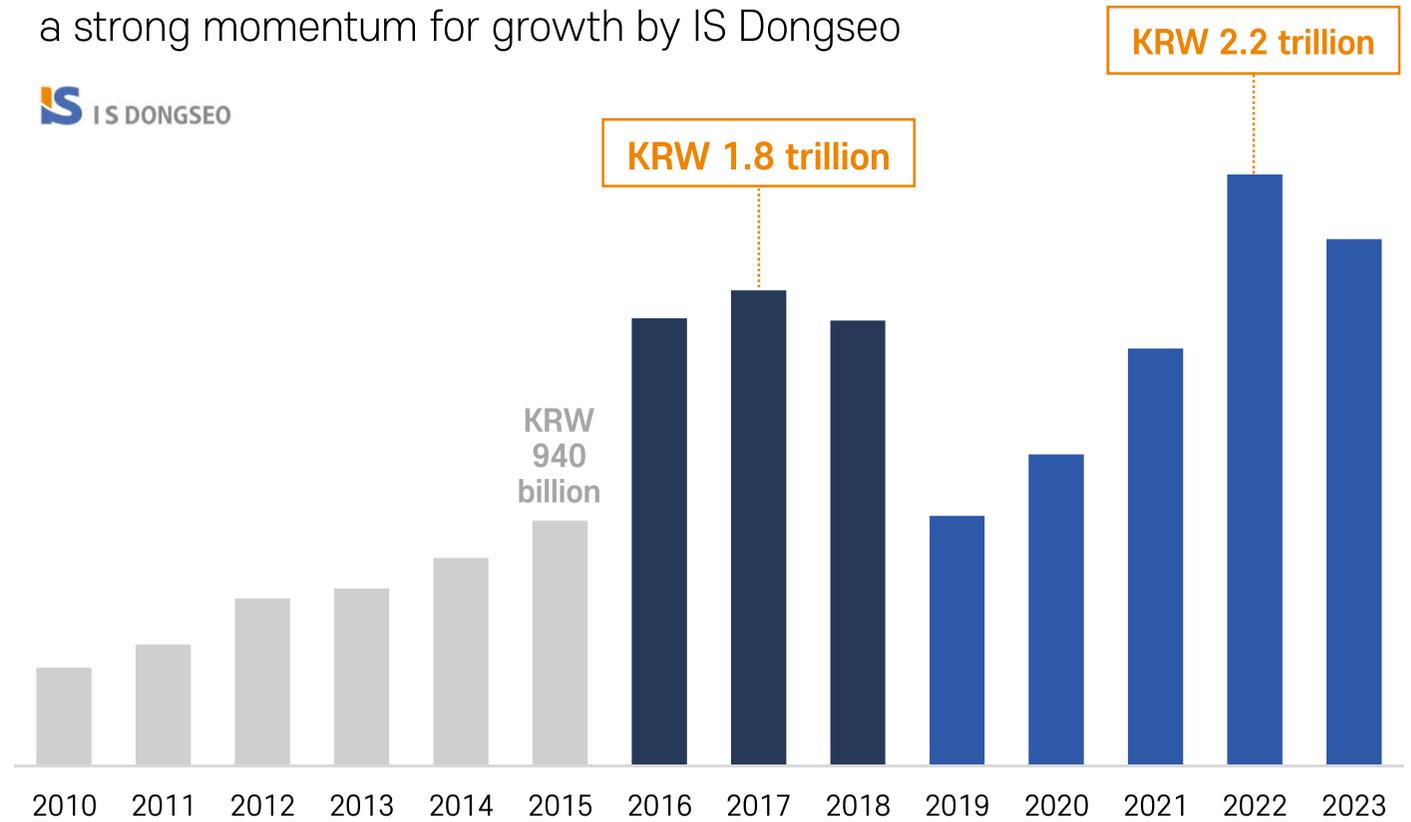
Net Loan (Unit: KRW 100M)





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



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PERFORMANCE by BUSINESS DIVISIONS

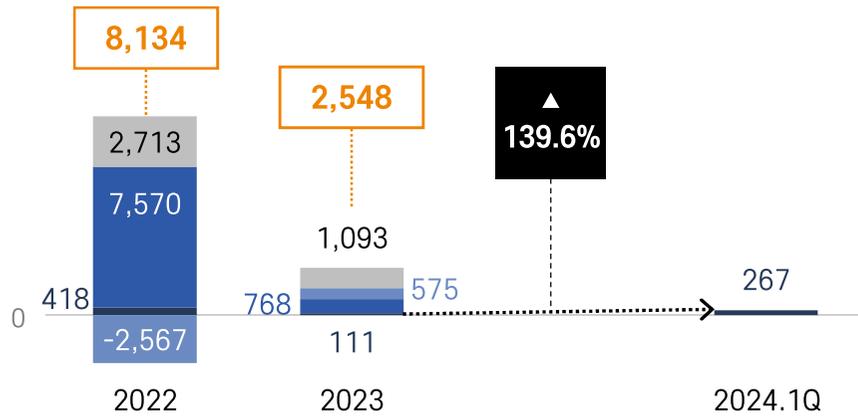
01 Construction Sector

02 Non-Construction Sector

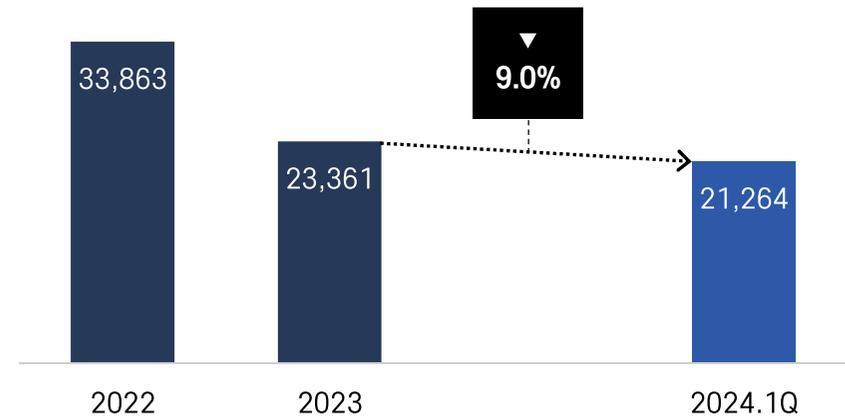


(Unit: KRW 100M) ■ 1Q ■ 2Q ■ 3Q ■ 4Q

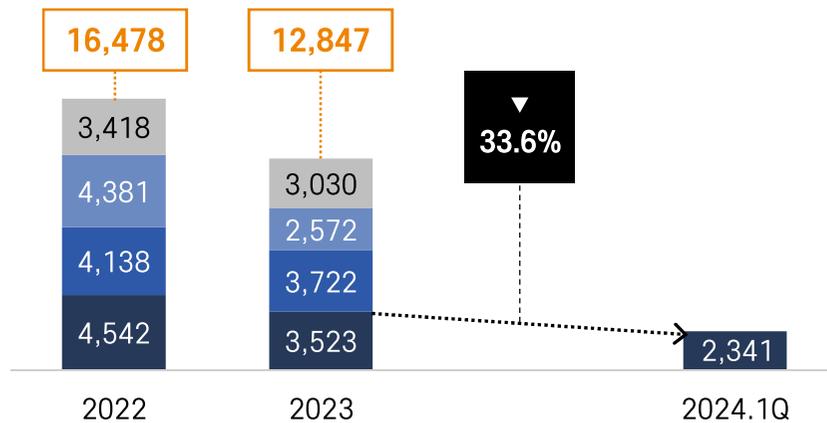
▪ New Orders



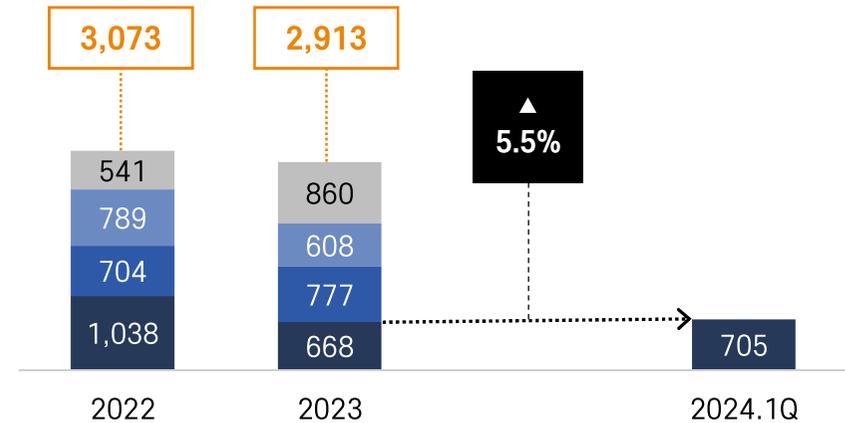
▪ Order Backlog



▪ Sales

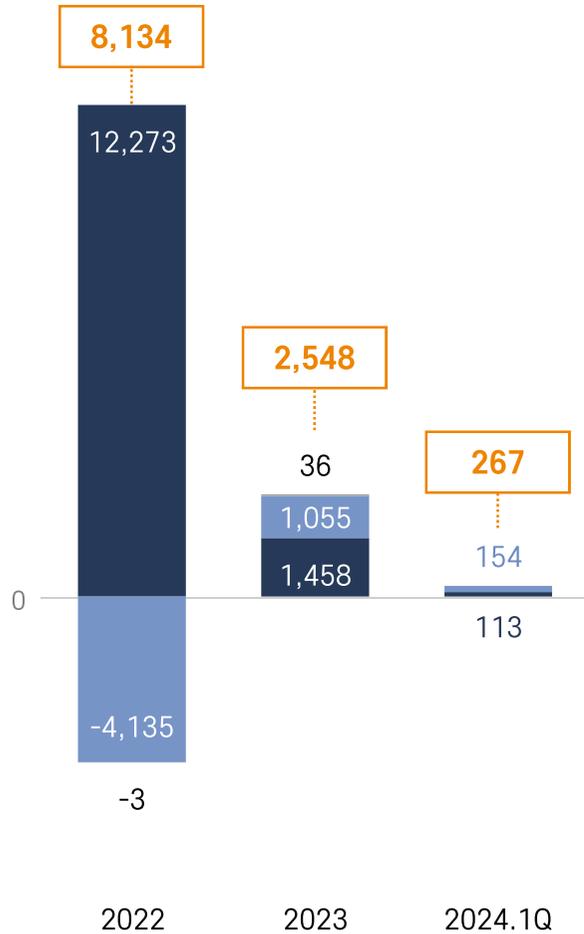


▪ Business Profits

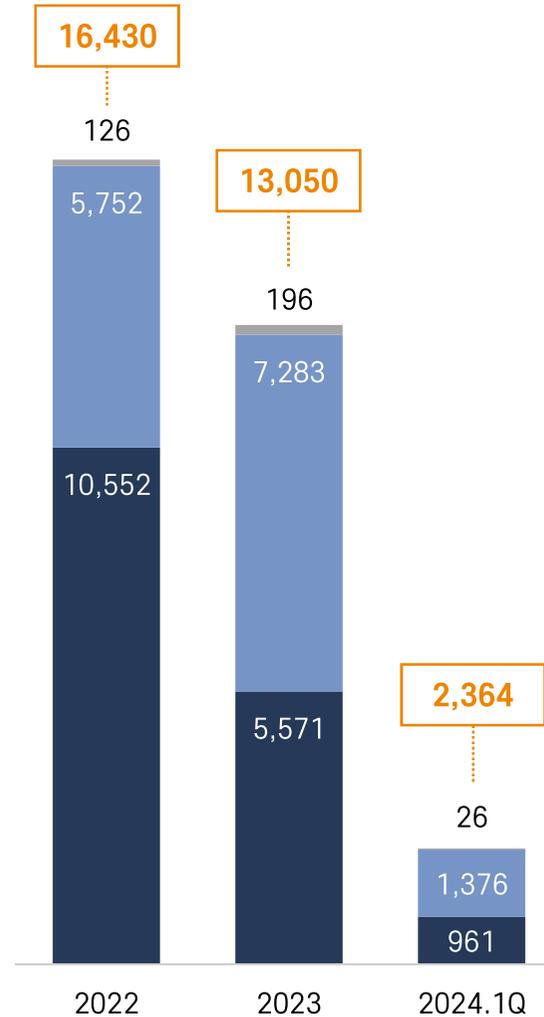


(Unit: KRW 100M) ■ Own ■ Construction ■ Civil Engineering

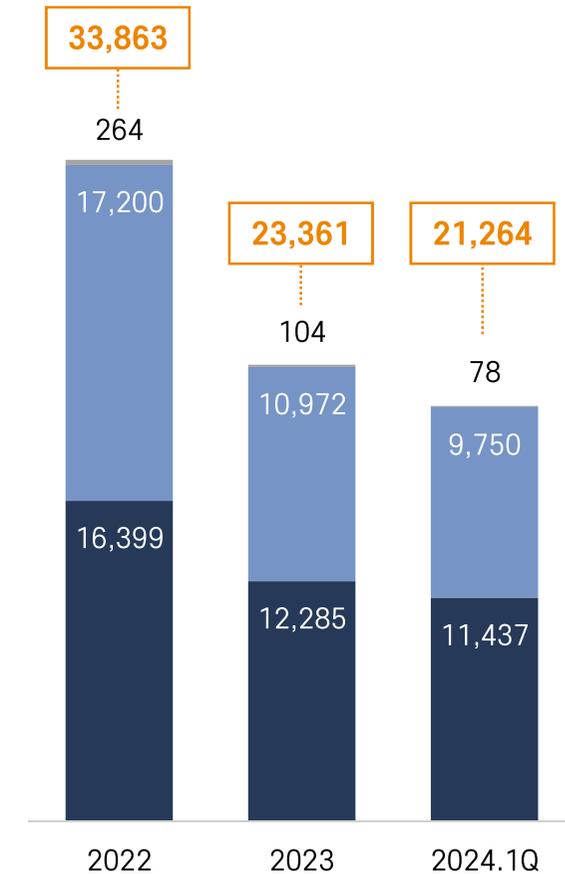
New Order Trend by Work type



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	Ulsan New City Eileen's Garden No. 1	2021.04 - 2024.01	100.0%	803	3,898	In Progress
	Ulsan New City Eileen's Garden No. 2	2021.03 - 2024.06	82.5%	967	2,660	Transferred
	IS BIZ Tower Central, DMC, Deokeun, Goyang (8,9BL)	2022.04 - 2025.03	40.1%	-	5,904	In Progress + Transferred
	IS BIZ Tower Central, DMC, Deokeun, Goyang (10BL)	2022.04 - 2024.12	44.1%	-	2,390	In Progress + Transferred
	IS BIZ Tower Central, DMC, Deokeun, Goyang (6,7BL)	2022.10 - 2025.11	26.9%	-	2,883	Transferred
Subtotal				1,770	17,736	
Sub contract	Eileen-Garden, Jukjeon Station, Daegu	2021.05 - 2024.02	100.0%	959	2,806	In Progress
	Eileen-Garden, Centeompark, Beonyeong-ro,Ulsan	2021.06 - 2024.04	97.4%	191	442	In Progress
	Eileen-Garden, Centeompark, Changwon	2021.07 - 2024.05	95.3%	1,470	3,190	In Progress
Subtotal				2,620	6,438	
Total				4,390	24,174	

PROJECT
IN PLANUnit :
KRW 100M

Lotting-out Period	Site Name	No. of Households/m ²	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 11,210 m ²	TBD	Own
	Jungsan District, Gyeongsan	3,443	TBD	Own
Total		8,242	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	Land ownership	Development type
approximately 11,210 m ²	2 industrial complexes	Knowledge industrial center



Development project in Jungsan region, Gyeongsang

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

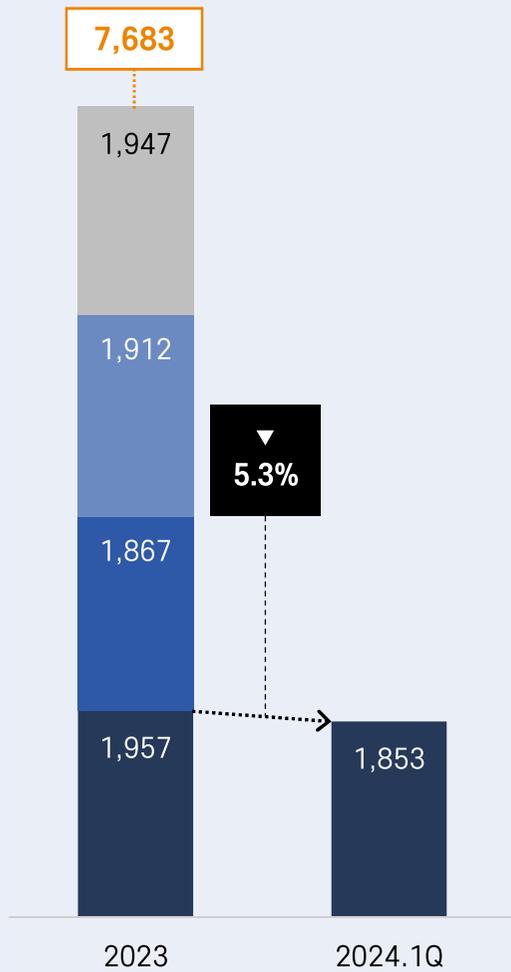
Land area	No. of Households	Development type
Approximately 106,314 m ²	3,433 households	59th floor, residential-commercial complex



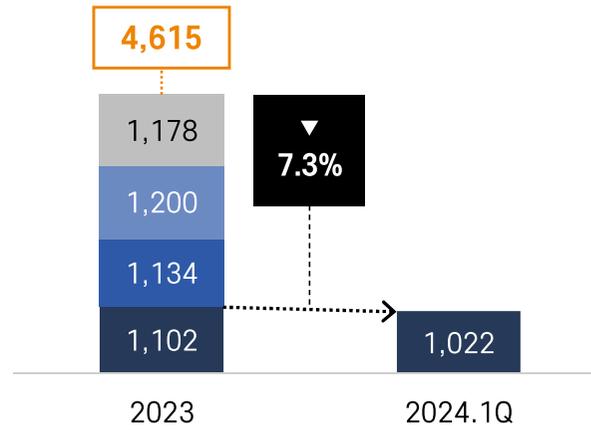
Sales Performance (Unit : KRW 100M)

■ 1Q ■ 2Q ■ 3Q ■ 4Q

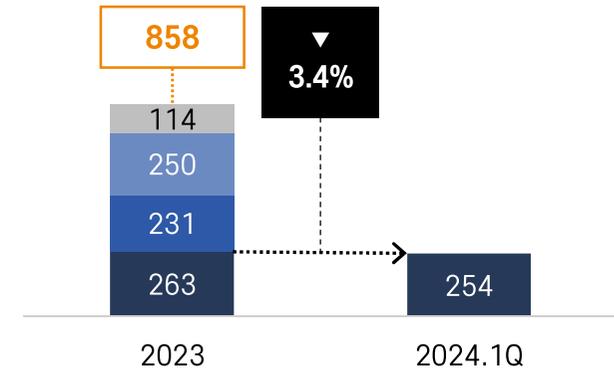
Non-construction sector



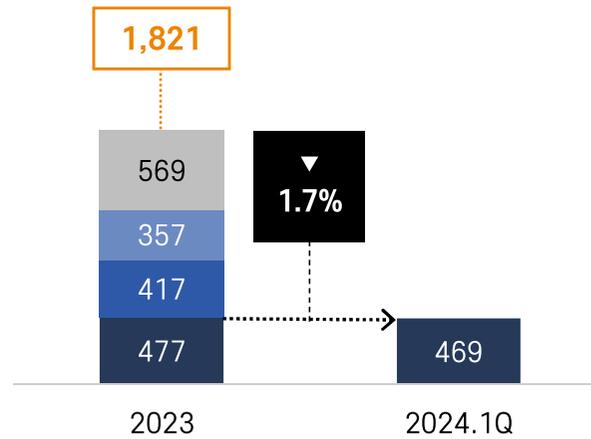
Environment (Waste)



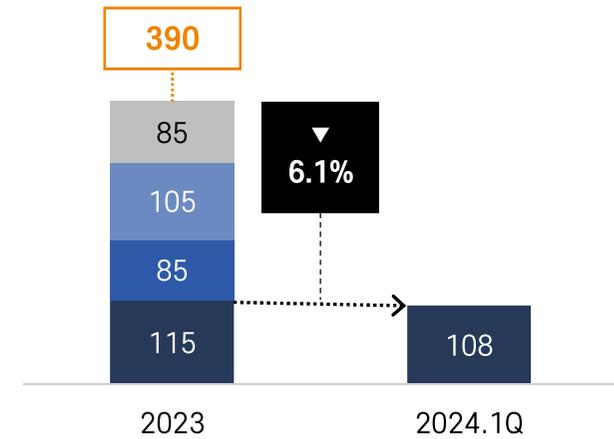
Environment (Secondary Battery)



Concrete



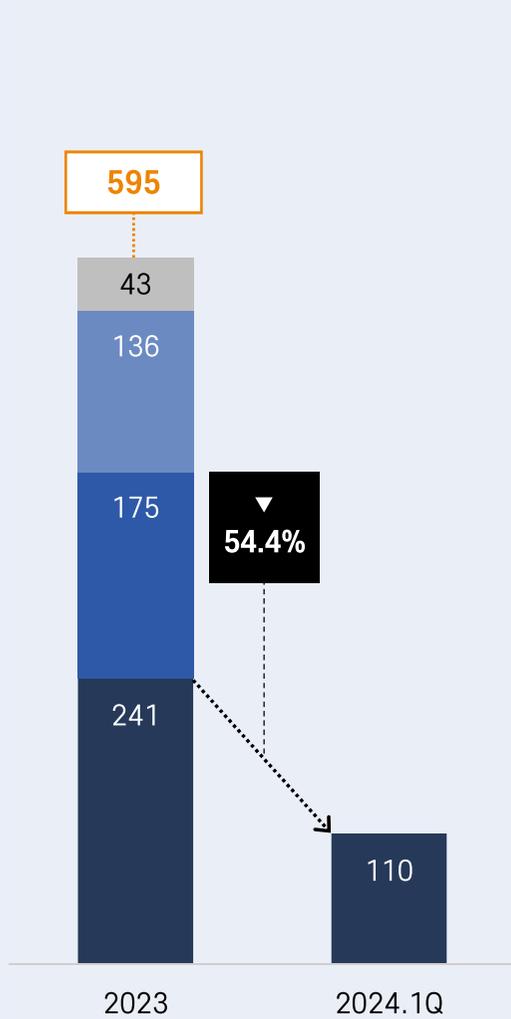
Others



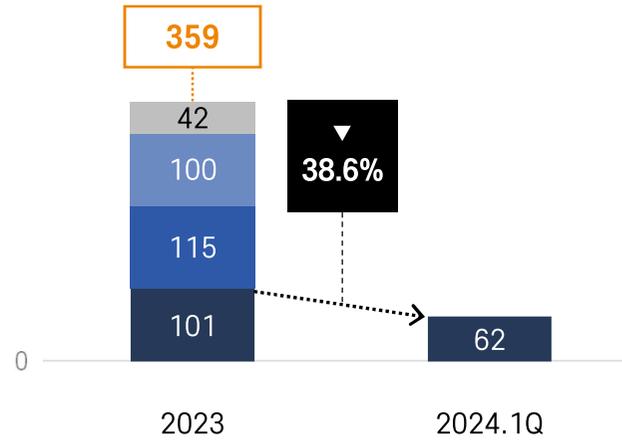
Business Profits Performance (Unit : KRW 100M)

■ 1Q ■ 2Q ■ 3Q ■ 4Q

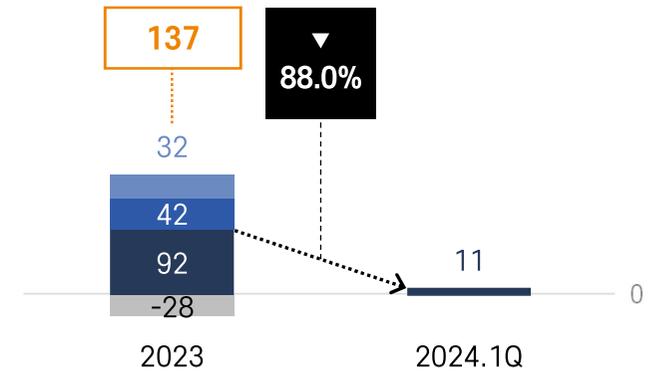
Non-construction sector



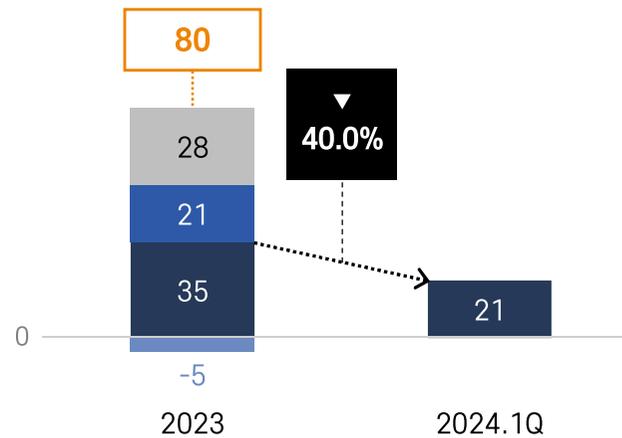
Environment (Waste)



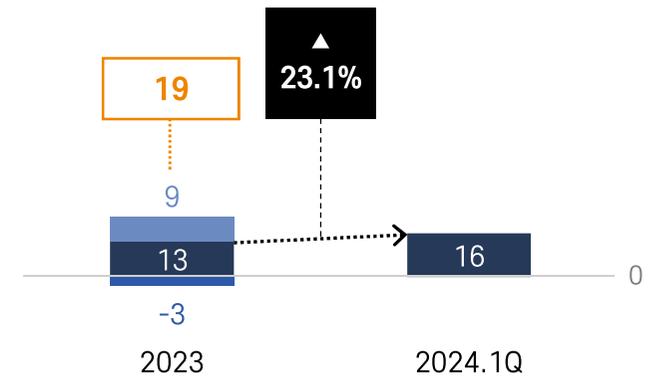
Environment (Secondary Battery)



Concrete



Others



4

APPENDIX

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



At the center of global attention

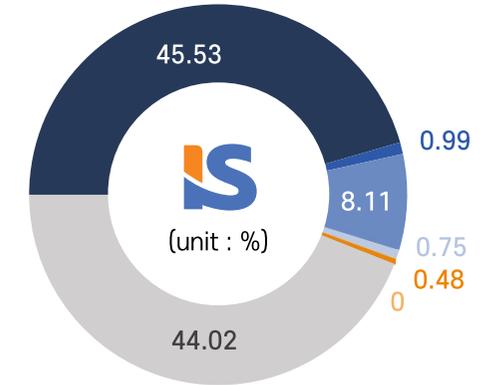
GLOBAL LEADER IS Dongseo

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	Nam Byeong-wook, Lee Jun-gil
Date of foundation	1989. 03. 07
Capital	15.4 billion won (as of March 31, 2024)
Number of Employees	640 (as of March 31, 2024)
Key Business	Total construction, concrete product manufacturing
Address	231, Hakdong-ro, 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	45.53
Munam Scholarship & Culture Foundation	300,000	0.99
Kwon Hyuk-woon (Special partner)	2,449,512	8.11
Bae Han-seon (Special partner)	226,409	0.75
Kwon Min-seok (Special partner)	145,605	0.48
Treasury share	0	0.00
Other shareholders	13,285,387	44.02
Total	30,892,606	100.00

* as of March 31, 2024

Financial Statement (Unit: KRW 100M)

Type	2022	2023	2024.1Q
Liquid Assets	22,078	26,223	25,307
Non-Liquid Assets	15,300	16,151	16,786
Assets Total	37,378	42,374	42,093
Liquid Liabilities	16,590	15,896	16,656
Non-Liquid Liabilities	4,726	8,756	7,817
Liabilities Total	21,317	24,652	24,473
Capital	154	154	154
Earned Surplus	9,935	11,524	11,206
Capital	16,061	17,722	17,619
Earned Surplus	37,378	42,374	42,093

Comprehensive Income Statement (Unit: KRW 100M)

Type	2022	2023	2024.1Q
Sales	22,784	20,294	4,131
Sales Cost	17,361	15,236	2,866
Gross Profit	5,423	5,058	1,265
Sales & Administrative Expenses	1,972	1,653	468
Business Profits	3,451	3,405	797
Net Profit before Income Tax Expenses	2,860	2,200	453
Net Profit	2,049	1,603	342

Financial Statement (Unit: KRW 100M)

Type	2022	2023	2024.1Q
Liquid Assets	18,692	22,040	21,007
Non-Liquid Assets	12,838	14,403	14,945
Assets Total	31,530	36,443	35,952
Liquid Liabilities	14,375	13,915	14,611
Non-Liquid Liabilities	3,326	6,809	5,784
Liabilities Total	17,701	20,724	20,395
Capital	154	154	154
Earned Surplus	9,708	11,568	11,205
Capital	13,829	15,719	15,557
Earned Surplus	31,530	36,443	35,952

Comprehensive Income Statement (Unit: KRW 100M)

Type	2022	2023	2024.1Q
Sales	18,065	14,060	2,681
Sales Cost	13,647	10,118	1,646
Gross Profit	4,418	3,942	1,035
Sales & Administrative Expenses	1,360	973	303
Business Profits	3,058	2,969	731
Net Profit before Income Tax Expenses	2,610	2,470	428
Net Profit	1,905	1,882	331

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