



**DEVELOPMENT
INVESTMENT
CONSTRUCTION
HOI AN JSC.**
No. : 15/BB-ĐHĐCĐ

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

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Hoi An, April 28, 2025

MINUTES

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025 DEVELOPMENT INVESTMENT CONSTRUCTION HOI AN JOINT STOCK COMPANY

I/ TIME, VENUE AND PARTICIPANTS:

Today, at 8:45, on 28/04/2025, the 2025 Annual General Meeting of Shareholders of Development Investment Construction Hoi An Joint Stock Company (hereinafter referred to as "DIC - Hoi An"), Business Registration Certificate No. 4000391600 issued by the Business Registration Office under the Department of Planning and Investment of Quang Nam Province, amended for the 12th time on August 2, 2024, was held at the Meeting Hall of DIC - Hoi An, No. 25 Hung Vuong Street, Cam Pho Ward, Hoi An City, Quang Nam Province.

Participants:

The Charter Capital of DIC-Hoi An is VND 68,941,640,000, equivalent to 6,894,164 shares (par value of one share is VND 10,000), of which :

- The total number of shareholders convened to the General Meeting is 470 shareholders, equivalent to 6,894,164 voting shares.

- At the time of shareholder eligibility verification: the number of shareholders and authorized persons attending the meeting is 52 shareholders, representing 4,454,926 voting shares, accounting for 64.62% of the voting shares.

With an attendance rate of 64.62% of the voting shares, the 2025 Annual General Meeting of Shareholders of Development Investment Construction Hoi An Joint Stock Company is qualified to proceed.

The General Meeting unanimously approved with 100% agreement:

* Chairperson of the Meeting:

- Mr. : Tran Dinh Loi

- Chairman of the BOD

* Secretaries of the Meeting:

- Mrs. : Ho Thi Kim Giang

– Head of Org. & Admin. Dept.

- Mr. : Tran Van Son

– Head of Investment & Planning Dept.

*** Shareholder Verification & Voting Committee:**

1/ Mrs. : Le Nguyen Dan Thanh – Deputy Head of Const. & Technical Dept. - Head of Committee.

2/ Mrs. : Nguyen Thi Thu Thao – Deputy Head of Finance & Accounting Dept. - Deputy Head.

3/ Mrs. : Nguyen Thi Van Ty – Staff, Org. & Admin. Dept. - Member.

4/ Mr. : Truong Ngoc Trinh - Staff, Const. & Technical Dept. - Member.

5/ Mr. : Truong Minh Hoa - Staff, Const. & Technical Dept. - Member.

II/ CONTENT OF THE ANNUAL GENERAL MEETING 2025 OF DIC - HOI AN :

1. Mr. Ho Hai Bac – Member of BOD - announced the reasons and introduced the participants of the 2025 Annual General Meeting of Shareholders of DIC - Hoi An.

2. Mrs. Le Nguyen Dan Thanh – Head of the Shareholder Verification & Voting Committee - presented the Shareholder Verification report and declared that the General Meeting was qualified to be held according to regulations.
(Verification report attached.)

3. Mr. Tran Van Viet - Vice Chairman of the Board cum General Director, presented the Meeting Agenda and Working Regulations of the General Meeting.

(Agenda and regulation attached.)

*** Voting results:** Shareholders voted by casting votes for approval or disapproval, with each share corresponding to one vote.

Number of voting shares of attending shareholders: 4.454.926 votes

Number of valid votes: 4.454.926 votes, accounting for 100% of the total number of voting shares of attending shareholders.

Number of invalid votes: 4.454.926 votes, accounting for 100% of the total number of voting shares of attending shareholders.

Number of votes in favor: 4.454.926 votes/4.454.926 votes, accounting for 100% of the total number of voting shares of attending shareholders.

Number of votes against: 4.454.926 votes, accounting for 100% of the total number of voting shares of attending shareholders.

Number of abstentions: 4.454.926 votes, accounting for 100% of the total number of voting shares of attending shareholders.

4. Mr. Tran Dinh Loi – Chairman of the Board of Directors and Chairman of the Meeting – presented the 2024 Activities of The Board Of Directors report (Report attached):

After the Chairperson reported the 2024 business performance results and presented the operational plan for 2025, shareholders raised questions/comments, and the Chairperson provided explanations:

- Regarding 2024 performance results:

+ Shareholder Mr. Nguyen Dinh Thanh inquired: Regarding the project, does the Company have any further outstanding payments or financial obligations to fulfill? Additionally, could you clarify the location of the remaining land plots in comparison to those that have already been transferred?

Response: Concerning the project, there is still a portion of the land area that has not yet been officially handed over. Consequently, there remains a corresponding land use fee obligation for this area, although the amount represents a very small proportion. Regarding the location, there is no significant difference between the remaining land plots and those that have already been transferred.

+ Shareholders asked some other questions, which were answered by the Chairperson, and the shareholders agreed.

- Regarding the orientation and tasks for 2025 and the coming period:

+ Shareholder Mr. Tran Xuan Son asked: Regarding the Enterprise Restructuring, will the Company hire consultants or implement it internally?

Response: Restructuring is not just for 2025 but for many years ahead. And naturally, implementation will require consultation and a specific plan.

+ Shareholders provided feedback and asked further: With the planned significant capital increase compared to the current capital, the Company needs a specific plan and more specific policies for employees and existing shareholders. Also, regarding the current project, will it be completed this year? And does the Company have a subsequent project lined up?

Response: To undertake subsequent projects and develop the Company, the Company has outlined a general direction for Enterprise Restructuring. When implemented, a specific plan will be reported to esteemed shareholders. Regarding the current project, due to the general situation involving the dissolution and merger of agencies and localities, there will be many difficulties for the enterprise, and work may be delayed. However, the Company is making every effort to complete it definitively and early.

+ Shareholder Mr. Vu Van Thanh commented: Hopes the Company strives to complete the project soon. Additionally, as the construction segment is a strength,

suggests the Company consider cooperating with major partners to undertake more projects, especially large-scale ones.

Response: The Company is trying very hard to implement the project. However, as mentioned above, due to the situation of agency and locality mergers, the Company is currently reviewing the situation to devise appropriate plans and strategies.

Apart from the above opinions, shareholders had no further comments.

And to continue project exploitation and capital recovery, the General Meeting of Shareholders as well as the Board of Directors agreed to continue authorizing the General Director of the Company to negotiate and sign land use right transfer contracts with all interested customers, including contracts with values greater or less than 35% of the Company's total asset value recorded in the latest financial statements.

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5. Mrs. Pham Thi Thanh Tam – Head of The Board of Supervisors- passed Activities of The Board Of Supervisors 2024 2024: (Report Attached)

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6. Mrs. Pham Thi Thanh Tam – Head of The Board of Supervisors-continued to pass the proposal regarding Selection of Independent Auditor for the 2025 Financial Statements. (Proposal attached)

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7. Mr. Tran Dinh Huy – Deputy General Director of Finance - presented the 2024 audited financial statements and the 2025 credit limit. (Proposal attached)

+ Shareholder Mr. Nguyen Dinh Thanh suggested: Increase the 2024 dividend payout to 15%. The Meeting considered and agreed on a cash dividend rate of 15% for 2024.

The dividend payment date will be announced later on the website: <http://www.dichoian.vn>

- Credit limit:

To effectively implement the production and business plans for 2025, the Board of Directors submits to the General Meeting of Shareholders for approval, authorizing the Board of Directors to review and approve credit application documents, guarantee documents, collateral documents, deposit transactions, and other related transactions with banks. The Board shall be responsible for loan agreements and repayment (both principal and interest) in accordance with

commitments made with lending banks, credit institutions, and other individuals, with the following details:

Credit providers: Commercial banks in Vietnam, credit institutions, and other individuals.

+ Short-term Credit Limit: 300.000.000.000 VND
+ Credit limit for Lam Sa Xuan Hoa Tu Le project: 300.000.000.000 VND

VND

+ Loan security: Assets owned, used, and managed by the company, and other personal assets.

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8. Mr. Tran Dinh Huy continued by presenting proposal for approving the Information Disclosure Regulation and the Regulation on Organization of Online General Meetings of Shareholders and Electronic Voting. (Documents attached)

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9. Approval of Resolutions and Meeting Minutes:

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The Minutes and the Resolution were adopted at the Meeting and are filed at the Company Office.

The Meeting concluded at 11:05 AM on the same day./.

SECRETARY OF THE MEETING

CHAIRMAN OF THE MEETING


Trần Văn Sơn


Hồ Thị Kim Giang




Trần Đình Lợi