AGENDA

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

- TIME: 13:30, APRIL 23, 2026
- VENUE: NO. 5, STREET NO. 6, CHI LINH URBAN AREA, RACH DUA WARD, HO CHI MINH CITY

NO.	CONTENT
1	- Distribution of Voting Cards & Meeting Documents.
2	- Report on Verification of Shareholder Eligibility.
3	- Approval of the Working Regulations and Voting Procedures of the Meeting.
4	- Declaration of Reasons, Introduction of Delegates, and Attendees; - Proposal for the list of members of the Organizing Committee, the Presidium, the Secretariat, and the Vote Counting Committee. - Voting on Approval of the Meeting Personnel List. *Invitation to the Presidium to Preside over the Meeting.* *Invitation to the Secretariat to Commence its Duties.*
5	- Report on the Activities of the Board of Directors in 2025 and the Plan for 2026. - Report on the Activities of the Supervisory Board in 2025 and the Plan for 2026. - Report by the Independent Member of the Board of Directors. - Report on the Activities of the Executive Management in 2025 and the Directions and Tasks for 2026.
6	- Proposal on the Adjustment of the Use of Remaining Proceeds from the 2024 Private Placement. - Proposal for the Selection of the Auditing Firm for the 2026 Financial Statements. - Proposal on the Business Results for 2025 and the Business Plan for 2026. - Proposal for Investment in Assets and Equipment in 2026. - Proposal for the Audited Financial Statements for 2025. - Proposal for the Plan for Distribution of Post-Tax Profits for 2025 & Bonus Allocation Exceeding the Plan for the Board of Directors, Executive Management, and Employees in 2026. - Proposal on the Issuance of Shares for Dividend Payment for 2025. - Proposal for the Capital Mobilization Plan for 2026 and Leasing Assets to Secure Bank Loans in 2026. - Proposal for the Remuneration Payment for the Board of Directors, Supervisory Board, and Company Secretary in 2025 and the Remuneration Plan for 2026. - Proposal for the Report on the Value of Related Transactions between Development Investment Construction Number 2 Joint Stock Company and DIC Group, Companies within DIC Group and Major Shareholders in 2025; Request for Authorization to Sign Contracts with Major Shareholders, Companies within DIC Group, Insiders, and Related Parties in 2026.

NO.	CONTENT
7	- Request for Investors to Cast Voting Ballots into the Ballot Box. - Conduct the Collection and Counting of Votes.
8	- Speech by a representative of the leadership of Development Investment Construction (DIC) Group (Parent Company).
9	- **Discussion and response to shareholder inquiries (if any).**
10	- **Solicit voting opinions for approval**: 1. Report on the Activities of the Board of Directors in 2025 and the Plan for 2026. 2. Report on the Activities of the Supervisory Board in 2025 and the Plan for 2026. 3. Report by the Independent Member of the Board of Directors. 4. Report on the Activities of the Executive Management in 2025 and the Directions and Tasks for 2026. 5. Proposal for Adjusting the Use of Remaining Funds from the 2024 Private Placement. 6. Proposal for the Selection of the Auditing Firm for the 2026 Financial Statements. 7. Proposal on the Business Results for 2025 and the Plan for 2026. 8. Proposal for Investment in Assets and Equipment in 2026. 9. Proposal for the Audited Financial Statements for 2025. 10. Proposal for the Plan for Distribution of Post-Tax Profits for 2025 & Bonus Allocation Exceeding the Plan for the Board of Directors, Executive Management, and Employees in 2026. 11. Proposal for Issuing Shares to Pay Dividends for 2025. 12. Proposal for the Capital Mobilization Plan for 2026 and Borrowing Assets to Secure Bank Loans in 2026. 13. Proposal for the Remuneration Payment for the Board of Directors, Supervisory Board, and Company Secretary in 2025 and the Remuneration Plan for 2026. 14. Proposal for the Report on the Value of Related Transactions between Development Investment Construction Number 2 Joint Stock Company and DIC Group, Companies within DIC Group & Major Shareholders in 2025; Request for Authorization to Sign Contracts with Major Shareholders, Companies within DIC Group, Insiders, and Related Parties in 2026.
11	- Presentation of the draft Meeting Minutes and Resolutions;
12	- Vote on Approval of the Meeting Minutes and Resolutions; - Declaration of the Closing of the General Meeting;

Ho Chi Minh City, April 23, 2026

CHAIRPERSON OF THE BOARD OF DIRECTORS

CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN XÂY DỰNG (DIC) SỐ 2

PHAM DUC DUNG

DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY
Address: No. 5, Street No. 6, Chi Linh Urban Area, Rach Dua Ward, Ho Chi Minh City.
Telephone: (84-254) 3.613.944 Fax: (84-254) 3.584.864
Website: http://dic2.vn Email: infor@dic2.vn

REGULATIONS ON THE ORGANIZING OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

Objectives:

- Ensure the exercise of shareholders' rights in a transparent and democratic manner;

- Facilitate the organization and conduct of the General Meeting of Shareholders in accordance with legal regulations;

The Organizing Committee of the Development Investment Construction Number 2 Joint Stock Company reports to the General Meeting of Shareholders for approval of the Regulations on the Organization of the General Meeting as follows:

I. ORDER OF THE MEETING

1. Shareholders entering the meeting room must comply with the seating arrangements of the Organizing Committee; they must sit in the designated position or area as prescribed by the Organizing Committee of the meeting.
2. No smoking in the meeting room, no private conversations; mobile phones must be set to silent mode during the meeting.

II. VOTING ON MATTERS AT THE MEETING

1. Principles:

All matters discussed or solicited for opinions in the General Meeting must be approved by collecting votes through the Voting Ballot from all shareholders. Each shareholder is issued a Voting Ballot, and the shareholder is responsible for clearly stating their full name, the number of shares with voting rights (owned and authorized) on the Voting Ballot. The Voting Ballot will bear the seal of the Development Investment Construction Number 2 Joint Stock Company.

2. Voting Method:

Shareholders mark (x) in the corresponding boxes (*agree, disagree, other opinions)* for each item requiring a vote as recorded on the Voting Ballot and submit it to the Organizing Committee for result compilation. Voting Ballots with ***other opinions*** will be compiled by the Organizing Committee and forwarded to the Chairperson of the meeting for joint discussion.

3. Voting Rules:

- Each share owned or represented corresponds to one voting unit.

- The following matters shall only be approved when at least **65%** or more of the total votes of shareholders with voting rights present in person or through authorized representatives at the General Meeting of Shareholders:

a. Type and number of shares offered to issue;

b. Changes in business lines and sectors;

c. Changes in the company's management structure;

d. Investment projects or sale of assets valued at 35% or more of the total asset value as recorded in the company's most recent financial statements.

e. Reorganization or dissolution of the company.

- Other matters shall be approved when at least **50%** or more of the total votes of shareholders with voting rights present in person or through authorized representatives at the General Meeting of Shareholders.

III. STATEMENTS AT THE MEETING

1. Principles:

- Shareholders attending the General Meeting who wish to express opinions for discussion must register the content of their speech (according to the registration form provided by the Organizing Committee) and obtain the consent of the Chairperson.

2. Method of Speaking:

- Shareholders shall speak briefly and focus on the key issues that need to be discussed, in accordance with the agenda of the General Meeting that has been approved. The Chairperson will arrange for shareholders to speak in the order of registration and will respond or appoint someone to respond to shareholders' inquiries.

IV. RESPONSIBILITIES OF THE CHAIRING BOARD

1. To conduct the General Meeting in accordance with the agenda, rules, and regulations that have been approved by the General Meeting. The Chairing Board operates on the principles of centralization, democracy, and decision-making by majority under the leadership of the Chairperson.
2. To guide the General Meeting in discussions and to collect voting opinions on issues within the agenda of the General Meeting and related matters throughout the meeting process.
3. To resolve issues arising during the General Meeting.

V. RESPONSIBILITIES OF THE VOTE COUNTING COMMITTEE

1. To organize the election work in accordance with the agenda, rules, and regulations that have been approved by the General Meeting.
2. To guide the General Meeting on election rules, election methods, prepare the Vote Counting Record, and announce the election results before the General Meeting.

VI. RESPONSIBILITIES OF THE SECRETARIAT

1. To accurately and truthfully record the entire proceedings of the General Meeting and the issues that have been approved or noted by the shareholders at the General Meeting.
2. To draft the Meeting Minutes and Resolutions on the issues that have been approved at the General Meeting.

VII. MEETING MINUTES OF THE GENERAL MEETING OF SHAREHOLDERS

All contents of the General Meeting of Shareholders must be recorded by the Secretariat in the Meeting Minutes of the General Meeting of Shareholders. The Resolution of the General Meeting of Shareholders must be read and approved before the closing of the General Meeting.

The above constitutes the entire regulations on the organization of the 2026 Annual General Meeting of Shareholders of Development Investment Construction Number 2 Joint Stock Company.

ON BEHALF OF THE GENERAL MEETING OF SHAREHOLDERS
CHAIRPERSON



Phạm Đức Dũng



DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY
Address: No. 5, Street No. 6, Chi Linh Urban Area, Rach Dua Ward, Ho Chi Minh City
Telephone: (84-254) 3.613.944 Fax : (84-254)3.584864 – 3.616365
Website :http://dic2.vn Email : infor@dic2.vn

REPORT OF THE BOARD OF DIRECTORS ON THE COMPANY'S OPERATIONS

To: Shareholders and Delegates,

The 2026 Annual General Meeting of Shareholders of Development Investment Construction Number 2 Joint Stock Company takes place against the backdrop of a global economic landscape in 2025 and 2026 that continues to face numerous challenges due to the potential outbreak of economic wars among major countries. Conflicts in Ukraine, Iran, Israel, and others threaten to hinder the fragile recovery of the global economy post-Covid pandemic, increasing the likelihood of slowed growth, government inflation control measures, and geopolitical issues, armed conflicts, natural disasters, and epidemics. The domestic economy is no exception, particularly in our real estate and construction sectors. To review and assess the results achieved in 2025, as well as to outline the direction for activities in 2026 and subsequent years, the Board of Directors reports to the meeting the main contents as follows:

PART I

REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025

1. Regarding organizational structure:

As of December 31, 2025, the Board of Directors of Development Investment Construction Number 2 Joint Stock Company comprised three members:

1	Mr. Pham Duc Dung	Chairman of the Board of Directors	Full-time
2	Ms. Tran Thi Thu	Member of the Board of Directors	Member
3	Mr. Le Hai Chau	Member of the Board of Directors	Independent Member

The members of the Board of Directors possess qualifications and experience in enterprise management and construction activities, thereby meeting the capabilities required for managing and operating the enterprise.

2. Main activities of the Board of Directors in 2025:

- In 2025, the Board of Directors convened 12 regular and extraordinary meetings, issued 9 Resolutions and 2 Decisions, to promptly direct and approve business production plans, investment plans, organizational structure, and related documents for dividend distribution to shareholders as mandated by the General Meeting of Shareholders. All Resolutions and Decisions issued by the Board of Directors were in accordance with the Company's Charter

and state policies and laws.

- The Board of Directors provided guidance and direction while also empowering the executive board in task execution, significantly contributing to the comprehensive management of business operations from top to bottom.
- Directed the enhancement of supervision and organization of activities in departments and construction sites.
- Directed the development of the Company's business production strategy alongside a strategy for training and developing human resources to meet the Company's development strategy.
- Reported to the meeting on the successful direction and organization of dividend distribution to shareholders (including 2% in cash and 3% inshares), increasing the number of outstanding shares to 11,304,699 shares, which have been additionally listed on the HNX as mandated by the 2025 Annual General Meeting of Shareholders.
- Report on the utilization of funds raised from the private placement of shares in 2024: On December 6, 2024, Development Investment Construction Number 2 Joint Stock Company completed the private placement of shares for 2024 (Document 8269/UBCK-QLCB dated December 6, 2024, from the State Securities Commission) with a quantity of 3,419,309 shares, equivalent to proceeds of VND 34,193,090,000. As of December 31, 2025, the amount utilized was VND 29,793,090,000, achieving 87.14% of the proceeds from the 2024 private placement, detailed as follows:

1. Repayment of bank loans to the Bank for Investment and Development of Vietnam JSC, Ba Ria - Vung Tau Branch, pursuant to the Board of Directors' Resolution No. 11-24/NQ-DIC No2-HĐQT dated December 23, 2024: VND 16,754,614,100.
2. Repayment of bank loans to the Vietnam Joint Stock Commercial Bank for Industry and Trade, Ba Ria - Vung Tau Branch, pursuant to the General Meeting of Shareholders' Resolution No. 01/NQ-DIC No2-ĐHĐCĐ dated February 12, 2025, by collecting shareholders' opinions in writing: VND 8,438,475,900.
3. Investment in tower cranes: VND 4,600,000,000.
4. The remaining unused amount: VND 4,400,000,000 is projected to be used for:

No.	Purpose	Remaining funds from the 2024 Private Placement issuance	Proposed change in usage plan	Note
1	**Investment in equipment and tools for construction**	**4,400,000,000**		
1.2	Investment in a 10-ton tower crane, height 110	1,400,000,000		
1.3	Investment in Elimark 2-cage hoist	2,500,000,000		

No.	Purpose	Remaining funds from the 2024 Private Placement issuance	Proposed change in usage plan	Note
1.4	Investment in aluminum formwork	500,000,000		
2	**Repayment of short-term loans at the Bank for Investment and Development of Vietnam JSC, Ba Ria - Vung Tau branch**		**4,400,000,000**	
	Repayment of short-term loan No. 400003268244, due date 29/04/2026		3,966,793,600	
	Repayment of short-term loan No. 407003300016, due date 29/04/2026		433,206,400	

- Directing the information disclosure department to prepare and disclose reports to the securities regulatory authority, as well as to provide timely and complete information to the public as required.
- Directing the executive board to implement projects and works according to the established plan.

3. Summary of Resolutions and Decisions of the Board of Directors:

No.	Resolution/Decision No.	Date	Content
1	12-24/NQ-DIC No2 HĐQT	13/01/2025	Approval of documents for collecting shareholder opinions in writing
2	02-25/NQ-HĐQT DIC No2	24/02/2025	Approval of the plan for organizing the 2025 Annual General Meeting of Shareholders.
3	03-25/NQ-HĐQT DIC No2	08/04/2025	Approval of the time, venue, and documentation for submission to the 2025 Annual General Meeting of Shareholders.
4	04-25/NQ-HĐQT DIC No2	12/05/2025	Approval of the implementation of the plan for issuing shares to pay dividends for 2024.
5	05-25/NQ-HĐQT DIC No2	22/05/2025	Approval of the finalization of the shareholder list entitled to receive dividends for 2024.
6	06-25/NQ-HĐQT DIC No2	30/05/2025	Approval of the selection of the auditing firm and review of the 2025 Financial Statements.

7	07/2025/QĐ-DIC No2-HĐQT	13/06/2025	Approval of the results of the share issuance to pay dividends for 2024.
8	08/QĐ-DIC No2-HĐQT	26/06/2025	Approval of the change in the company's charter capital.
9	09/QĐ-DIC No2-HĐQT	12/08/2025	Approval of the borrowing of assets from Mr. Le Hoang Viet and Mrs. Do Thuy Nhung as collateral for BIDV.
10	10/QĐ-DIC No2-HĐQT	18/11/2025	Approval of the policy for BIDV to grant a credit limit for 2026 to the company.
11	11/QĐ-DIC No2-HĐQT	16/12/2025	Approval of the policy for PGBank to grant a credit limit for 2026 to the company.

4. Report on transactions of Insiders, related parties of insiders; between the Company and its Subsidiaries, Related Companies.In 2025, the Company approved transactions and signed contracts with:

4.1 DIC Corporation (Parent company holding 50.14% of charter capital) regarding the assignment of construction work for certain project items.

4.2 Development Investment Construction - Concrete Joint Stock Company (Company within the Corporation) regarding: Purchase of ready-mixed concrete supplied for projects.

4.3 DIC Hospitality Co., Ltd. (Company within the Corporation) regarding: Use of electricity and water services for construction, catering services.

4.4 Development Investment Construction Number 1 Joint Stock Company (Company within the Corporation) regarding: Assignment of construction contracting.

4.5 D2 Capital Joint Stock Company (Major shareholder holding >5% of the company's charter capital) regarding: Assignment of subcontracting for interior construction and building.

(Details of transactions are presented in Proposal No. 11/TTr-DIC No2-HĐQT)

5. Evaluation of the Board of Directors' performance of responsibilities:

The year 2025 remains challenging due to the slowing economic growth, increased risk of short-term recession, banks tightening credit for real estate to curb inflation, and the State conducting thorough inspections and controls over corporate stocks/bonds, especially those related to real estate. The State Securities Commission has also intensified market inspections and supervision, while geopolitical issues, armed conflicts worldwide, natural disasters, and pandemics have severely impacted both the domestic and global economies. However, the Board of Directors of Development Investment Construction Number 2 Joint Stock Company anticipated these challenges and proactively directed operations in accordance with the spirit of the resolutions assigned by the General Meeting of

Shareholders. As a result, key targets, such as increasing charter capital through stock issuance for dividend payments to shareholders, have been achieved. Despite the difficulties in 2025, the Board of Directors, along with the company's leadership, has focused on employee welfare, fostering internal unity, and ensuring the rights and benefits of shareholders. The Board of Directors operates in compliance with the law, with all resolutions and decisions being unanimously agreed upon by its members. Each member actively contributes to corporate governance and fulfills their assigned responsibilities, minimizing risks for the company.

6. Results of the Implementation of the 2025 Annual General Meeting of Shareholders' Resolutions:

6.1 Regarding Business Operations Results:

Identifying the primary task during this continued challenging period as maintaining and stabilizing production, the company has concentrated almost exclusively on its core business areas, focusing resources on projects with financially sound investors and aggressively collecting receivables to reduce financial costs, thereby enhancing credibility and trust with partners. The Board of Directors has directed the Executive Management Team to develop a roadmap and set specific tasks to execute the business production plans assigned by shareholders, gradually leading the company through difficulties, stabilizing production, and achieving the following planned targets:

Performance of Business Production Targets Compared to the Plan:

No.	Indicator	Unit	Plan 2025	Actual 2025	Completion Rate (%)
1	Output	Million VND	258,000	249,913	96.87
2	Net Revenue	Million VND	252,000	204,338	81.1
3	Profit Before Tax	Million VND	8,690	8,889	102.3
4	Profit After Tax	Million VND	5,596	5,826	104.1
5	Charter Capital	Million VND	113,049	113,046	100
6	Dividend Rate	%	5	5	100
7	Investment in Assets and Equipment	Million VND	15,000	5,720	38.13

7 *Despite ongoing difficulties in 2025, the Board of Directors, together with the Executive Management Team, closely monitored economic developments, particularly in construction and real estate, to provide timely guidance, resolving issues swiftly and efficiently, and minimizing unnecessary expenses. Consequently, all basic business*

production targets for 2025 were met, with profits exceeding the targets set by the 2025 Annual General Meeting of Shareholders.

Performance of Business Production Targets Compared to the Previous Year:

No.	Indicator	Unit	Actual 2024	Actual 2025	Compared to 2024 (%)
1	Production Volume	Billion VND	256,306	249,913	97.5
2	Net Revenue	Billion VND	252,538	204,338	81
3	Profit Before Tax	Billion VND	8,276	8,889	107.4
4	Profit After Tax	Billion VND	5,562	5,826	104.7
5	Charter Capital	Billion VND	109,756	113,046	103
6	Dividend Payout Ratio	%	5	5	100
7	Investment in Assets and Equipment	Billion VND	4,743	5,720	120.6

8 *Note: Although revenue targets decreased compared to 2024, profit targets showed significant growth compared to 2024, primarily due to the Board of Directors and the Executive Management Team, along with all company staff, being highly decisive, closely monitoring daily developments, providing consistent top-down directives, seizing opportunities (if any), and minimizing unnecessary expenses.*

6.2 Remuneration and Operating Expenses of the Board of Directors and Each Member:

The payment of remuneration and income for the Board of Directors has been executed in accordance with the 2025 Annual General Meeting of Shareholders' resolution, specifically:

Unit: Million VND

No.	Full Name	Position	Remuneration	Note
1	Mr. Pham Duc Dung	Chairman of the Board of Directors	772.04	Income
2	Ms. Tran Thi Thu	Member	48.00	Remuneration
3	Mr. Le Hai Chau	Member	48.00	Remuneration

7. Results of Supervision over the Executive Board:

Currently, the Executive Board consists of three members (one Director and two Deputy Directors). The Executive Management Team receives close attention, support, and guidance from the Chairman of the Board of Directors, ensuring that all activities of the Executive Management Team are conducted in strict compliance with the Resolutions of the Board of Directors. Business strategies are effectively communicated from the Board of Directors to the Executive Management Team and staff, resulting in the company's business operations being executed according to schedule. Despite the challenging economic environment and difficulties faced by companies in the same industry, Development Investment Construction Number 2 Joint Stock Company maintained stability over the past year. The staff remained united, providing stable employment for workers. The brand and reputation of Development Investment Construction Number 2 Joint Stock Company have continued to grow, spreading confidence to the Parent Company, major investors, customers, and partners.

- The Executive Board has organized and managed the Company's activities in compliance with the Enterprise Law, the Company Charter, the Resolutions of the General Meeting of Shareholders, and the Resolutions and Decisions of the Board of Directors.
- The Executive Board continues to restructure the enterprise according to the Board of Directors' orientation, arranging and reallocating personnel to streamline and enhance the company's operational efficiency.
- The organization of construction activities, settlement of project accounts, and debt recovery have been duly prioritized, with timely supervision and directive measures.
- The Board of Directors assesses that in 2025, the Executive Board made significant efforts in directing and managing business operations, leading the enterprise to stability and gradually achieving sustainable development.

Salaries, bonuses, and other benefits of the Executive Board:

Unit: Million VND

No.	Full Name	Position	Income
1	Vu Gia Tan	Director	549.07
2	Tran Van Chung	Deputy Director	488.3
3	Ngo Van Lenh	Deputy Director	446.4

8. Supervision results concerning other management personnel:

The Board of Directors has intensified the supervision of departments, divisions, and units, particularly by decisively directing reports from construction teams, chief commanders, functional departments, and affiliated units. This enables the Executive Management Team and the Chairman of the Board of Directors to monitor the company's operations daily, weekly, monthly, and quarterly, allowing for timely directives. Consequently, the company's activities are synchronized, and the quality progress at projects is consistently ensured. Key personnel such as the Chief Accountant,

heads/deputy heads of departments, and leaders of affiliated units performed their assigned duties well in 2025, contributing significantly to the company's development. No management personnel were disciplined for violations during the year.

PART II
DIRECTION AND TASKS OF THE BOARD OF DIRECTORS FOR 2026

As a subsidiary of the Development Investment Construction Joint Stock Corporation, a reputable investment entity in the real estate market, possessing significant advantages in land reserves through licensed projects in Ho Chi Minh City, Dong Nai, Can Tho, Ninh Binh, Phu Tho Provinces, and nationwide. Based on the strategic direction for implementing key projects in 2026 of the Development Investment Construction Joint Stock Corporation, after evaluating and assessing the socio-economic situation, the construction market in 2026, and analyzing macroeconomic factors affecting business operations and the company's current status, the Board of Directors, in agreement with the Executive Board, has established the business plan targets for 2026 to be submitted to the General Meeting of Shareholders for approval, including key targets such as:

1. Orientation of the 2026 Business Plan Targets:

No.	Indicator	Unit	Actual 2025	Plan 2026	Growth (%)
1	Output	Billion VND	249,913	289,548	15.86%
2	Net Revenue	Billion VND	204,338	298,160	45.92%
3	Profit Before Tax	Billion VND	8,889	9,205	3.55%
4	Profit After Tax	Billion VND	5,826	6,260	7.45%
5	Charter Capital	Million VND	113,046	116,437	3.00%
6	Dividend Rate	%	5	4-5	
7	Investment in Assets and Equipment	Million VND	5,720	15,000	162.24%

2. Implementation Direction for the 2026 Business Plan Targets:

- Continue to streamline the organizational structure, enhance effective management measures to increase labor productivity, reduce management costs, ensure business efficiency, preserve shareholder equity, and continuously increase enterprise value.
- Focus on mobilizing all resources to prioritize business operations to maintain stable production, stabilize the organizational structure, maintain relationships with traditional partners and customers, while expanding relationships, expanding operational areas, actively seeking work sources to ensure sufficient employment and income for workers.
- Direct the Executive Board to review and amend existing regulations as appropriate and develop additional new regulations to serve management tasks.
- Enhance supervision and direct the Executive Board to conduct business operations in accordance with the plan approved by the General Meeting of Shareholders.
- Direct the final settlement of completed projects, make payments according to the progress of ongoing projects, and promptly recover capital to support business operations.

7 Continue to promote the DIC2 brand to become a professional contractor for high-rise building construction in Ho Chi Minh City and the Southeast region.

8 The Board of Directors directs the Executive Board to continue restructuring the company's departmental personnel and continuously improve the professional capacity and professionalism of the staff and workers.

9 Direct the Executive Board to rigorously and closely monitor the debt recovery process at projects, contributing to gradually reducing the use of borrowed capital to increase operational efficiency.

10 Continue to enhance the company's construction and installation capabilities while developing a suitable workforce to meet the company's production expansion requirements. Actively bid to secure ongoing work, expand the market, and seek medium and long-term work sources.

11 Direct active and strict control of operating costs throughout the company, especially at construction sites. Strengthen management, control risks related to receivables and inventory.

- Continue to increase capital according to a schedule that aligns with the company's development, combining bank loans and loans from individuals and other organizations to meet the development needs of DIC2.
- Direct the Trade Union Executive Committee and the Youth Union to take good care of the material and spiritual life of the employees, creating conditions for employees to work effectively and remain committed to the company long-term.
- Investing intensively in construction technology and foundation treatment to meet the construction technology requirements for 40-50 story projects of the Development Investment Construction Number 2 Joint Stock Company and other major investors in the near future.

- Focusing on the application of ISO-certified standards, Facework software, and lead construction standards to meet objectives in the coming years such as:
  + General Contractor for construction, General Contractor for ME.
  + Construction of industrial infrastructure, mass piling for projects.
  + Joint venture for design and construction, low-rise housing investment.
  + Construction of aluminum and glass, interior works for projects.
- In 2026, the Board of Directors shall continue to seek personnel with the necessary qualifications, skills, and ethics, offering favorable policies to attract talent to work for the company.

Dear General Meeting! The above is the operation report of the Board of Directors of the Development Investment Construction Number 2 Joint Stock Company for 2025, and the direction and tasks for 2026. Respectfully submitted to the General Meeting for consideration, discussion, and resolution.

On behalf of the Board of Directors, I wish all distinguished delegates and shareholders health, happiness, and success.

Yours sincerely,

Ho Chi Minh City, April 23, 2026

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRPERSON

M.S.D.N: 3500707730 – C.T.C.P – CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN - XÂY DỰNG (DIC) SỐ 2 – P. RẠCH DỪA - TP. HỒ CHÍ MINH

Phạm Đức Dũng

DEVELOPMENT INVESTMENT
CONSTRUCTION NUMBER 2
JOINT STOCK COMPANY
SUPERVISORY BOARD

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, April 23, 2026

REPORT OF THE SUPERVISORY BOARD AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

To: The General Meeting of Shareholders of Development Investment Construction Number 2 Joint Stock Company

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;
- Pursuant to the Charter of Development Investment Construction Number 2 Joint Stock Company (DIC No. 2) approved by the General Meeting of Shareholders;
- Pursuant to the working regulations of the Supervisory Board;

The Supervisory Board reports to the 2026 Annual General Meeting of Shareholders on the supervisory activities at DIC No. 2 in 2025 as follows:

1. Activities of the Supervisory Board:

- Developing work plans and conducting inspection and supervision of the Company's operations in accordance with legal regulations and the Company Charter, as well as periodically reviewing and evaluating quarterly and annual business performance reports for 2025;
- Conducting inspections and monitoring compliance with the decision-making authority of the Board of Directors and the Management Team.
- Inspecting the implementation of the Resolutions of the 2025 Annual General Meeting of Shareholders.

The Supervisory Board consistently consists of three (03) members. Within its scope of authority, the Supervisory Board has fully executed its responsibilities in accordance with legal regulations and the Company Charter. On a quarterly basis, the Supervisory Board conducts reviews and evaluations of the management and administration activities of the Board of Directors and the Management Team, as well as assesses the Company's business activities.

In 2025, the Supervisory Board conducted supervision and control over the following matters:

- Monitoring the implementation of the Resolutions of the 2025 Annual General Meeting of Shareholders.
- Conducting inspections and monitoring compliance with the decision-making authority of the Board of Directors and the Management Team.
- Appraising the completeness, legality, and accuracy of the Company's quarterly and annual Financial Statements for 2025.
- Monitoring compliance with legal regulations, the Charter, internal regulations, and procedures of the Company.

- Formulating control plans, performing inspection and supervision of the Company's operations based on legal regulations, the Company Charter, and periodically appraising the business performance reports quarterly and for the entire year 2025. After each periodic control session, the Supervisory Board submits summary reports of the issues inspected and controlled to the Board of Directors and the Management Team, along with opinions and recommendations to ensure the Company's operations comply with the law and optimize benefits for shareholders and the Company.

- The remuneration and operational expenses of the Supervisory Board for 2025 are in accordance with legal regulations and the resolutions approved by the General Meeting of Shareholders. Detailed information on the remuneration of the Board of Directors and the Supervisory Board is presented in the Proposal of the Board of Directors on the settlement of remuneration for the Board of Directors, Supervisory Board, and Secretariat for 2025.

2. Summary of the Supervisory Board meetings:

No.	Number	Date	Content	Voting
1	01/2025	26/02/2025	Approval of Business Operations in 2024	100%
2	02/2025	31/03/2025	Assignment of Duties to Supervisory Board Members in 2025	100%
3	03/2025	12/05/2025	Approval of Business Operations for Q1/2025	66.7%
4	04/2025	25/08/2025	Approval of Business Operations for Q2/2025	100%
5	05/2025	23/12/2025	Approval of Business Operations for Q3/2025	100%

3. Work of the Board of Directors and the Management Team:

a. Evaluation of the management work of the Board of Directors

In 2025, the Board of Directors of Development Investment Construction Number 2 Joint Stock Company consisted of three (03) members. The Board's management activities in 2025 were in compliance with the Enterprise Law, the Company's Charter, the Resolutions of the General Meeting of Shareholders/Board of Directors of Development Investment Construction Number 2 Joint Stock Company, and relevant legal regulations.

Throughout the year, the Board of Directors convened and regularly maintained periodic meetings to make decisions on matters related to the company's business operations. During the period, the Board organized meetings with key agendas such as approving documents for shareholder opinions by written consent, planning the organization of the 2025 Annual General Meeting of Shareholders, implementing the plan to issue shares for the 2024 dividend payment, finalizing the shareholder list entitled to receive the 2024 dividend, selecting the auditing firm for 2025, approving the results of the share issuance for the 2024 dividend payment, approving the change in the company's charter capital, and approving the policy to sign a credit limit contract for 2026 with BIDV Bank, among others. In 2025, the Board effectively fulfilled its role in oversight, direction, and strategic orientation, supporting and facilitating the Management Team and Supervisory Board in performing their functions and duties as prescribed.

b. Evaluation of the Management Team's Management

In 2025, the company's Management Team consistently adhered to the provisions of the Enterprise Law, the Company Charter, and relevant legal regulations. They promptly implemented the Resolutions of the General Meeting of Shareholders and the Resolutions of the Board of Directors of Development Investment Construction Number 2 Joint Stock Company.

The implementation of management by the Company's Management Team in 2025 was in strict accordance with the directives of the Board of Directors/Chairperson of the Board. The Management Team regularly held meetings to implement and propose solutions to address issues related to the company's business operations, decisively directing the work of project settlement and debt recovery from customers. The Management Team developed appropriate strategies and management policies to adapt to the Company's actual conditions, while focusing on decisive, flexible, and close management of all company activities. The Management Team enhanced compliance control in report preparation, information disclosure, and rectifying violations in business operations.

Throughout the year, the company did not record any disputes related to business operations, nor did it experience any conflicts of interest with related parties.

4. Evaluation of the Coordination between the Supervisory Board and the Board of Directors, Management Team:

In 2025, the Board of Directors and Management Team consistently facilitated the Supervisory Board in executing its duties. The Supervisory Board was provided with documents to monitor and perform its tasks, while also contributing feedback on issues related to the company's operations.

The Supervisory Board frequently communicated feedback to the Board of Directors and Management Team regarding inspection and supervision results. It also requested that management levels responsibly execute their duties in compliance with the Law and the Company's Charter.

- Regarding shareholders: Throughout the year, the Supervisory Board did not receive any complaints from shareholders concerning the Company's operations or the management by the Board of Directors and Management Team.

5. Business Operations of the Company:

5.1. Business Results for 2025:

Unit: billion VND

Indicators	Plan (PL) 2025	Actual (AC) 2025	AC 2024	Actual/Plan (%) 2025	Compared to 2024
Output	258.0	249.9	256.3	96.9%	-2.5%
Net Revenue	252.0	204.3	250.2	81.1%	-18.3%
Profit Before Tax	8.7	8.9	8.3	102.3%	+7.4%
Profit After Tax	5.6	5.8	5.6	104.1%	+4.5%

In 2025, the profit target of Development Investment Construction Number 2 Joint Stock Company was exceeded as approved by the 2025 Annual General Meeting of Shareholders, with after-tax profit reaching VND 5.8 billion, achieving 104.1% of the plan. However, the net revenue target was only VND 204.3 billion, achieving 81.1% of the plan. Compared to the same period in 2024, revenue decreased by 18.3%, while pre-tax and after-tax profits increased by 7.4% and 4.5%, respectively. In 2025, the company's revenue focused on construction activities, primarily from construction contracts with project owners,

including Cai Mep Logistics Joint Stock Company (VND 70.7 billion, accounting for 34.6% of net revenue), DIC Group (VND 70.3 billion, accounting for 34.4% of net revenue), and Ngan Hiep Real Estate Joint Stock Company (VND 27 billion, accounting for 13.2% of net revenue). The interest expenses incurred in 2025 amounted to VND 11.7 billion, a decrease of 0.8% compared to the same period. Of this, interest expenses exceeding 30% of EBITDA (Earnings Before Interest, Taxes, Depreciation, and Amortization) were disallowed as deductible expenses in accordance with applicable tax regulations, amounting to VND 5.1 billion, accounting for 43.5% of the incurred interest expenses. The high ratio of interest expenses exceeding the 30% EBITDA cap indicates inefficient use of borrowed capital and increases the company's tax obligations. It is recommended that the company review its capital structure, control interest expenses, and enhance operational efficiency to minimize non-deductible expenses in future periods.

- Asset and Capital Situation:

+ Assets: As of December 31, 2025, the company's total assets were VND 410.8 billion, an increase of 27.4% compared to the same period. This includes short-term assets of VND 301.9 billion, accounting for 73.5% of total assets, and long-term assets of VND 108.9 billion, accounting for 26.5% of total assets. Compared to the same period in 2024, short-term assets increased by 19.2%, and long-term assets increased by 57.7%.

+ Capital:

▪ The charter capital of Development Investment Construction Number 2 Joint Stock Company as of December 31, 2025, was VND 113.0 billion. The ownership ratio of DIC Group in Development Investment Construction Number 2 Joint Stock Company was 50.14% of the charter capital. In 2025, Development Investment Construction Number 2 Joint Stock Company completed an increase in charter capital from VND 109.7 billion to VND 113.0 billion through the issuance of shares to pay a 3% dividend for 2024.

▪ Liabilities: As of December 31, 2025, the liabilities of Development Investment Construction Number 2 Joint Stock Company were VND 288.3 billion, an increase of 42.2% compared to the same period. Short-term liabilities accounted for 100% of the total liabilities.

As of December 31, 2025, the company's Debt-to-Equity Ratio was 2.3 times, which falls within the safe threshold according to the company's financial regulations. The quick and current ratios of the Company were 0.8 times and 1.05 times, respectively, indicating that the company ensures overall solvency but has limited quick solvency, posing potential risks regarding capital in business operations. The company's ability to settle due debts heavily depends on the collection of receivables from customers (particularly the five major customers, including DIC Group, Cai Mep Logistics Joint Stock Company, Greenmark Joint Stock Company, Thien Binh Minh Joint Stock Company, and Phuc Dat Hotel Tourism Co., Ltd. – with outstanding debts as of December 31, 2025, amounting to VND 165.0 billion, accounting for 96.2% of short-term receivables from customers) and the progress of project settlements. Should the debt recovery from customers not meet the schedule, the Company may face difficulties in settling payables to suppliers and short-term loans.

5.2. Regarding the financial supervision and audit of the 2025 Financial Statements:

The Supervisory Board reports the results of the examination of the Company's compliance with accounting standards and practices in 2025 as follows:

- The Company has complied with the preparation and presentation of periodic Financial Statements in accordance with Vietnamese Accounting Standards, the Vietnamese

Enterprise Accounting Regime, and relevant legal regulations concerning the preparation and presentation of Financial Statements.

– The Company's periodic Financial Statements have accurately and fairly reflected the Company's financial position and business results at the respective times and periods. The disclosure of Financial Statements has also been fully and timely executed by the Company, in accordance with current regulations for listed companies.

– The Supervisory Board has no objections to the figures presented in the 2025 Financial Statements, which have been audited by an independent auditing organization.

– During the year, the Company was subject to administrative penalties for tax violations, indicating that there are still errors in the Company's tax declaration and settlement processes. The Company needs to clearly understand and fully comply with tax regulations and policies to minimize tax risks for the enterprise.

6. Report on transactions between the company, its subsidiaries, companies in which the public company holds over 50% of the charter capital, and members of the Board of Directors, Directors, other executives of the enterprise, and related persons of those subjects; transactions between the company and companies in which members of the Board of Directors, Directors, other executives of the enterprise are founding members or are enterprise managers within the last three years prior to the transaction:

The Supervisory Board concurs with the report on related transactions of Development Investment Construction Number 2 Joint Stock Company presented in the audited 2025 Financial Statements. In 2025, Development Investment Construction Number 2 Joint Stock Company conducted several transactions with Development Investment Construction – Concrete Joint Stock Company valued at VND 45.2 billion and several transactions with Development Investment Construction Number 1 Joint Stock Company valued at VND 151.9 million (related to a member of the Board of Directors of Development Investment Construction Number 2 Joint Stock Company). These transactions were approved by the competent authority and complied with regulations.

Details of the transactions are outlined in the Board of Directors' Proposal on related transactions.

7. Recommendations to the Board of Directors and Management Team:

- The Company is experiencing a high level of capital tied up in receivables and a trend of increasing financial leverage. To ensure capital for business operations and enhance operational efficiency, it is recommended that the Company intensify efforts to recover debts, establish measures to control the progress of debt recovery, expedite the finalization process, improve the capacity/quality of settlement documentation, develop a detailed plan for the use of credit limits, and prioritize capital allocation for projects with high efficiency and quick recovery periods.

- Given the current financial situation and outstanding receivables, it is advised that the Company draw lessons and conduct a cautious assessment of the financial capacity of the investors and the legal aspects of the projects before deciding to participate in new tenders from investors. Contractual terms regarding advances/payments with investors should be strictly bound to limit the need for excessive borrowing, which could affect the efficiency/ability to repay debts when investors delay/fail to make payments as agreed. Additionally, attention should be paid to contract management and legal matters related to acceptance/finalization to minimize capital being tied up during the construction process.

- Regarding debt offsetting with real estate: To mitigate risks and enhance the ability to mobilize loans, it is recommended to only offset debts with real estate products that have clear legal status and are eligible to serve as collateral at credit institutions.

- To mitigate tax risks for the enterprise, it is recommended that the Company review accounting documents, regularly update tax regulations to ensure accurate tax declaration and payment, and comply with current tax regulations.

- Comply with information disclosure regulations according to internal and legal requirements.

8. Supervisory Board's Activity Plan for 2026:

To fulfill the functions and duties of the Supervisory Board in accordance with the Enterprise Law and the Company Charter, the Supervisory Board proposes the following work plan for 2026:

– Continue to perform the duties of supervising the operational and business management activities according to the functions and duties stipulated by the Enterprise Law and the Company Charter.

– Monitor the implementation of the resolutions of the Annual General Meeting of Shareholders; Supervise compliance with State laws, the Company Charter; Monitor the implementation of resolutions, decisions, and directives of the Board of Directors.

– Inspect and supervise the financial situation, cash flow management, operational efficiency, and debt repayment capability, management and use of capital; preserve and develop shareholders' equity; monitor the implementation of quarterly/annual business plans, control company expenses at least twice a year. Closely supervise the company's compliance with reporting and information disclosure regulations.

– Appraise the company's quarterly and annual financial statements.

– Report to the General Meeting of Shareholders on the accuracy, truthfulness, and legality of the recording, storage of documents, and preparation of accounting books, financial statements, and other reports of the Company.

– Maintain close coordination in activities between the Board of Directors, Management Team, and Supervisory Board.

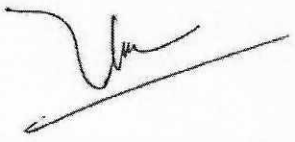
– Other duties in accordance with the functions and duties of the Supervisory Board as stipulated by the Enterprise Law and the Company Charter.

The above is the activity report for 2025 of the Supervisory Board. Respectfully submitted to the General Meeting for approval.

Wishing esteemed shareholders good health and success.

Yours sincerely,

ON BEHALF OF THE SUPERVISORY BOARD
HEAD OF THE SUPERVISORY BOARD



PHAM THI HONG BICH

DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2
JOINT STOCK COMPANY
Address: No. 5, Street No. 6, Chi Linh Urban Area, Rach Dua Ward, Ho Chi Minh City.
Telephone: (84-254) 3.613.944
Website: http://dic2.vn Email: infor@dic2.vn

REPORT OF THE INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS ON THE ASSESSMENT OF THE BOARD OF DIRECTORS' ACTIVITIES IN 2025

Dear: Shareholders and Delegatesrs,

I. Introduction

In 2025, the Board of Directors of Development Investment and Construction Joint Stock Company No. 2 consisted of three members, including one independent member, namely myself, Mr. Le Hai Chau. DIC No. 2 complied with the legal requirements regarding the qualifications and number of independent members of the Board of Directors. All members of the Board of Directors participated fully and actively in strategic planning, compliance oversight, and strategic review, thereby ensuring sound corporate governance practices.

In my capacity as an independent member of the Board of Directors, I would like to present my general assessment of the activities of the Board of Directors, its supervision of the Executive Management, and my concluding remarks.

II. General Assessment of the Board of Directors' Activities

In 2025, the Board of Directors held 12 meetings. Overall, the meetings were convened and conducted in accordance with prescribed procedures and protocols. The meeting agendas comprehensively covered matters relating to the Company's operations, and the members of the Board of Directors conducted proactive, thorough, and prudent discussions and assessments in order to determine the most appropriate directions and solutions for the Company. Matters relating to strategy, business planning, finance, corporate culture, and the development of the Company's management system were all discussed between the Board of Directors and the Executive Management.

In 2025, the Board of Directors of DIC No. 2 demonstrated effective and flexible leadership amid continuing challenges in the construction and real estate markets, including fluctuations in material prices, intense competition, and prudent credit policies. The Board of Directors made important strategic decisions, focusing on cost-saving measures that significantly improved the gross profit margin from approximately 14.1% in 2024 to 17.8% in 2025, while also strengthening corporate governance, promoting information transparency, and ensuring compliance with applicable laws and regulations.

III. Assessment of the Supervision of the Executive Management

The Board members effectively exercised their rights and obligations as prescribed by law and the Company's Charter. The Board of Directors effectively supervised the Executive Management's operations, closely coordinating with the Executive Management to make timely and accurate decisions and policies, ensuring the company's stable and safe operations in compliance with legal regulations. For certain important matters, the Executive Management proactively updated and sought advice from the Board members responsible

DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2
JOINT STOCK COMPANY
Address: No. 5, Street No. 6, Chi Linh Urban Area, Rach Dua Ward, Ho Chi Minh City.
Telephone: (84-254) 3.613.944
Website: http://dic2.vn Email: infor@dic2.vn

REPORT OF THE INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS ON THE ASSESSMENT OF THE BOARD OF DIRECTORS' ACTIVITIES IN 2025

Dear: Shareholders and Delegatesrs,

I. Introduction

In 2025, the Board of Directors of Development Investment and Construction Joint Stock Company No. 2 consisted of three members, including one independent member, namely myself, Mr. Le Hai Chau. DIC No. 2 complied with the legal requirements regarding the qualifications and number of independent members of the Board of Directors. All members of the Board of Directors participated fully and actively in strategic planning, compliance oversight, and strategic review, thereby ensuring sound corporate governance practices.

In my capacity as an independent member of the Board of Directors, I would like to present my general assessment of the activities of the Board of Directors, its supervision of the Executive Management, and my concluding remarks.

II. General Assessment of the Board of Directors' Activities

In 2025, the Board of Directors held 12 meetings. Overall, the meetings were convened and conducted in accordance with prescribed procedures and protocols. The meeting agendas comprehensively covered matters relating to the Company's operations, and the members of the Board of Directors conducted proactive, thorough, and prudent discussions and assessments in order to determine the most appropriate directions and solutions for the Company. Matters relating to strategy, business planning, finance, corporate culture, and the development of the Company's management system were all discussed between the Board of Directors and the Executive Management.

In 2025, the Board of Directors of DIC No. 2 demonstrated effective and flexible leadership amid continuing challenges in the construction and real estate markets, including fluctuations in material prices, intense competition, and prudent credit policies. The Board of Directors made important strategic decisions, focusing on cost-saving measures that significantly improved the gross profit margin from approximately 14.1% in 2024 to 17.8% in 2025, while also strengthening corporate governance, promoting information transparency, and ensuring compliance with applicable laws and regulations.

III. Assessment of the Supervision of the Executive Management

The Board members effectively exercised their rights and obligations as prescribed by law and the Company's Charter. The Board of Directors effectively supervised the Executive Management's operations, closely coordinating with the Executive Management to make timely and accurate decisions and policies, ensuring the company's stable and safe operations in compliance with legal regulations. For certain important matters, the Executive Management proactively updated and sought advice from the Board members responsible

for specific areas or the collective Board of Directors to effectively fulfill the tasks assigned by the Board.

The Board of Directors has effectively fulfilled its role in implementing plans, policies, and strategic directions in accordance with the Resolution of the General Meeting of Shareholders. It has successfully overseen the Executive Management Team, ensuring that the company's operations are well-controlled and aligned with strategic directions, while timely adjusting decisions to suit the company's practical and business requirements. The Board of Directors has demonstrated a spirit of cooperation and responsibility, performing its duties as assigned by the Board of Directors. Thanks to stringent oversight, the Executive Management Team has maintained stability and efficiency in management, significantly contributing to the overall achievements of Development Investment Construction Number 2 Joint Stock Company in 2025.

IV. Conclusion

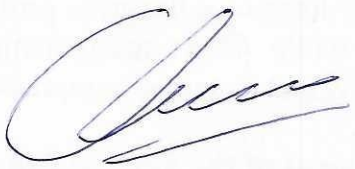
In 2025, in my capacity as an independent member of the Board of Directors of Development Investment Construction Number 2 Joint Stock Company, I have endeavored to contribute to the sustainable development of the company through active participation in the Board of Directors' activities and effective oversight of the Executive Management Team. The Board of Directors has successfully set strategic directions, helping the company overcome challenges in a fluctuating market and achieve profit growth. My independent role has contributed to enhancing the transparency of the company's operations.

Looking ahead, I propose that the Board of Directors continue to focus on governance innovation, diversifying the project portfolio, enhancing competitiveness, and applying technology to ensure long-term growth for Development Investment Construction Number 2 Joint Stock Company.

Respectfully submitted.

Vung Tau, April 23, 2026

INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS



Le Hai Chau

DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY
Address: No. 5, Street No. 6, Chi Linh Urban Area, Rach Dua Ward, Ho Chi Minh City.
Telephone: (84-254) 3.613.944 Fax: (84-254) 3.584.864 – 3.616365
Website: http://dic2.vn Email: infor@dic2.vn

REPORT OF THE EXECUTIVE MANAGEMENT

ON THE IMPLEMENTATION OF THE 2025 BUSINESS AND PRODUCTION PLAN AND THE DIRECTIONS AND TASKS FOR THE 2026 BUSINESS AND PRODUCTION PLAN

To: Shareholders and Delegates,

Development Investment Construction Number 2 Joint Stock Company, abbreviated as "DIC-No2," is a subsidiary of DIC Group (the parent company holds 50.14% of the charter capital).

The Company operates under Enterprise Registration Certificate No. 3500707730, initially issued by the Business Registration Office of the Department of Planning and Investment of Ba Ria – Vung Tau Province on June 28, 2005, and most recently amended for the 16th time on July 16, 2025 by the Department of Finance of Ho Chi Minh City, with a charter capital of VND 113,406,990,000.

Business sectors and industries:

- Production and trading of construction materials.
- Construction of residential, industrial, transportation, and irrigation projects, real estate business, installation of equipment for construction projects, and completion of construction works.
- Warehouse leasing, rental of machinery and construction equipment, etc.
- Production of precast concrete components, pressing reinforced concrete piles using hydraulic press machines, foundation treatment; bored pile drilling; mechanical processing, etc.

PART I

SUMMARY OF BUSINESS PRODUCTION ACTIVITIES IN 2025:

1. Situation:

✓ **Advantages:**

- With guidance and support from DIC Group, despite the economic difficulties and difficulties faced by enterprises, DIC2 has managed to survive and maintain growth momentum.
- Amidst challenges, the support and shared difficulties from employees, subcontractors, and suppliers have enabled DIC2 to maintain its core operations, fulfill payment obligations, and sustain production pace.

✓ **Challenges:**

- The year 2025 posed numerous challenges as the financial situation of investors like Novaland and Charm Group remained difficult, resulting in outstanding receivables for DIC2, thus exerting significant pressure on financial expenses.
- The construction workload decreased, competition among contractors intensified, and bid-winning prices dropped significantly, making bidding and winning contracts extremely challenging during the recent period.

2. Business Production Results Compared to the Plan: *Unit: million VND*

No.	Indicator	Plan for 2025	Actual 2025	Completion Rate (%)
1	Output	258,000	249,913	96.87
2	Net Revenue	252,000	204,338	81.1
3	Profit Before Tax	8,690	8,889	102.3
4	Profit After Tax	5,596	5,826	104.1
5	Charter Capital	113,046	113,046	100
6	Investment in Assets, Tools, and Equipment	15,000	5,720	38.13
7	Dividend Distribution	5	5	100

➢ **Details of the implementation of production value for 2025 compared to the planned targets are as follows:**

Unit: million VND

No.	Project/Work Name	Plan	Implementation
1	Construction of the structural and architectural package for Warehouse No. 2 at Tan Thanh Post-Port Logistics Service Area	11,358	13,900.00
2	Earth Retaining Wall Package at Tan Thanh Post-Port Logistics Service Area	32,022	38,256.00
3	Office Building at Tan Thanh Post-Port Logistics Service Area		4,000.00
4	Accommodation at the Tân Thành Port Logistics Service Area		2,700.00

No.	Project/Work Name	Plan	Implementation
5	Construction of the Hardscape Package for the Charm Long Hai Project	5,058	9,050.00
6	Piling for the Ngan Hiep 2 – Ho Tram Project	7,562	6,550.00
7	Basic Completion of 24 GVM Units under the Ngan Hiep 1 – Ho Tram Tourism Project		5,894.00
8	Basic Completion of 39 GVM Units under the Ngan Hiep 2 – Ho Tram Tourism Project		3,343.00
9	Construction of Structural Works, Finishing Works, and MEP Systems for the Garden Club under the Ngan Hiep 2 – Ho Tram Tourism Project		7,843.00
10	Construction of Structure and Finishing for the Skybar at Premier Kieu Anh Hotel		2,978.20
11	Construction of the Underground Structure Package for CSJ Block C3		65,974.00
12	Construction of the Structural Works for the Green Resort Tourism Project, Ham Thuan Nam Commune, Binh Thuan Province		4,931.00
13	Construction of the Wastewater Treatment Tank for Office and Accommodation		1,089.00
14	Construction of the Container Yard Foundation - Phase 2 (1.3 ha)		4,558.00
15	Interior Completion of the Premier Bar at Premier Pearl Vung Tau Hotel		2,079.70
16	Construction of the Structural Works and Finishing for Villas and Townhouses in Long Hai		4,500.00
17	Construction of the Underground Structure Package for CSJ Block C4		38,000.00
18	Construction of Test Piles and Mass Piles for 91 Units in Zone A of the Bình Châu Hot Springs Tourism Project		500.00
19	Construction of Technical Infrastructure, Hardscape, and Swimming Pool (C&S) – Water Zone Park within the Ngan Hiep 2 – Ho Tram Tourism Project		10,300.00

No.	Project/Work Name	Plan	Implementation
20	Construction of Hardscape, Kid Playground, and Technical Infrastructure for the Activities Zone Park within the Ngan Hiep 2 – Ho Tram Tourism Project		5,200.00
21	Interior Completion of the Skydeck Coffee at Kieu Anh Hotel		1,057.41
22	Construction of the Container Yard Foundation - Phase 2 (1.3 ha)		1,100.00
23	Supply and Installation of 02 Crane Base Units in Concrete Foundations		784.00
24	Renovation and Construction of Structures for 70 Villas in Zone 3 of the Thien Binh Minh Tourism Project		5,500.00
25	Mass Pile Driving for Bien Dong Hotel		3,000.00
26	Supply and Installation of Fender Pads, Mooring Bollards at Tan Thanh Port Logistics Service Area		1,268.00
27	Construction and Renovation of Structures, Wall Building, Plastering of the Entire Exterior of the House, and Underground MEP Works (Early Work) for Sample Villa C		1,300.00
28	Construction and Renovation of Structures, Wall Building, Plastering of the Entire Exterior of the House, and Underground MEP Works (Early Work) for Sample Villa D1		1,300.00
29	Pile Driving D600 for Apartment Building F, Hiep Phuoc, Nhon Trach, Dong Nai		1,000.00
30	Preparation of Construction Drawing Design Documents + Cost Estimate for the Management House and Installation of Electrical and Water Systems for the Hong Quang Long Hai Tourism Project		295.00
31	Renovation of Bluesky Kindergarten, Vietnam America School System Project		1,663.00
32	Construction of the Structural Package for CSJ Block C3		0.00
33	Construction of the Structural Package for CSJ Block C4		0.00

No.	Project/Work Name	Plan	Implementation
34	Completion of Construction from the Second Floor to the Roof for the Saigon Technology University Construction Investment Project Phase 4		0.00
35	Underground Structure for CSJ Phase 2; 3	160,000	
36	Other Projects	42,000	
	Total	**258,000**	**249,913**

➢ **Details of the revenue achieved in 2025 compared to the planned targets are as follows:** *Unit: million VND*

No.	Project/Work Name	Plan	Actual
1	Construction of the Structural and Architectural Package for Warehouse No. 2 at Tan Thanh Port Logistics Service Area	11,843	14,764.37
2	Retaining Wall Package at Tan Thanh Port Logistics Service Area	34,428	40,099.45
3	Office Building at Tan Thanh Port Logistics Service Area		4,587.79
4	Accommodation Building at Tan Thanh Port Logistics Service Area		3,520.72
5	Construction of the Hardscape Package for the Charm Long Hai Project	4,659	8,196.76
6	Pile Driving for Ngan Hiep 2 Project - Ho Tram	8,727	10,510.06
7	Basic Completion of 24 GVM Units for the Ngan Hiep 1 Tourism Project – Ho Tram		8,972.23
8	Basic Completion of 39 GVM Units for the Ngan Hiep 2 Tourism Project – Ho Tram		1,527.99
9	Construction of structure, finishing, and MEP for Garden Club under the project: Ngan Hiep 2 Tourist Area – Ho Tram		1,544.99
10	Construction of structure and finishing for Skybar at Premier Kieu Anh Hotel		2,978.26

No.	Project/Work Name	Plan	Actual
11	Construction of underground structure package CSJ Block C3		43,707.43
12	Construction of the rough structure package for Green Resort tourism project, Ham Thuan Nam Commune, Binh Thuan Province		0.00
13	Construction of wastewater treatment tank for office and accommodation		1,088.70
14	Construction of container yard foundation - phase 2 (1.3 ha)		4,558.03
15	Interior finishing for Premier Bar at Premier Pearl Vung Tau Hotel		2,079.71
16	Construction of rough structure package, finishing for Villa and Townhouse Long Hai		1,833.67
17	Construction of underground structure package CSJ Block C4		26,605.96
18	Construction of test piles, mass piles for 91 units in Area A of Binh Chau Hot Spring Resort project		0.00
19	Construction of technical infrastructure, hardscape, swimming pool (C&S) – Internal Park Water Zone under Ngan Hiep 2 Tourist Area project – Ho Tram		4,476.27
20	Construction of Hardscape Landscape, Kid Playground, and Technical Infrastructure for Activities Zone Park under Ngan Hiep 2 Tourist Area project – Ho Tram		0.00
21	Interior finishing for Skydeck Coffee at Kieu Anh Hotel		1,058.24
22	Construction of container yard foundation - phase 2 (1.3 ha)		0.00
23	Renovation of Bluesky Kindergarten under the Vietnam America School System project		1,663.86
24	Renovation and construction of structure for 70 Villas in Zone 3 of Thien Binh Minh Tourist Area project		5,918.41
25	Steel trading		1,170.20
26	Warranty for external projects (GS 25)		785.79

No.	Project/Work Name	Plan	Actual
27	Supply and installation of 02 crane base sets in concrete foundation		784.86
28	Mass pile driving for Bien Dong Hotel		8,360.12
29	Supply and installation of fender, mooring bollard for post-port service area at Tan Thanh		1,268.28
30	CHARM LONG HAI RESORT & SPA		1,665.32
31	Renovation of structure, wall construction, plastering of entire exterior, and underground MEP work (Early work) for sample Villa C		0.00
32	Construction of structural renovation, wall building, plastering of the entire exterior of the house, and underground electrical work (Early work) for the model villa D1		0.00
33	Construction of D600 piling for apartment building F, Hiep Phuoc, Nhon Trach, Dong Nai		316.00
34	Preparation of construction drawing design documents + cost estimates for the operations house and installation of electrical and water systems for the Hong Quang Long Hai tourism project		295.00
35	Construction of the structural package for the CSJ body block C3		0.00
36	Construction of the structural package for the CSJ body block C4		0.00
37	Completion of construction from the second floor to the roof of the investment construction project for Saigon Technology University, phase 4		0.00
38	Completion of 21 villas in the Ngan Hiep 1 project	1,197	
39	Completion of partition walls and staircases for shophouses in the Ngan Hiep 1 project	1,371	
40	Substructure of CSJ phase 2; 3	150,000	
41	Other projects	39,775	0.00

No.	Project/Work Name	Plan	Actual
	Total	**252,000**	**204,338**

➢ **Details of the revenue achieved in 2025 compared to the planned targets are as follows:**

Comparison of Business Performance with the Previous Year:

Unit: million VND

No.	Indicator	Actual 2024	Actual 2025	Increase (decrease) compared to 2024
1	Production value	256,306	249,913	-2.5%
2	Net revenue	250,229	204,338	-18.3%
3	Profit after tax	5,573	5,826	+4.5%
4	Charter capital	109,756	113,409	+3%
5	Investment in assets, tools, and equipment	3,270	5,720	+74.9%
6	Dividend distribution	5	5	0.0%

➢ Despite the challenging economic conditions, the business and production targets for 2025, as compared to the plan set forth in the resolution of the 2025 Annual General Meeting of Shareholders and the actual performance in 2024, have achieved relatively positive results in terms of output, revenue, and profit, thereby laying a foundation for stability and development in subsequent years due to the following factors:

- In 2025, besides projects from the DIC Group, Development Investment Construction Number 2 Joint Stock Company (DIC2) actively participated in bidding for projects outside the DIC Group, particularly seeking investors with strong capital to ensure stable business operations for the Company in the upcoming period, such as:

Unit: million VND

No.	Project/Work	Contract number, date	Contract value
1	Construction of technical infrastructure, hardscape, swimming pool (C&S) – Internal park Water Zone of the Ngan Hiep 2 – Ho Tram tourism project	040/2025/HĐTC/NH2.VT dated 23/05/2025	18,109
2	Construction of Hardscape, Kid playground, and technical infrastructure for the Activities Zone park of the Ngan Hiep 2 – Ho Tram tourism project	041/2025/HĐTC/NH2.VT dated 13/06/2025	6,891
3	Construction and renovation of the structure of 70 villas in Zone 3 of the Thien Binh Minh tourism project	27/2507/TBM/HĐTC/DIC2 dated 04/07/2025	116,779
4	Construction completion from the second floor to the roof of the Saigon Technology University construction investment project, phase 4	01/DIC2-STU/HĐTC/2025 dated 08/12/2025	46,382
5	Construction and completion of the Viet Anh Primary School facility 2 project under the Vietnam American School system	01/HĐTC/bluesky/HV-DIC2 dated 10/09/2025; 04/HĐTC/TIEUHOC/HV-DIC2 dated 20/12/2025	20,419
	Total		**208,580**

3. Organizational and Labor Activities:

- In 2025, the company conducted a review and assessment of staff capabilities to arrange, allocate, and recruit additional personnel to meet job requirements while restructuring and reorganizing the organizational and production teams to build a streamlined and flexible enterprise.
- The Company developed and implemented a wage policy suitable to job requirements to encourage employees to work effectively and recruit competent personnel. Salaries and insurance have been fully and promptly implemented. Other employee benefits such as sick leave, maternity leave, and holidays are in accordance with current laws and company regulations.

4. Other Activities:

- During the business and production process, occupational safety, fire prevention, and environmental protection have always been prioritized by the Company alongside project quality, resulting in no serious occupational accidents or significant asset losses throughout the business and production process in 2025.
- With the approval of the Board of Directors, the Executive Management has been attentive in supporting funding, directing, and coordinating with the Trade Union Executive Committee and the Youth Union to facilitate employee participation in cultural, sports, and other activities organized by unions and the Corporation to enhance the employees' well-being of employees.

PART II

DIRECTION AND TASKS FOR THE 2026 BUSINESS AND PRODUCTION PLAN:

To effectively implement the business and production plan tasks for 2026, with the approval of the company's Board of Directors, the Executive Management Team proposes the following direction and tasks for the 2026 business and production plan:

1. Business and Production Plan Targets (*Unit: Million VND*) for 2026:

No.	Indicator	Unit	Actual 2025	Plan 2026	Growth (%)
1	Production Value	Million VND	249,913	289,548	+15.8
2	Net Revenue	Million VND	204,338	298,160	+45.9
3	Profit Before Tax	Million VND	8,889	9,205	+3.5
4	Profit After Tax	Million VND	5,826	6,260	+7.4
5	Charter Capital	Million VND	113,046	116,437	+3.0
6	Investment in Assets, Equipment	Million VND	5,720	15,000	+162.2
7	Dividend Distribution	%	5	4-5	

Details of Production Value for 2026 (*Unit: Million VND*) are as follows:

No.	Project Name, Package	Contract Value	Production Value Achieved from 2025 and Earlier	Production Plan for 2026
1	Construction of the container yard foundation - phase 2 (1.3 ha)	3,848	1,100	2,400
2	Construction and renovation of the structure of 70 villas in Zone 3 of the Thien Binh Minh tourism project	104,339	5,500	60,000
3	Construction and renovation of the structure, wall building, plastering of the entire exterior, and underground electrical work (Early work) for model villa C	3,251	1,300	1,951
4	Construction and renovation of the structure, wall building, plastering of the entire exterior, and underground electrical work (Early work) for model villa D1	3,212	1,300	2,251
5	Construction of the CSJ structural package block C3	113,735		80,000
6	Construction of the CSJ structural package block C4	188,147		100,000
7	Completion of construction from the 2nd floor to the roof of the project for the construction investment of Saigon Technology University, phase 4	46,382		42,946
	Total	**462,914**	**9,200**	**289,548**

Details of Revenue for 2026 are as follows: *Unit: Million VND*

DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY
Address: No. 5, Street No. 6, Chi Linh Urban Area, Rach Dua Ward, Ho Chi Minh City.
Telephone: (84-254) 3.613.944 Fax: (84-254) 3.584.864 – 3.616365
Website: http://dic2.vn Email: infor@dic2.vn

No.	Project Name, Package	Contract Value	Value Invoiced from 2025 and Earlier	Revenue Plan for 2026
		1	2	3
1	Retaining Wall Package for the Tân Thành Port Logistics Service Area	110,212	83,694	7,500
2	Construction of the Hardscape Package for the Charm Long Hai Project	46,975	27,096	2,000
3	Construction of Structure, Finishing, and MEP for the Garden Club of the Ngan Hiep 2 – Ho Tram Tourism Area Project	6,652	1,545	4,455
4	Construction of the CSJ underground structural package block C3	76,554	43,707	9,000
5	Construction of the Rough Structure Package for the Green Resort Tourism Project, Ham Thuan Nam Commune, Binh Thuan Province	4,931		4,931
6	Construction of the Rough Structure and Finishing Package for Villas and Townhouses in Long Hai	6,709	1,834	2,666.34
7	Construction of the CSJ underground structural package block C4	49,669	26,606	7,000
8	Construction of Test Piles and Mass Piles for 91 Units in Area A of the Binh Chau Hot Spring Tourism Project	2,880		500

No.	Project Name, Package	Contract Value	Value Invoiced from 2025 and Earlier	Revenue Plan for 2026
9	Construction of Technical Infrastructure, Hardscape, and Swimming Pool (C&S) – Water Zone Park of the Ngan Hiep 2 – Ho Tram Tourism Project	18,109		7,000
10	Construction of Hardscape, Kid Playground, and Technical Infrastructure for the Activities Zone Park of the Ngan Hiep 2 – Ho Tram Tourism Project	6,891		4,000
11	Construction of Container Yard Foundation – Phase 2 (1.3 ha)	3,848		3,500
12	Construction and renovation of structures for 70 villas in Zone 3 of the Thien Binh Minh tourism project	104,339	5,918	50,000
13	Warranty for external projects (GS 25)			500
14	Construction and renovation of structures, building walls, plastering the entire exterior, and underground electrical work (Early work) for model villa type C	3,251		3,251
15	Construction and renovation of structures, building walls, plastering the entire exterior, and underground electrical work (Early work) for model villa type D1	3,212		3,211
16	Construction of D600 piles for apartment building F, Hiep Phuoc, Nhon Trach, Dong Nai	4,927	316	700

No.	Project Name, Package	Contract Value	Value Invoiced from 2025 and Earlier	Revenue Plan for 2026
17	Construction of the structural package for the CSJ body block C3	113,735		60,000
18	Construction of the structural package for the CSJ body block C4	188,147		85,000
19	Completion of construction from the second floor to the roof of the investment project for the construction of Saigon Technology University, phase 4	46,382		42,946
	Total	**797,423**	**190,716**	**298,160**

2. Direction and Tasks to Implement the 2026 Business and Production Plans:

The leadership of DIC2 acknowledges that although the economy shows signs of recovery, the legal situation of real estate projects remains unresolved, and the capital situation of investors' projects faces significant difficulties due to tightened real estate credit and high loan interest rates. Therefore, the direction for the 2026 business and production plan must be approached with caution.

To implement and complete the aforementioned 2026 business and production plan tasks, the following tasks need to be effectively executed:

- ✓ Continue restructuring the organization to align with job requirements, management departments, and the actual work situation at the construction site.
- ✓ Develop detailed revenue and expenditure plans, and procurement plans for each contract package and each month to achieve the highest business efficiency.
- ✓ Strengthen and focus on developing the business department to engage with investors in the industrial construction sector and continue further investment in foundation treatment construction.
- ✓ Continue debt recovery as a key task in 2026, primarily to preserve capital, supplement business capital, reduce financial costs, and optimize corporate income tax, thereby enhancing registered business efficiency.

- ✓ Continue to focus on bidding to secure new contracts and projects with investment legality and bank financing.
- ✓ Seek partners and investors to effectively exploit invested real estate and fixed assets.
- ✓ Continue training and recruitment, gradually applying AI in production and management processes to save costs and enhance labor productivity.

The above constitutes the report on the implementation of the 2025 business and production plan and the directions and tasks for the 2026 business and production plan of the Executive Management.

On behalf of the Executive Management, we extend our best wishes to all company shareholders and esteemed delegates; wishing you health, luck, peace, and prosperity.

Ho Chi Minh City, April 23, 2026

DIRECTOR

M.S.D.N: 3500707730 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN - XÂY DỰNG (DIC) SỐ 2
P. RẠCH DỪA - TP. HỒ CHÍ MINH

Võ Gia Tân

DIC GROUP
Development Investment Construction Number 2 Joint Stock Company

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, April 23, 2026

No.: 01/TTr-DIC No2-HĐQT

PROPOSAL

(Re: Approval of the Personnel List for the Organization and Management of the 2026 Annual General Meeting of Shareholders)

- *Pursuant to Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020.*
- *Pursuant to the Charter on the Organization and Operation of Development Investment Construction Number 2 Joint Stock Company.*
- *Pursuant to Meeting Minutes No. 01-26/BB- HĐQT-DIC No2 dated February 9, 2026, of the Board of Directors of Development Investment Construction Number 2 Joint Stock Company.*

In order to implement and organize the 2026 Annual General Meeting of Shareholders in accordance with the law and the Company's Charter, the Board of Directors respectfully submits to the General Meeting of Shareholders for approval the personnel list of the Organizing Committee, Chairing Board, Secretariat, and Vote Counting Committee as follows:

I. The Organizing Committee includes:

1.	Mr. Nguyen Van Minh	: Head
2.	Mr. Trinh Van Huynh	: Deputy Head
3.	Ms. Pham Thi Nhung	: Member
4.	Ms. Pham Thi Thuong	: Member
5.	Ms. Vuong Thanh Hai	: Member (Representative of the Supervisory Board, Supervisor)
6.	Ms. Pham Thi Thu Hang	: Member
7.	Ms. Pham Thi Bich Ngoc	: Member
8.	Ms. Nguyen Thi Thuy	: Member
9.	Ms. Hoang Thi Nho	: Member
10.	Ms. Do Thuy Nhung	: Member
11.	Ms. Nguyen Thi Hoan	: Member
12.	Mr. Doan Phan Huy Cuong	: Member
13.	Ms. Pham Thi Phuong Thao	: Member
14.	Ms. Trinh Thu Trang	: Member
15.	Ms. Nguyen Thi Huong	: Member
16.	Mr. Luong Khac Chuyen	: Member

Submit to the General Meeting for a voting ballot to approve the Organizing Committee.

II. The Chairing Board includes:

1.	Mr. Pham Duc Dung	- Chairman of the BOD	: Chairperson of the Meeting.
2.	Mr. Le Hai Chau	- Member of the BOD	: Member.

Submit to the General Meeting for a voting ballot to approve the Chairing Board and Chairperson.

III. Secretariat of the Meeting:

1. Ms. Pham Thi Nhung

Submit to the General Meeting for a voting ballot to approve the Secretariat of the Meeting.

IV. The Vote Counting Committee includes:

1. Mr. Luong Khac Chuyen : Head of the Committee
2. Ms. Hoang Thi Nho : Member
3. Ms. Vuong Thanh Hai : Member (Representative of the Supervisory Board, Supervisor)
4. Ms. Pham Bich Ngoc : Member

Submit to the General Meeting for a voting ballot to approve the Vote Counting Committee.

ON BEHALF OF THE BOARD OF DIRECTORS
Chairman

Recipients:
- As addressed;
- Archive.

M.S.D.N: 3500707730 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN - XÂY DỰNG (DIC) SỐ 2
P. RẠCH DỪA - TP. HỒ CHÍ MINH

Phạm Đức Dũng

DIC GROUP
Development Investment Construction Number 2 Joint Stock Company

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, April 23, 2026

No.: 02/TTr-DIC No2-HĐQT

PROPOSAL

Re: Report on the utilization of proceeds from the 2024 private placement of shares and approval of the adjustment to the plan for using the remaining proceeds from the 2024 private placement

To: **Shareholders of Development Investment Construction Number 2 Joint Stock Company**

Based on:

- Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;
- Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, and Law No. 56/2024/QH15 passed by the National Assembly of the Socialist Republic of Vietnam on November 29, 2024, regarding the amendment and supplementation of a number of articles of the Securities Law;
- Decree No. 155/2020/NĐ-CP dated December 31, 2020, of the Government detailing certain articles of the Securities Law;
- Decree No. 245/2025/NĐ-CP dated September 11, 2025, of the Government regarding the amendment and supplementation of a number of articles of Decree No. 155/2020/NĐ-CP;
- The Charter of Organization and Operation of Development Investment Construction Number 2 Joint Stock Company ("**DIC2**")

The Board of Directors hereby reports to the General Meeting of Shareholders on the utilization of proceeds from the 2024 private placement of shares (the "2024 PPS") and the proposed adjustment to the plan for using the remaining proceeds from the 2024 PPS, as follows:

1. Report on the Utilization of Funds from the 2024 Private Placement of Shares

On December 6, 2024, DIC2 completed the 2024 PPS with a total of 3,419,309 shares, equivalent to proceeds of VND 34,193,090,000.

As of December 31, 2025, DIC2 has utilized the funds obtained from the 2024 PPS as follows:

Unit: VND

TT	Purpose of Use	Capital Utilization Plan according to the 2024 Annual GMS	Issuance Plan (*)	Actual Disbursement	Outstanding Principal Balance as of 12/31/2025
1	**Investment in equipment and tools for construction**	**22,500,000,000**	**9,000,000,000**	**4,600,000,000**	**4,400,000,000**

TT	Purpose of Use	Capital Utilization Plan according to the 2024 Annual GMS	Issuance Plan (*)	Actual Disbursement	Outstanding Principal Balance as of 12/31/2025
-	Investment in 860-ton Reinforced Concrete Pile Pressing Machine	10,000,000,000	0	0	
-	Investment in 10-ton tower crane, 110m high	7,000,000,000	6,000,000,000	4,600,000,000	1,400,000,000
-	Investment in Elimak twin cage hoist	2,500,000,000	2,500,000,000	0	2,500,000,000
-	Investment in aluminum formwork	3,000,000,000	500,000,000	0	500,000,000
2	**Repayment of short-term loans at the Bank**		**25,193,090,000**		
2.1	**Bank for Investment and Development of Vietnam JSC - Ba Ria Vung Tau Branch (BIDV BRVT)**	**27,500,000,000**	**16,754,614,100**	**16,754,614,100**	**0**
-	Repayment of short-term loan No. 403000631162, maturity date 05/11/2024	6,452,622,000	0		
-	Repayment of short-term loan No. 401000710269, maturity date 19/11/2024	9,950,500,000	0		
-	Repayment of short-term loan No. 401000724743, maturity date 20/11/2024	9,982,400,000	0		
-	Repayment of short-term loan number 409000739258, maturity date 22/11/2024	1,114,478,000	0		
-	Repayment of short-term loan number 401001637201, maturity date 26/05/2025	0	2,758,845,140	2,758,845,140	0
-	Repayment of short-term loan number 401001655455, maturity date 28/05/2025	0	1,097,374.35	1,097,374.35	0

TT	Purpose of Use	Capital Utilization Plan according to the 2024 Annual GMS	Issuance Plan (*)	Actual Disbursement	Outstanding Principal Balance as of 12/31/2025
-	Repayment of short-term loan number 407001682122, maturity date 04/06/2025	0	1,289,505.76	1,289,505.76	0
-	Repayment of short-term loan number 408001687111, maturity date 05/06/2025	0	2,565,381.46	2,565,381.46	0
-	Repayment of short-term loan number 402001711728, maturity date 11/06/2025	0	6,609,746.81	6,609,746.81	0
-	Repayment of short-term loan number 408001778401, maturity date 26/06/2025	0	2,433,760.58	2,433,760.58	0
2.2	**Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Ria Vung Tau Branch (Vietinbank BRVT)**	**0**	**8,438,475.90**	**8,438,475.90**	**0**
-	Repayment of short-term loan number 805006556227, maturity date 30/04/2025	0	2,812,539.53	2,812,539.53	0
-	Repayment of short-term loan number 800006568764, maturity date 09/05/2025	0	2,311,369.48	2,311,369.48	0
-	Repayment of short-term loan number 809006575244, maturity date 13/05/2025	0	875,795.97	875,795.97	0
-	Repayment of short-term loan number 808006580420, maturity date 15/05/2025	0	2,129,334.37	2,129,334.37	0
-	Repayment of short-term loan number 801006580072, maturity date 15/05/2025	0	309,436.55	309,436.55	0

TT	Purpose of Use	Capital Utilization Plan according to the 2024 Annual GMS	Issuance Plan (*)	Actual Disbursement	Outstanding Principal Balance as of 12/31/2025
	Total	**50,000,000,000**	**34,193,090,000**	**29,793,090,000**	**4,400,000,000**

(*) Issuance plan after adjustment according to BOD Resolution No. 11-24/NQ-DIC No2-HĐQT dated December 23, 2024, Re: adjustment of 49% of the capital utilization plan and GMS Resolution No. 01/NQ-DIC No2-ĐHĐCĐ dated February 12, 2025, through written consultation, Re: adjustment of the utilization plan for 51% of the proceeds from the 2024 PPS (Proposal No. 01/TTr-DIC-HĐQT dated January 13, 2025).

2. Proposal to Change the Plan for Utilizing Remaining Funds from the 2024 PPS

Currently, credit limits at commercial banks are constrained, while loan facilities are continuously reaching maturity. At the same time, payments from project owners have slowed due to restrictions on disbursement for real estate, and the demand for asset investment under the approved plan has also decreased. In order to optimize the use of the Company's financial resources, the Board of Directors respectfully proposes that the General Meeting of Shareholders approve the adjustment to the plan to utilize the entire remaining funds from the 2024 PPS (VND 4.4 billion) to repay short-term loans at Bank for Investment and Development of Vietnam JSC (BIDV) Ba Ria - Vung Tau Branch, specifically:

Item	Purpose	Remaining funds from the 2024 PPS	Proposal to change the utilization plan	Notes
1	**Investment in equipment and tools for construction**	**4,400,000,000**		
1.2	Investment in a 10-ton, 110-meter tower crane	1,400,000,000		
1.3	Investment in a two-cage Elimak hoist	2,500,000,000		
1.4	Investment in aluminum formwork	500,000,000		
2	**Repayment of short-term loans at the Bank for Investment and Development of Vietnam JSC Ba Ria – Vung Tau Branch**		**4,400,000,000**	
	Repayment of short-term loan No. 400003268244, due on 29/04/2026		3,966,793,600	
	Repayment of short-term loan No. 407003300016, due on 29/04/2026		433,206,400	

❖ **The GMS authorizes the BOD:**

- Complete the procedures for changing the capital utilization plan from the aforementioned private placement, and disclose information regarding the change in capital utilization plan in accordance with regulations.
- Utilize the proceeds from the issuance for the intended purposes and report on the use of capital post-issuance in compliance with legal regulations.

The BOD respectfully submits the above-mentioned matters to the GMS for consideration and approval.

Respectfully submitted.

Recipients:
- As addressed;
- Archive.

ON BEHALF OF THE BOARD OF DIREFCTORS
CHAIRPERSON



Phạm Đức Dũng

DIC GROUP
DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

No: 03/TTr-DIC No2-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, April 23, 2026

PROPOSAL

(Re: Selection of the Auditing Firm for the 2026 Financial Statements)

To: **The General Meeting of Shareholders of Development Investment Construction Number 2 Joint Stock Company**

Pursuant to:

- Enterprise Law No. 59/2020/QH14 passed by the 14th National Assembly of the Socialist Republic of Vietnam on June 17, 2020.
- The Charter on the Organization and Operation of Development Investment Construction Number 2 Joint Stock Company.

Based on the list of auditing firms eligible to provide financial statement auditing services for listed companies in 2026, approved by the State Securities Commission, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval:

1. Approval of the list of 03 (three) independent auditing firms for the Board of Directors to select an independent auditing firm to provide auditing and review services for the financial statements of Development Investment Construction Number 2 Joint Stock Company in 2026, specifically:
   – Southern Auditing and Accounting Financial Consulting Services Company Limited
   – FAC Auditing Company Limited
   – International Auditing and Valuation Company Limited (IAV)

2. Authorize the Board of Directors to select one of the above-mentioned auditing firms to audit the semi-annual and annual financial statements of Development Investment Construction Number 2 Joint Stock Company in 2026 based on the criteria of ensuring quality and effectiveness at reasonable costs commensurate with the quality and scope of the audit.

In the event that at the time of contract negotiation, the aforementioned auditing firms do not meet the standards to perform the audit of the 2026 financial statements of Development Investment Construction Number 2 Joint Stock Company, the Board of Directors of Development Investment Construction Number 2 Joint Stock Company shall be authorized to

proactively select another eligible auditing firm in accordance with the regulations of the Ministry of Finance to conduct the audit of the 2026 financial statements in compliance with internal regulations and applicable laws.

The Board of Directors respectfully submits this proposal to the General Meeting of Shareholders for consideration and approval.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRPERSON

Recipients:
- *As addressed;*
- *Archive.*

CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN - XÂY DỰNG (DIC) SỐ 2

Phạm Đức Dũng

DIC GROUP
DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 04/TTr-DIC No2-HĐQT

Ho Chi Minh City, April 23, 2026

PROPOSAL

Re: Approval of Basic Business Production Targets for 2025 & Plan for 2026

To: The General Meeting of Shareholders of Development Investment Construction Number 2 Joint Stock Company

Pursuant to:

- Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;
- The Charter of Development Investment Construction Number 2 Joint Stock Company;

The Board of Directors of Development Investment Construction Number 2 Joint Stock Company respectfully submits to the General Meeting of Shareholders for consideration and approval of the business production targets for 2025 and the specific business production plan for 2026 as follows:

No.	Indicator	Unit	Actual 2025	Plan 2026	Growth (%)
1	Output	Million VND	249,913	289,548	15.8%
2	Net Revenue	Million VND	204,338	298,160	45.9%
3	Profit Before Tax	Million VND	8,889	9,205	3.6%
4	Profit After Tax	Million VND	5,826	6,260	7.5%
5	Charter Capital	Million VND	113,046	116,437	3.0%
6	Dividend Rate	%	5	4-5	
7	Development Investment Capital	Million VND	5,720	15,000	162.2%

The Board of Directors respectfully submits this proposal to the General Meeting of Shareholders for consideration and approval.

Recipients:
- As addressed;
- Archive.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRPERSON

CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN - XÂY DỰNG (DIC) SỐ 2

Phạm Đức Dũng

DIC GROUP
DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, April 23, 2026

No: 05/TTr-DIC No2-HĐQT

PROPOSAL

(Re: Report on the Implementation of Asset and Equipment Investment in 2025 and the Investment Plan for 2026)

To: **The General Meeting of Shareholders of Development Investment Construction Number 2 Joint Stock Company**

- Pursuant to the Charter on the Organization and Operation of Development Investment Construction Number 2 Joint Stock Company;
- Pursuant to the audited financial statements for 2025 and the Business Plan for 2026 of Development Investment Construction Number 2 Joint Stock Company.

The Board of Directors respectfully submits to the General Meeting of Shareholders the report on the implementation of asset and equipment investment in 2025 and the plan for 2026 of Development Investment Construction Number 2 Joint Stock Company as follows:

1. Implementation of Asset and Equipment Investment in 2025:

No.	Investment Portfolio	Plan for 2025		Implementation for 2025		Notes
		Quantity	Value (Billion VND)	Quantity	Value (Billion VND)	
1	Investment in a 10-ton tower crane with a height of 110 meters	1	6.00	1	4.60	A 65-meter high tower crane has been invested in, with plans to increase the height as necessary.
2	Investment in Elimak twin-cage construction hoist	1	2.50			
3	Scaffolding, aluminum formwork		5.50			
4	Other machinery and equipment		1.00	4	1.12	

	Installation of computers			*1*	*0.03*	
	Office expansion			*1*	*0.61*	
	Purchase of KIA truck - 2.5 tons			*1*	*0.44*	
	MIG 500 semi-automatic welding machine			*1*	*0.04*	
	Total		**15.00**		**5.72**	

2. Plan for Asset and Equipment Investment in 2026:

Unit: Billion VND

No.	Investment items	Unit	Quantity	Purpose of Use	Amount
1	Investment in 860-ton pile press machine	Piece	1	To serve project construction	10
2	Scaffolding, formwork			To serve the construction of CSJ project and other projects	4
3	Other machinery and equipment			To serve the construction of CSJ project and other projects	1
	Total				**15**

The General Meeting of Shareholders authorizes the Board of Directors of Development Investment Construction Number 2 Joint Stock Company to decide on the timing of investments in accordance with applicable laws and the Company's internal regulations, ensuring transparency and maximizing benefits for shareholders and the Company. The Chairman of the Board of Directors shall be responsible for organizing the procurement and implementation of investments in tools, equipment, and fixed assets in compliance with applicable laws and the Company's internal regulations, ensuring transparency and maximizing benefits for shareholders and the Company.

In the event of additional investment needs for fixed assets outside the approved plan by the Annual General Meeting of Shareholders, the Board of Directors of Development Investment Construction Number 2 Joint Stock Company is authorized to make investment decisions in line with the actual needs of the Company, ensuring that such investments are implemented in compliance with the Company's internal regulations and applicable laws, and to report the results to the nearest General Meeting of Shareholders.

The Board of Directors respectfully submits this proposal to the General Meeting of Shareholders for consideration and approval.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

Recipients:
- *As addressed*
- *Archive.*

CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN - XÂY DỰNG (DIC) SỐ 2

Phạm Đức Dũng

DIC GROUP
DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

No.: 06/TTr-DIC No2-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, April 23, 2026

PROPOSAL

(Re: Approval of the Audited Financial Statements for 2025)

***To*: The General Meeting of Shareholders of Development Investment Construction Number 2 Joint Stock Company**

- Pursuant to Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;
- Pursuant to the Charter on the Organization and Operation of Development Investment Construction Number 2 Joint Stock Company;
- Pursuant to the audited financial statements for 2025 of Development Investment Construction Number 2 Joint Stock Company.

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the audited financial statements for 2025 of Development Investment Construction Number 2 Joint Stock Company, which have been audited by Southern Auditing and Accounting Financial Consulting Services Company Limited (AASCS) in accordance with applicable auditing standards, as follows:

(1) Report of the Board of Directors;

(2) Independent Auditor's Report;

(3) Statement of Financial Position as of December 31, 2025;

(4) Income Statement from January 1, 2025, to December 31, 2025;

(5) Cash Flow Statement from January 1, 2025, to December 31, 2025;

(6) Notes to the Financial Statements for the accounting period from January 1, 2025, to December 31, 2025.

(7) Report on the Use of Capital from the Private Placement of Shares as of December 31, 2025.

Detailed information is available in the audited financial statements for 2025 of Development Investment Construction Number 2 Joint Stock Company is disclosed on the website: https://www.dic2.vn/

The Board of Directors respectfully submits this proposal to the General Meeting of Shareholders for consideration and approval.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRPERSON

Recipients:
- *As addressed;*
- *Archive.*

M.S.D.N: 3500707730 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN - XÂY DỰNG (DIC) SỐ 2
P. RẠCH DỪA - TP. HỒ CHÍ MINH

Phạm Đức Dũng

DIC GROUP
DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, April 23, 2026

No.: 07/TTr-DIC No2-HĐQT

PROPOSAL

(Re: Approval of the profit distribution plan for 2025)

***To*: The General Meeting of Shareholders of Development Investment Construction Number 2 Joint Stock Company**

- Pursuant to Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;
- Pursuant to the Charter on the Organization and Operation of Development Investment Construction Number 2 Joint Stock Company;
- Pursuant to the audited financial statements for 2025 of Development Investment Construction Number 2 Joint Stock Company.

Based on the audited financial statements for 2025 of Development Investment Construction Number 2 Joint Stock Company, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the profit distribution plan for 2025 as follows:

No.	Content	Amount (VND)	Notes
1	Profit after tax for 2025	5,825,764,260	
2	Allocation to funds from the profit of 2025	873,864,639	
2.1	*Allocation to Reward Fund (15% of profit after tax)*	*873,864,639*	
3	Remaining profit after tax for 2025 after allocations to funds	4,951,899,621	
4	Retained earnings from previous years	1,154,768,198	
5	Accumulated retained earnings	6,106,667,819	
6	Dividend distribution at a rate of 5% of charter capital, *including:*	5,652,349,500	
6.1	*2% in cash*	*2,260,939,800*	
6.2	*3% in shares*	*3,391,409,700*	
7	**Remaining profit after dividend distribution**	**454,318,319**	

Based on the 2026 business plan approved by the General Meeting of Shareholders, the Board of Directors respectfully submits to the General Meeting of Shareholders for approval a bonus scheme for the Board of Directors, the Board of Management, and the Company's employees in the event that the profit after tax for 2026 exceeds the target assigned by the General Meeting of Shareholders, with the total bonus not exceeding 10% of the excess profit

after tax. The General Meeting of Shareholders authorizes the Board of Directors of DIC No. 2, based on the actual business performance in 2026, to determine the specific bonus amount, provided that such amount does not exceed the aforementioned maximum rate.

The Board of Directors respectfully submits this proposal to the General Meeting of Shareholders for consideration and approval.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRPERSON

Recipients:
- As addressed;
- Archive.

M.S.D.N: 3500707730 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN - XÂY DỰNG (DIC) SỐ 2
P. RẠCH DỪA - TP. HỒ CHÍ MINH

CHỦ TỊCH HĐQT
Phạm Đức Bằng

DIC GROUP
DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

No: 08/TTr-DIC No2-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, April 23, 2026

PROPOSAL

(Re: Plan for Issuance of Shares for Dividend Payment in 2025)

To: The General Meeting of Shareholders of Development Investment Construction Number 2 Joint Stock Company

Pursuant to:

- *Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;*
- *Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019;*
- *Decree No. 155/2020/NĐ-CP dated December 31, 2020, of the Government detailing certain provisions of the Securities Law;*
- *The Charter of Organization and Operation of Development Investment Construction Number 2 Joint Stock Company.*

The Board of Directors of Development Investment Construction Number 2 Joint Stock Company respectfully submits to the General Meeting of Shareholders for consideration and approval of the Plan for Issuance of Shares for Dividend Payment in 2025, specifically as follows:

Issuing Organization	:	**Development Investment Construction Number 2 Joint Stock Company**
Type of Shares Issued:	:	Ordinary Shares
Par Value of Shares:	:	VND 10,000 per share
Number of Outstanding Shares	:	11,304,699 shares
Number of Shares Expected to be Issued	:	339,140 shares
Total Issuance Value at Par Value	:	VND 3,391,400,000
Expected Charter Capital After the Issuance	:	VND 116,438,390,000
Form of Issuance	:	Issuance of Shares for Dividend Payment in 2025 at a rate of 3% per par value
Issuance Target	:	Existing shareholders listed on the shareholder list on the record date for exercising the right to receive dividends in shares

Source of Funds for Issuance	:	Undistributed after-tax profits as of December 31, 2025, according to the audited Financial Statements for 2025 of the Company
Share Allocation Ratio	:	**100:3**. On the record date for exercising the right, shareholders owning 100 shares will receive an additional 3 new shares
Handling of Fractional Shares	:	Shares issued as dividends to existing shareholders will be rounded down to the nearest whole number, and fractional shares will be rounded down and disregarded. For example, Shareholder A owns 99 shares as of the final registration date. With an exercise ratio of 100:3, Shareholder A will receive 2.97 new shares. According to the calculation principle, the fractional amount of 0.97 shares will be canceled. Thus, the shareholder will receive 2 new shares. Similarly, Shareholder B owns 66 shares as of the final registration date. With an exercise ratio of 100:3, Shareholder B will receive 1.98 new shares. According to the calculation principle, the fractional amount of 0.98 shares will be canceled. Thus, the shareholder will receive 1 new share.
Expected Time of Issuance	:	In 2026, the specific issuance time shall be determined by the Board of Directors.
Registration for Additional Listing of Newly Issued Shares	:	All shares issued to pay dividends for 2025 to existing shareholders will be registered additionally with the Vietnam Securities Depository and Clearing Corporation (VSDC) and and listed on the Hanoi Stock Exchange (HNX) after the issuance is completed.

Delegation and Authorization to the Board of Directors:

The Board of Directors respectfully submits to the General Meeting of Shareholders for authorization and delegation to the Board of Directors to:

- Select the specific issuance time and carry out the necessary procedures related to the completion of the issuance plan, obtain permission for issuance, and implement in accordance with the Company's Charter and applicable laws, ensuring shareholder benefits;

- Approve other documents related to the share issuance;
- Complete the necessary procedures to increase the Company's charter capital;
- Amend and supplement the Company Charter concerning the change in charter capital after the issuance of shares;
- Prepare and complete all necessary documentation for additional registration and listing of the newly issued shares in accordance with the approved plan.

The Board of Directors respectfully submits this proposal to the General Meeting of Shareholders for consideration and approval.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRPERSON

Recipients:
- *BOD, BOS "for reporting";*
- *GMS "for approval";*

M.S.D.N: 3500707790 - C.T.C.P - CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN - XÂY DỰNG (DIC) SỐ 2 - P. RẠCH DỪA - TP. HỒ CHÍ MINH

Phạm Đức Dũng

DIC GROUP
Development Investment Construction Number 2 Joint Stock Company

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, April 23, 2026

No.: 09/TTr-DIC No2-HĐQT

PROPOSAL

(Re: Capital Mobilization Plan for 2026 and Asset Leasing Plan to Secure Bank Loans in 2026)

To: **The General Meeting of Shareholders of Development Investment Construction Number 2 Joint Stock Company**

- Pursuant to the Charter on the Organization and Operation of Development Investment Construction Number 2 Joint Stock Company.
- Pursuant to the audited financial statements for 2025 and the business plan for 2026 of Development Investment Construction Number 2 Joint Stock Company.

The Board of Directors respectfully submits the following matters to the General Meeting of Shareholders (GMS):

1. The capital mobilization plan to serve production and business activities in 2026 is as follows:

Unit: billion VND

Form of Capital Mobilization	Purpose of Borrowing	Loan Limit for 2025	Outstanding loan balance as of 31/12/2025	Loan Limit for 2026
1. Short-term Bank Loans	Purchase of materials, equipment, payment of salaries	**268.0**	**198.9**	**268.0**
Bank for Investment and Development of Vietnam JSC, Ba Ria – Vung Tau Branch		210.0	152.6	210.0
Vietnam Joint Stock Commercial Bank for Industry and Trade, Ba Ria – Vung Tau Branch		40.0	31.6	40.0
Prosperity And Growth Commercial Joint Stock Bank, Vung Tau Branch		18.0	14.7	18.0

2. Other Short-term Loans *(Mobilized from employees, financial companies, other individuals)*	Purchase of materials, equipment, payment of salaries	**10.0**	**1.7**	**10.0**
Total		**278.0**	**200.6**	**278.0**

- In order to proactively secure capital for business operations, the General Meeting of Shareholders authorizes the legal representative – the Chairman of the Board of Directors of DIC No. 2 – to be responsible for directing the development of feasible borrowing and debt repayment plans; to proactively negotiate and enter into loan agreements with lenders in accordance with applicable regulations; to use borrowed funds for proper purposes in an efficient manner; and to ensure the Company's ability to repay debts to credit institutions and other lenders.

- **For the "Other Short-term Loans" limit** (capital mobilization from employees, financial companies, and other individuals): The Authorized Representative - Chairperson of the Board of Directors of DIC Number 2 is authorized to proactively organize the capital mobilization with a maximum interest rate equal to the lending rate for the same term of the commercial bank currently financing DIC Number 2, and not exceeding 150% of the basic interest rate prescribed by the State Bank at the time of borrowing. The company's assets shall not be used as collateral for these loans, ensuring the total mobilization limit of other loans does not exceed VND 10 billion as per the loan limit plan approved by the General Meeting of Shareholders. The Authorized Representative - Chairperson of the Board of Directors of DIC Number 2 is responsible for directing the development of feasible borrowing/repayment plans, nsuring that the borrowed funds are used for proper purposes in an efficient manner, and ensuring the ability to repay loans to credit institutions and other lenders.

2. Asset Leasing Plan to Secure Collateral for Bank Loans and Capital Mobilization from Employees and Other Individuals in 2026:

Based on the 2026 business plan, the economic and credit situation in the real estate and construction sectors, and the financial status of investors in 2026, remain challenging. Meanwhile, receivables due are still high, and the company's assets are limited. Therefore, in addition to bank credit limits and other loans, the company also needs to lease additional assets to secure loans from credit institutions.

To maintain and increase the credit limit at banks and mobilize capital from employees, the Board of Directors submits to the General Meeting of Shareholders for consideration and approval of the policy:

- Agreement to lease assets from employees with asset values appraised not exceeding VND 15 billion to secure working capital loans of the company at commercial banks when there is a need to increase the credit limit and the company's assets are insufficient. The fee paid to employees who lease assets to the company annually is calculated based on the value of the secured assets that the bank lends to the company and will be accounted for as financial expenses with a maximum rate of 1.5% per annum multiplied by total actual loan value but not exceeding the appraised value of the secured assets as determined by the competent authority according to legal regulations.

- The General Meeting of Shareholders authorizes the Chairperson of the Board of Directors – the Authorized Representative of the company:

+ Enter into asset lease agreements and related documentation concerning the asset leasing procedures of employees to serve the purpose of maintaining and enhancing the limits of working capital loans at banks in accordance with legal regulations and the company's internal regulations, responsible for balancing loan limits using employees' assets as appropriate and effective collateral, ensuring the use of borrowed capital for the intended purpose, and ensuring the ability to repay debts using employees' assets as collateral for the loan.

+ Carry out procedures for mortgage and loan guarantees with credit institutions.

The Board of Directors respectfully submits this proposal to the General Meeting of Shareholders for consideration and approval.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRPERSON

CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN - XÂY DỰNG (DIC) SỐ 2

CHỦ TỊCH HĐQT
Phạm Đức Dũng

Recipients:
- *As addressed*
- *Archive.*

DIC GROUP DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No. 10/TTr-DIC No2-HĐQT

Ho Chi Minh City, April 23, 2026

PROPOSAL

Re: Settlement of Remuneration for the Board of Directors and Supervisory Board for 2025 & Plan for 2026

To: **The General Meeting of Shareholders of Development Investment Construction Number 2 Joint Stock Company**

- Pursuant to Enterprise Law No. 59/2020/QH14 dated June 17, 2020;

- Pursuant to the Charter of Organization and Operation of Development Investment Construction Number 2 Joint Stock Company;

- Based on the audited Financial Statements for 2025 and the business plan for 2026 of Development Investment Construction Number 2 Joint Stock Company;

The Board of Directors reports to the General Meeting of Shareholders on the settlement of remuneration and allowances for the Board of Directors, Supervisory Board, and Company Secretary for 2025 and the remuneration and allowance plan for the Board of Directors, Supervisory Board, and Company Secretary for 2026 as follows:

1. Settlement of Remuneration for the Board of Directors, Supervisory Board, and Company Secretary for 2025

No.	Description	Plan (VND)	Actual (VND)	Actual/Plan Ratio (%)
1	Chairperson of the Board of Directors	780,000,000	772,045,000	99
2	Concurrent Members of the Board of Directors (2 persons)	96,000,000	96,000,000	100
3	Head of the Supervisory Board	36,000,000	36,000,000	100
4	Members of the Supervisory Board (2 persons)	36,000,000	27,000,000	75
5	Company Secretary	18,000,000	18,000,000	100
	Total	**966,000,000**	**949,045,000**	**98.24**

2. Remuneration Plan for the Board of Directors, Supervisory Board, and Company Secretary for 2026

No.	Description	Quantity	Number of Months	Monthly Amount (VND)	Total for 2026 (VND)
1	Chairperson of the Board of Directors	1	13	80,000,000	1,040,000,000
2	Concurrent Member of the Board of Directors (*)	1	12	5,000,000	60,000,000
3	Head of the Supervisory Board	1	12	4,000,000	48,000,000
4	Member of the Supervisory Board	2	12	2,000,000	48,000,000
5	Company Secretary	1	12	2,000,000	24,000,000
	Total				**1,220,000,000**

Note: *(*) Non-executive members of the Board of Directors nominated by DIC Group at DIC No. 2 shall not receive remuneration.*

- For the Chairman of the Board of Directors (executive) and members of the Board of Directors:

+ 100% of remuneration shall be paid if the 2026 business plan is achieved and all outstanding issues relating to doubtful receivables from Greenmark Joint Stock Company, Thien Binh Minh Joint Stock Company, and legal issues concerning land/projects of assets offset against doubtful receivables are fully resolved by 31 December 2026;

+ Up to 80% of remuneration shall be paid if the 2026 business plan is not achieved.

- For the Board of Supervisors and the Secretary to the Board of Directors:

+ 100% of remuneration shall be paid if at least 90% of the 2026 profit after tax plan is achieved;

+ Up to 80% of remuneration shall be paid if less than 90% of the 2026 profit after tax plan is achieved.

- Non-executive members of the Board of Directors nominated by DIC Group at DIC No. 2 shall not receive remuneration.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Recipients:

- As addressed

- Archive

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRPERSON



Phạm Đức Dũng



DIC GROUP
DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

No.: 11/TTr-DIC No2-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Ho Chi Minh City, April 23, 2026

PROPOSAL

Regarding: Signing construction, service, and purchase/sale contracts between Development Investment Construction Number 2 Joint Stock Company and DIC Corporation (Parent Company), companies within the same DIC Corporation & major shareholders in 2026.

To: 2026 Annual General Meeting of Shareholders

Pursuant to:

- Article 167 of the Enterprise Law No. 59/2020/QH14 passed by the 14th National Assembly of the Socialist Republic of Vietnam at its 9th session on June 17, 2020;

- Article 293 of Decree 155/2020/NĐ-CP dated December 31, 2020, regulating "Transactions with shareholders, business managers, and related parties of these entities" applicable to public companies.

- The Charter on Organization and Operation of Development Investment Construction Number 2 Joint Stock Company *(abbreviated as DIC Number 2)*.

Currently, Development Investment Construction Joint Stock Corporation (DIC Corporation) holds 50.14% of the charter capital of DIC Number 2. In the business operations of the Company, contracts have arisen with companies that are related parties within DIC Corporation and major shareholders of DIC Number 2. To comply with legal regulations and bring economic benefits to the Company and Shareholders, the Board of Directors reports to the General Meeting of Shareholders on the value of related transactions between DIC Number 2 and DIC Corporation (Parent Company), related companies within DIC Corporation, and major shareholders in 2025, and seeks approval to enter into related transaction contracts with DIC Corporation (Parent Company), related companies within DIC Corporation, and major shareholders in 2026 as follows:

I. Related transactions between DIC Number 2 and DIC Corporation in 2025:

No.	Contract	Content	Contract value including VAT	Value executed, transactions with DIC Corporation in 2025
1	Contract No.: 10A/2024/HĐ-DIC Corporation-BQLDL&TM dated November 1, 2024	Construction of the package: underground structure of the project: Cap Saint Jacques Complex – phase 2, 5-star hotel block (Block C3)	VND 76,553,820,246	VND 59,086,218,256
2	Contract No.: 10B/2024/HĐ-DIC Corporation-BQLDL&TM dated November 1, 2024	Construction of the package: underground structure of CSJ project – phase 3, tourism apartment and hotel block (Block C4)	VND 49,668,556,652	VND 28,734,439,469
	Total		**VND 126,222,376,898**	**VND 87,820,657,725**

II. Related transactions between DIC Number 2 and major shareholders and related companies within DIC Corporation in 2025:

No.	Contract	Details	Contract Value Including VAT	Value Executed, Transactions with DIC Corporation in 2025
I	**Major Shareholder - D2 Capital Joint Stock Company**		**3,728,711,214**	**1,813,506,213**
1	01/TCXD/DIC2-D2/2025 dated 15/06/2025	Completion of Villa and Townhouse Construction in Long Hai	2,945,942,982	714,981,115
2	02/TCXD/DIC2-D2/2025 dated 02/07/2025	Completion of Skydeck Construction at Kieu Anh Hotel	782,768,232	1,098,525,098
II	**Company within DIC Corporation**		**0**	**45,181,376,100**

No.	Contract	Details	Contract Value Including VAT	Value Executed, Transactions with DIC Corporation in 2025
1	Development Investment Construction - Concrete Joint Stock Company	Supply of Commercial Concrete for Projects		45,156,158,100
	09/2023/BT-HĐKT dated 08/12/2023	*Supply of Commercial Concrete for Tan Thanh Port Logistics Service Area Project*		*8,097,630,804*
	CSJ2.C3C4/NCC.VT.TB-01/2024 dated 23/04/2024	*Supply of Commercial Concrete for Cap Saint Jacques (CSJ) Project Phase 2; 3*		*31,628,993,778*
	179/2024/BT-HĐKT dated 20/12/2024	*Supply of Commercial Concrete for Garden Club Ngan Hiep 2 Project*		*452,020,068*
	12/2025/BT-HĐKT dated 13/02/2025	*Supply of Commercial Concrete for Villa Long Hai Project*		*797,834,232*
	PL 04-CLH/NCC.BT-01/DIC.BT/2022/PLHĐKT dated 10/04/2025	*Supply of Commercial Concrete for Charm Long Hai Landscape Project*		*199,230,138*
	97/2025/BT/HĐKT dated 26/07/2025	*Supply of Commercial Concrete for Completion of 70 Units in Charm Ho Tram Project*		*1,203,149,700*
	99/2025/BT/HĐKT dated 01/08/2025	*Supply of Commercial Concrete for Ngan Hiep 2 Ho Tram Project*		*2,777,299,380*
2	DIC Hospitality Joint Stock Company	Use of Utilities, Dining Services		25,218,000

No.	Contract	Details	Contract Value Including VAT	Value Executed, Transactions with DIC Corporation in 2025
	Total		**3,728,711,214**	**46,994,882,313**

III. The Board of Directors seeks approval from the General Meeting of Shareholders to sign transaction contracts with DIC Corporation (Parent Company), related companies within DIC Corporation, and major shareholders in 2026 as follows:

1. Projected contract signing with DIC Corporation (Parent Company): VND 520 billion, *including*:

   - Construction of structural package phase 2; 3 :VND 270 billion
   - Construction of finishing package phase 2; 3 :VND 150 billion
   - Construction of other packages at Hau Giang, Hiep Phuoc projects: VND 100 billion

2. Projected contract signing with related companies within DIC Corporation: Development Investment Construction - Concrete Joint Stock Company regarding: Purchase of commercial concrete for projects: VND 50 billion
3. Anticipated contract signing with a company related to the DIC Corporation: DIC Hospitality Co., Ltd. Re: Utilization of electricity and water services for construction, catering services: VND 200 million.
4. Anticipated contract signing with a company related to the DIC Corporation: Development Investment Construction Number 1 Joint Stock Company Re: Construction contracting: VND 5 billion.
5. Anticipated contract signing with a company related to the DIC Corporation: DICERA Holdings Joint Stock Company Re: Construction contracting: VND 5 billion.
6. Anticipated contract signing with a major shareholder: D2 Capital Joint Stock Company Re: Subcontracting for interior construction: VND 20 billion.

The specific transaction value executed in 2026 will be reported and explained by the Board of Directors at the 2027 Annual General Meeting of Shareholders.

IV. Authorization to the Chairman of the Board of Directors - the legal representative of the Company:

1. Decide on the specific terms and conditions of transactions and construction contracts, service contracts, purchase/sale contracts; agreements, documents related to transactions, including agreements to amend, supplement, terminate, or replace related transactions/contracts (if any).
2. Sign and implement transactions/contracts, agreements, documents related to transactions/contracts, including agreements to amend, supplement, terminate, or replace related transactions (if any).
3. To organize the implementation of procedures for execution and disclosure of information in accordance with internal regulations and applicable laws governing public companies.

Respectfully submitted to the General Meeting for consideration and approval.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN - XÂY DỰNG (DIC) SỐ 2

CHỦ TỊCH HĐQT
Phạm Đức Dũng

Recipients:
- As addressed
- Archive.

DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY
Address: No. 5, Street No. 6, Chi Linh Urban Area, Rach Dua Ward, Ho Chi Minh City.
Telephone: (84-254) 3.613.944 Fax: (84-254) 3.584.864 – 3.616365
Website: http://dic2.vn Email: infor@dic2.vn

DIC GROUP
DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

No.: 01/BB-ĐHĐCĐ

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ho Chi Minh City, April 23, 2026

DRAFT

MEETING MINUTES
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

Today, at 13:30 on April 23, 2026, the 2026 Annual General Meeting of Shareholders of Development Investment Construction Number 2 Joint Stock Company was held at No. 5, Street 6, Chi Linh Urban Area, Rach Dua Ward, Ho Chi Minh City.

OPENING SESSION

1. Ms. Vuong Thanh Hai representing the Supervisory Board:

Presentation and approval of the report on verification of shareholders' eligibility attending, with specific data as follows:

The total number of shareholders invited to attend the meeting is 497 shareholders, with a total of 11,304,699 shares. *(Based on the final registration list for attending the 2026 Annual General Meeting of Shareholders, the ex-rights trading date is March 18, 2026, provided by the Vietnam Securities Depository and Clearing Corporation (VSDC)).*

Among them:

- The number of shareholders and shareholder representatives validly present at the opening of the meeting is ..... shareholders, representing ..... shares with voting rights, accounting for .....% of the charter capital.
- The number of absent shareholders is ..... shareholders, representing ..... shares with voting rights, accounting for .....% of the charter capital.

2. Mr. Nguyen Van Minh – Head of the Organizing Committee:

- Approval of the meeting agenda and the Regulations on the Conduct of the General Meeting and request for voting approval of the Regulations (Regulations attached).
- Announcement of the purpose of convening the meeting, introduction of delegates attending the General Meeting, introduction of the members of the Presidium, Secretariat of the General Meeting, Vote Counting Committee, and request for voting approval.

- **The Presidium of the Meeting includes:**

- Mr. Pham Duc Dung – Chairman of the Board of Directors/Chairperson

- Mr. Le Hai Chau – Independent Member of the Board of Directors

- **The Meeting Secretariat includes:**

- Ms. Pham Thi Nhung

- **The Vote Counting Committee includes:**

- Mr. Luong Khac Chuyen: Head of the Committee
- Ms. Hoang Thi Nho: Member
- Ms. Vuong Thanh Hai: Member (Representative of the Supervisory Board, Supervisor)
- Ms. Pham Bich Ngoc: Member

PRESENTATION OF REPORTS AND PROPOSALS

Content 1: Report on the Activities of the Board of Directors in 2025 and the Orientation and Task Plan for 2026.

(Attached Report dated April 23, 2026)

Content 2: Report on the Activities of the Executive Board in 2025 & the Orientation and Task Plan for 2026.

(Attached Report dated April 23, 2026)

Content 3: Report of the Independent Member of the Board of Directors.

(Attached Report dated April 23, 2026)

Content 4: Report on the Activities of the Supervisory Board in 2025 and the Plan for 2026.

(Attached Report dated April 23, 2026)

Content 5: Audited Financial Statements for the year 2025. *(Proposal No.: 06/TTr-DIC No2-HĐQT dated April 23, 2026).*

(Detailed audited financial statements for 2025 have been disclosed on the Company's website at: https://dic2.vn/vi/nhom-file/bao-cao-va-bctc-6 on March 13, 2026)

Content 6: Proposal for Approval of Certain Business Performance Indicators for 2025, and the Plan for 2026 *(Proposal No.: 04/TTr-DIC No2-HĐQT dated April 23, 2026).*

- **Business Performance Results for 2025:**

No.	Criteria	Unit	Plan 2025	Actual 2025	Actual/Plan Ratio (%)
1	Output	Million VND	258,000	249,913	96.9%
2	Net Revenue	Million VND	252,000	204,338	81.1%
3	Profit Before Tax	Million VND	8,690	8,889	102.3%
4	Profit After Tax	Million VND	5,596	5,826	104.1%
6	Dividend Rate	%	5	5	100.0%

- **Business Plan for 2026:**

No.	Criteria	Unit	Actual 2025	Plan 2026	Growth (%)
1	Production Volume	Million VND	249,913	289,548	+15.8%
2	Net Revenue	Million VND	204,338	298,160	+45.9%
3	Profit Before Tax	Million VND	8,889	9,205	+3.6%
4	Profit After Tax	Million VND	5,826	6,260	+7.5%
5	Charter Capital	Million VND	113,046	116,437	+3.0%
6	Dividend Rate	%	5	4-5	

Content 7: Proposal on the Profit Distribution Plan for 2025 and Bonus for exceeding the approved targets to the Board of Directors, Executive Management, and Employees for 2026 *(Proposal No.: 07/TTr-DIC No2-HĐQT dated April 23, 2026).*

- **Approval of the Profit Distribution Plan for 2025:**

No.	Content	Amount (VND)
1	Profit After Tax for 2025	5,825,764,260
2	Appropriation to Funds from 2025 Profit	873,864,639
2.1	*Appropriation to Reward Fund (15% of Profit After Tax)*	*873,864,639*
3	Retained Earnings for 2025 after Appropriation to Funds	4,951,899,621
4	Retained Earnings from Previous Years	1,154,768,198
5	Accumulated retained earnings	6,106,667,819
6	Dividend distribution at a rate of 5% of charter capital, *Including*:	5,652,349,500
6.1	*2% in cash*	*2,260,939,800*
6.2	*3% in shares*	*3,391,409,700*
7	**Remaining profit after dividend distribution**	**454,318,319**

- Based on the 2026 business plan approved by the General Meeting of Shareholders, the Board of Directors respectfully submits to the General Meeting of Shareholders for approval a bonus scheme for the Board of Directors, the Board of Management, and the Company's employees in the event that the profit after tax for 2026 exceeds the target assigned by the General Meeting of Shareholders, with the total bonus not exceeding 10% of the excess profit after tax. The General Meeting of Shareholders authorizes the Board of Directors of DIC No. 2, based on the actual business

performance in 2026, to determine the specific bonus amount, provided that such amount does not exceed the aforementioned maximum rate.

Content 8: Proposal on Issuing Shares for Dividend Payment for 2025 *(Proposal No.: 08/TTr-DIC No2-HĐQT dated April 23, 2026).*

Stock Code	:DC2
Type of Issued Shares:	: Ordinary Shares
Par Value of Shares:	:10,000 VND per share
Number of Outstanding Shares	:11,304,699 shares
Number of Shares Expected to be Issued	: 339,140 shares
Total Issuance Value at Par Value	: 3,391,400,000 VND
Total Number of Shares Expected After Issuance	:11,643,839 shares
Charter Capital Expected After Issuance	: 116,438,390,000 VND
Form of Issuance	: Issuance of shares for dividend payment for 2025 at a rate of 3%/par value
Issuance Target	: Existing shareholders listed on the record date for exercising the right to receive dividends in shares
Source of Funds for Issuance	: Undistributed post-tax profit as of December 31, 2025, according to the audited financial statements of the Company for 2025
Exercise Ratio	: **100:3**. On the record date for exercising the right, shareholders owning 100 shares will receive an additional 03 new shares
Expected Issuance Timing	: Within the year 2026.
The General Meeting of Shareholders authorizes the Board of Directors	: According to the detailed plan attached

Content 9: Proposal on the Capital Mobilization Plan for Business Operations in 2026 and Asset Borrowing to Secure Bank Loans for 2026 *(Proposal No.: 09/TTr-DIC No2-HĐQT dated*

April 23, 2026).

- **Capital Mobilization Limit Plan for Business Operations in 2026:**

Form of Capital Mobilization	Purpose of Borrowing	Borrowing Limit for 2026 (billion VND)	Outstanding Loan Balance as of December 31, 2025 (billion VND)
1. Short-term bank loans	**Purchase of materials, tools, payment of salaries**	**268.0**	**198.9**
Bank for Investment and Development of Vietnam JSC, Ba Ria – Vung Tau Branch		210.0	152.6
Vietnam Joint Stock Commercial Bank for Industry and Trade, Ba Ria – Vung Tau Branch		40.0	31.6
Prosperity And Growth Commercial Joint Stock Bank, Vung Tau Branch		18.0	14.7
2. Other short-term loans *(Mobilization from employees, financial companies, and other individuals)*	Purchase of materials, tools, and salary payments	**10.0**	**1.7**
Total		**278.0**	**200.6**

- In order to proactively secure capital for business operations, the General Meeting of Shareholders authorizes the legal representative – the Chairman of the Board of Directors of DIC No. 2 – to be responsible for directing the development of feasible borrowing and debt repayment plans; to proactively negotiate and enter into loan agreements with lenders in accordance with applicable regulations; to use borrowed funds for proper purposes in an efficient manner; and to ensure the Company's ability to repay debts to credit institutions and other lenders.

- For the "Other Short-Term Loans" Limit (capital mobilization from employees, financial companies, and other individuals):Authorize the Legal Representative - Chairman of the Board of Directors of Development Investment Construction Number 2 Joint Stock Company to proactively organize the capital mobilization with a maximum interest rate equal to the lending rate for the same term of the commercial bank currently financing Development Investment Construction Number 2 Joint Stock Company, while not exceeding 150% of the basic interest rate stipulated by the State Bank at the time of borrowing, and the Company shall not use its assets as collateral for these loans, ensuring the total mobilization limit of Other Loans does not exceed VND 10 billion according to the capital borrowing limit plan approved by the General Meeting of Shareholders. The Legal Representative - Chairman of the Board of Directors of Development Investment Construction Number 2 Joint Stock Company is responsible for directing the development of a feasible borrowing/repayment plan, utilizing the borrowed funds for the correct purposes and effectively, ensuring the ability to repay to credit institutions and other lenders.

- **Plan for Asset Borrowing to Secure Bank Loans and Capital Mobilization from Employees and Other Individuals for 2026:**

Based on the 2025 business and production plan, it is anticipated that the economic and credit situation in the real estate and construction sectors, as well as the financial status of investors, will continue to face significant challenges. Meanwhile, receivables due remain high, and the company's assets are limited. Therefore, in addition to bank credit limits and other borrowings, the company also needs to lease additional assets to secure loans from credit institutions.

To maintain and increase the credit limit at banks and mobilize capital from employees, the Board of Directors submits to the General Meeting of Shareholders for consideration and approval of the policy:

- Agreement to lease assets from employees with asset values appraised not exceeding VND 15 billion to secure working capital loans from commercial banks when there is a need to increase the credit limit and the company's assets are insufficient to secure. The fee paid to employees for leasing assets to the company annually is calculated based on the value of the secured assets that the bank lends to the company and will be accounted for as financial expenses with a maximum rate of 1.5% per annum x Total actual loan value but not exceeding the appraised value of the secured assets as determined by the competent authority in accordance with regulations.

- The General Meeting of Shareholders authorizes the Chairman of the Board of Directors – the legal representative of the company:

+ To sign asset lease contracts and related documents for the procedures of leasing assets from employees to serve the purpose of maintaining and increasing the limits of working capital loans at banks in accordance with legal regulations and the company's internal regulations, responsible for balancing the loan limit using employees' assets as appropriate and effective collateral, using the loan capital for the intended purpose, ensuring the ability to repay debts using employees' assets as collateral for the loan.

+ To carry out procedures for mortgage and loan guarantees with credit institutions.

Content 10: Report on the settlement of remuneration for the Board of Directors, Supervisory Board, and Board Secretary for 2025 and the remuneration plan for 2026 *(Proposal No. 10/TTr-DIC No2-HĐQT dated April 23, 2026).*

- Settlement of remuneration for the Board of Directors, Supervisory Board, and Board Secretary for 2025:

No.	Description	Plan (VND)	Implementation (VND)	Implementation/Plan Ratio (%)
1	Full-time Chairperson of the Board of Directors	780,000,000	772,045,000	99
2	Non-executive Members of the Board of Directors (2 persons)	96,000,000	96,000,000	100
3	Head of the Supervisory Board	36,000,000	36,000,000	100

4	Members of the Supervisory Board (2 persons)	36,000,000	27,000,000	75
5	Secretary of the Board of Directors	18,000,000	18,000,000	100
	Total	**966,000,000**	**949,045,000**	**98.24**

- Remuneration plan for the Board of Directors, Supervisory Board, and Board Secretary for 2026:

No.	Description	Quantity	Number of Months	Monthly Amount (VND)	Total for 2026 (VND)
1	Chairperson of the Board of Directors	1	13	80,000,000	1,040,000,000
2	Concurrent Member of the Board of Directors (*)	1	12	5,000,000	60,000,000
3	Head of the Supervisory Board	1	12	4,000,000	48,000,000
4	Member of the Supervisory Board	2	12	2,000,000	48,000,000
5	Company Secretary	1	12	2,000,000	24,000,000
	Total				**1,220,000,000**

Note: *(*) Non-executive members of the Board of Directors nominated by DIC Group at DIC No. 2 shall not receive remuneration.*

- For the Chairman of the Board of Directors (executive) and members of the Board of Directors:

+ 100% of remuneration shall be paid if the 2026 business plan is achieved and all outstanding issues relating to doubtful receivables from Greenmark Joint Stock Company, Thien Binh Minh Joint Stock Company, and legal issues concerning land/projects of assets offset against doubtful receivables are fully resolved by 31 December 2026;

+ Up to 80% of remuneration shall be paid if the 2026 business plan is not achieved.

- For the Board of Supervisors and the Secretary to the Board of Directors:

+ 100% of remuneration shall be paid if at least 90% of the 2026 profit after tax plan is achieved;

+ Up to 80% of remuneration shall be paid if less than 90% of the 2026 profit after tax plan is achieved.

- Non-executive members of the Board of Directors nominated by DIC Group at DIC No. 2 shall not receive remuneration.

Content 11: Report on the use of capital from the private placement of shares in 2024 and adjustment of the purpose of the remaining funds *(Proposal No. 02/TTr-DIC No2-HĐQT dated April 23, 2026).*

- Report on the use of capital from the 2024 private placement:

No.	Purpose of Use	Capital Utilization Plan according to the 2024 Annual General Meeting of Shareholders	Issuance Plan (*)	Actual Disbursement	Outstanding principal balance as of 31/12/2025
1	Investment in equipment and tools for construction	22,500,000,000	9,000,000,000	4,600,000,000	4,400,000,000
-	Investment in 860-ton Reinforced Concrete Pile Pressing Machine	10,000,000,000	0	0	
-	Investment in a 10-ton tower crane, height 110m	7,000,000,000	6,000,000,000	4,600,000,000	1,400,000,000
-	Investment in Elimak twin-cage hoist	2,500,000,000	2,500,000,000	0	2,500,000,000
-	Investment in aluminum formwork	3,000,000,000	500,000,000	0	500,000,000
2	Repayment of short-term loans at the Bank		25,193,090,000		
2.1	BIDV Bank - Ba Ria Vung Tau Branch	27,500,000,000	16,754,614,100	16,754,614,100	0
2.2	Vietinbank - Ba Ria Vung Tau Branch	0	8,438,475,900	8,438,475,900	0
	Total	**50,000,000,000**	**34,193,090,000**	**29,793,090,000**	**4,400,000,000**

- Approval of the adjustment of the remaining funds (VND 4.4 billion) from the 2024 private placement:

No.	Purpose	Remaining funds from the issuance not yet fully utilized	Proposal to adjust the utilization plan
1	**Investment in equipment and tools for construction**	**4,400,000,000**	
1.2	Investment in a 10-ton tower crane, height 110	1,400,000,000	
1.3	Investment in Elimak twin-cage hoist	2,500,000,000	
1.4	Investment in aluminum formwork	500,000,000	
2	**Repayment of short-term loans at BIDV Bank - Ba Ria - Vung Tau Branch**		**4,400,000,000**
	Repayment of short-term loan No. 400003268244, maturity date 29/04/2026		3,966,793,600

No.	Purpose	Remaining funds from the issuance not yet fully utilized	Proposal to adjust the utilization plan
	Repayment of short-term loan No. 407003300016, maturity date 29/04/2026		433,206,400

Content 12: Report on the investment in assets and tools in 2025 and the plan for 2026 *(Proposal No. 05/TTr-DIC No2-HĐQT dated April 23, 2026).*

- Implementation status of asset and tool investment in 2025:

No.	Investment portfolio	Plan for 2025		Implementation for 2025		Note
		Quantity	Value	Quantity	Value	
1	Investment in a 10-ton tower crane, height 110m	1	6.00	1	4.60	Invested in a 65m high tower crane, height will be increased as necessary
2	Investment in Elimak twin cage hoist	1	2.50			
3	Scaffolding, aluminum formwork		5.50			
4	Other machinery and equipment		1.00	4	1.12	
	Installation of computers			*1*	*0.03*	
	Office expansion			*1*	*0.61*	
	Purchase of KIA truck - 2.5 tons			*1*	*0.44*	
	Mig 500 semi-automatic welding machine			*1*	*0.04*	
	Total		**15.00**		**5.72**	

- Investment Asset and Equipment Implementation Plan for 2026:

No.	Usage List	Unit	Quantity	Purpose of Use	Amount
1	Investment in 860-ton pile pressing machine	Piece	1	For project construction	10.0

2	Scaffolding, formwork			For CSJ project construction and other projects	4.0
3	Other machinery and equipment			For CSJ project construction and other projects	1.0
	Total				**15.0**

Content 13: Proposal on the Selection of an Audit Firm for the 2026 Financial Statements *(Proposal No. 03/TTr-DIC No2-HĐQT dated April 23, 2026).*

List of Three Audit Service Providers for the 2026 Financial Statements:

- Southern Auditing & Accounting Financial Consulting Services Company Limited
- FAC Auditing Company Limited.
- International Auditing and Valuation Co., Ltd. (IAV)

Authorization for the Board of Directors to decide on one of the above-mentioned audit firms to audit the semi-annual and annual financial statements of Development Investment Construction Number 2 Joint Stock Company for 2026 based on criteria ensuring quality, efficiency, and reasonable cost in line with the quality and scope of the audit.

In the event that, at the time of contract negotiation, the aforementioned audit firms do not meet the standards for auditing the 2026 financial statements of DIC2, authorization is granted to the Board of Directors of DIC2 to independently select another qualified audit firm in accordance with the regulations of the Ministry of Finance to conduct the audit of the 2026 financial statements in compliance with internal and legal regulations.

Content 14: Proposal Report on the Value of Related Transactions between Development Investment Construction Number 2 Joint Stock Company and DIC Group, Companies within the DIC Group & Major Shareholders for 2025; Request for Policy Authorization to Sign Contracts with Major Shareholders, Companies within the DIC Group, Insiders, and Related Parties for 2026 *(Proposal No. 11/TTr-DIC No2-HĐQT dated April 23, 2026).*

DISCUSSION SECTION

- Shareholder Opinions:

.....
.....
.....
.....

- Response:

.....
.....
.....
.....
.

- Directive Opinions from Group Leadership (if any):

Mr. Pham Duc Dung, Chairperson of the Meeting: Submit to the General Meeting of Shareholders for voting on the approval of the contents reported, presented before the meeting, the proposals, and agenda items at the meeting as follows:

VOTING RESULTS

1. **Content 1: Report on the Activities of the Board of Directors for 2025 and the Directions and Tasks for the 2026 Plan.**

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ……. shareholders, representing …….. shares, accounting for …….. % of the shares with voting rights attending the meeting.

b. The number of shareholders and shareholder representatives not in agreement is ……shareholders, representing ……. shares, accounting for …… % of the shares with voting rights attending the meeting.

2. **Content 2: Report on the Activities of the Executive Board for 2025 & Directions and Tasks for the 2026 Plan.**

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ……. shareholders, representing …….. shares, accounting for …….. % of the shares with voting rights attending the meeting.

b. The number of shareholders and shareholder representatives not in agreement is ……shareholders, representing ……. shares, accounting for …… % of the shares with voting rights attending the meeting.

3. **Content 3: Report on the Activities of the Independent Member of the Board of Directors.**

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ……. shareholders, representing …….. shares, accounting for …….. % of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is …… shareholders, representing ……. shares, accounting for …… % of the shares with voting rights present at the meeting.

4. **Content 4: Report on the Activities of the Supervisory Board for 2025 and the Plan for 2026.**

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ……. shareholders, representing …….. shares, accounting for …….. % of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is ….. shareholders, representing ……. shares, accounting for …… % of the shares with voting rights present at the meeting.

5. **Content 5: Audited Financial Statements for 2025.**

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ……. shareholders, representing …….. shares, accounting for …….. % of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is ….. shareholders, representing ……. shares, accounting for …… % of the shares with voting rights present at the meeting.

6. **Content 6: Proposal on Approval of Certain Business Performance Indicators for 2025 and the Plan for 2026.**

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ……. shareholders, representing …….. shares, accounting for …….. % of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is ….. shareholders, representing ……. shares, accounting for …… % of the shares with voting rights present at the meeting.

7. **Content 7: Proposal on the Profit Distribution Plan for 2025 and the Bonus Allocation Exceeding the Plan for the Board of Directors, Executive Management Team, and Employees for 2026**

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ……. shareholders, representing …….. shares, accounting for …….. % of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is ….. shareholders, representing ……. shares, accounting for …… % of the shares with voting rights present at the meeting.

8. **Content 8: Proposal on Issuing Shares to Pay Dividends for 2025:**

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ……. shareholders, representing …….. shares, accounting for …….. % of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is ..... shareholders, representing ..... shares, accounting for ..... % of the shares with voting rights present at the meeting.

9. **Content 9: Proposal on the Capital Mobilization Plan for Business Operations in 2026 and Asset Borrowing to Secure Bank Loans in 2026**

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ..... shareholders, representing ..... shares, accounting for ..... % of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is ..... shareholders, representing ..... shares, accounting for ..... % of the shares with voting rights present at the meeting.

10. **Content 10: Report on the settlement of remuneration for the Board of Directors, Supervisory Board, and Secretariat of the Board of Directors for 2025 and the payment plan for 2026**

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ..... shareholders, representing ..... shares, accounting for ..... % of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is ..... shareholders, representing ..... shares, accounting for ..... % of the shares with voting rights present at the meeting.

11. **Content 11: Report on the utilization of capital from the private placement of shares in 2024 and adjustment of the purpose for the remaining funds.**

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ..... shareholders, representing ..... shares, accounting for ..... % of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is ..... shareholders, representing ..... shares, accounting for ..... % of the shares with voting rights present at the meeting.

12. **Content 12: Report on the investment in assets and tools for 2025 and the plan for 2026:**

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ..... shareholders, representing ..... shares, accounting for ..... % of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is ..... shareholders, representing ..... shares, accounting for ..... % of the shares with voting rights present at the meeting.

13. **Content 13: Proposal for the selection of the auditing firm for the 2026 Financial Statements:**

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ..... shareholders, representing ..... shares, accounting for ..... % of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is ..... shareholders, representing ..... shares, accounting for ..... % of the shares with voting rights present at the meeting.

14. **Content 14: Proposal Report on the value of related transactions between Development Investment Construction Number 2 Joint Stock Company and DIC Group, companies within DIC Group & major shareholders in 2025; request for authorization to sign contracts with major shareholders, companies within DIC Group, insiders, and related persons in 2026**

14.1 Transactions in 2025 & plan for 2026 with DIC Group: The parent company holds 50.14% of the charter capital.

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is ..... shareholders, representing ..... shares, accounting for ..... % of the shares with voting rights present at the meeting.

The number of shareholders and shareholder representatives who disagree is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights attending the meeting.

Excluding the votes of the DIC Group (parent company)

a1. The number of shareholders and shareholder representatives who agree is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights attending the meeting.

b1. The number of shareholders and shareholder representatives who disagree is 0 shareholders, representing 0 shares, accounting for 0% of the shares with voting rights attending the meeting.

14.2 Transactions in 2025 & plans for 2026 with companies within the DIC Group: Development Investment Construction - Concrete Joint Stock Company

a. The number of shareholders and shareholder representatives who agree is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights attending the meeting.

b. The number of shareholders and shareholder representatives who disagree is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights attending the meeting.

Excluding the votes of the DIC Group and investors with related interests

a1. The number of shareholders and shareholder representatives who agree is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights attending the meeting.

b1. The number of shareholders and shareholder representatives who disagree is 0 shareholders, representing 0 shares, accounting for 0% of the shares with voting rights attending the meeting.

14.3 Transactions in 2025 & plans for 2026 with companies within the DIC Group: DIC Hospitality Company Limited

a. The number of shareholders and shareholder representatives who agree is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights attending the meeting.

b. The number of shareholders and shareholder representatives who disagree is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights attending the meeting.

Excluding the votes of the DIC Group and investors with related interests

a1. The number of shareholders and shareholder representatives who agree is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights attending the meeting.

b1. The number of shareholders and shareholder representatives who disagree is 0 shareholders, representing 0 shares, accounting for 0% of the shares with voting rights attending the meeting.

14.4 Transactions in 2025 & plans for 2026 with companies within the DIC Group: Development Investment Construction Number 1 Joint Stock Company

a. The number of shareholders and shareholder representatives who agree is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights attending the meeting.

b. The number of shareholders and shareholder representatives who disagree is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights attending the meeting.

Excluding the votes of the DIC Group and investors with related interests

a1. The number of shareholders and shareholder representatives who agree is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights attending the meeting.

b1. The number of shareholders and shareholder representatives not in agreement is 0 shareholders, representing 0 shares, accounting for 0% of the shares with voting rights present at the meeting.

14.5 Transactions for 2025 & plans for 2026 with companies within the DIC Group: DICERA Holdings Joint Stock Company.

a. The number of shareholders and shareholder representatives in agreement is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights present at the meeting.

Excluding the votes of the DIC Group and investors with related interests.

a1. The number of shareholders and shareholder representatives in agreement is ... shareholders, representing ... shares, accounting for ...% of the shares with voting rights present at the meeting.

b1. The number of shareholders and shareholder representatives not in agreement is 0 shareholders, representing 0 shares, accounting for 0% of the shares with voting rights present at the meeting.

14.6 Transactions for 2025 & plans for 2026 with major shareholders: D2 Capital Joint Stock Company.

a. The number of shareholders and shareholder representatives in agreement is … shareholders, representing … shares, accounting for …% of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is … shareholders, representing … shares, accounting for …% of the shares with voting rights present at the meeting.

Excluding the votes of the DIC Group and investors with related interests.

a1. The number of shareholders and shareholder representatives in agreement is … shareholders, representing … shares, accounting for …% of the shares with voting rights present at the meeting.

b1. The number of shareholders and shareholder representatives not in agreement is 0 shareholders, representing 0 shares, accounting for 0% of the shares with voting rights present at the meeting.

3. Approval of the Meeting Minutes and the Resolution of the General Meeting of Shareholders:

- The Secretariat read the Meeting Minutes and the draft Resolution of the 2026 Annual General Meeting of Shareholders on April 23, 2026, which was unanimously approved by the Meeting:

Vote on Approval:

a. The number of shareholders and shareholder representatives in agreement is … shareholders, representing … shares, accounting for …% of the shares with voting rights present at the meeting.

b. The number of shareholders and shareholder representatives not in agreement is … shareholders, representing … shares, accounting for …% of the shares with voting rights present at the meeting.

The meeting concluded at ..... on the same day. The Meeting Minutes consist of … pages, established as 01 original copy retained at the Company's office, with copies sent to shareholders and competent authorities, holding legal validity and serving as the original. The Minutes are sent to all shareholders with voting rights of Development Investment Construction Number 2 Joint Stock Company via public information disclosure means and the website: www.dic2.vn

ON BEHALF OF THE GENERAL MEETING OF SHAREHOLDERS
CHAIRPERSON OF THE MEETING

SECRETARIAT OF THE MEETING

DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY
Address: No. 5, Street No. 6, Chi Linh Urban Area, Rach Dua Ward, Ho Chi Minh City.
Telephone: (84-254) 3.613.944 Fax: (84-254) 3.584.864 – 3.616365
Website: http://dic2.vn Email: infor@dic2.vn

DIC CORPORATION
DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 01/NQ-DIC No2-ĐHĐCĐ

Ho Chi Minh City, April 23, 2026

DRAFT

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY

- Pursuant to the Enterprise Law No. 59/2020/QH14 dated June 17, 2020.
- Pursuant to the Charter on the Organization and Operation of Development Investment Construction Number 2 Joint Stock Company (DIC No. 2).
- Pursuant to the Meeting Minutes of the 2026 Annual General Meeting of Shareholders of Development Investment Construction Number 2 Joint Stock Company dated April 23, 2026.

RESOLUTION

Article 1: Approval of the report on 2025 performance and the plan for 2026 of the Board of Directors, with an approval rate of ……%.

Article 2: Approval of the 2025 Activity Report and the 2026 Plan of the Supervisory Board with an approval rate of ……%.

Article 3: Approval of the report of the independent member of the Board of Directors with an approval rate of …%.

Article 4: Approval of the 2025 Activity Report and the 2026 Plan of the Executive Management with an approval rate of …%.

Article 5: Approval of *(Proposal No. 02/TTr-DIC No2-HĐQT dated April 23, 2026)* regarding: Report on the utilization of capital from the 2024 private placement and adjustment of the remaining funds from the 2024 private placement with a rate of .....%.

- **Report on the utilization of capital from the 2024 private placement up to December 31, 2025:**

No.	Purpose of Use	Capital Utilization Plan according to the 2024 Annual General Meeting of Shareholders	Issuance Plan (*)	Actual Disbursement	Outstanding principal balance as of December 31, 2025
1	Investment in equipment and tools for construction	22,500,000,000	9,000,000,000	4,600,000,000	4,400,000,000
-	Investment in an 860-ton reinforced concrete pile press	10,000,000,000	0	0	
-	Investment in 10-ton tower crane, 110m high	7,000,000,000	6,000,000,000	4,600,000,000	1,400,000,000
-	Investment in Elimak twin-cage hoist	2,500,000,000	2,500,000,000	0	2,500,000,000
-	Investment in aluminum formwork	3,000,000,000	500,000,000	0	500,000,000
2	Repayment of short-term loans at the Bank		25,193,090,000		
2.1	BIDV Bank - Ba Ria Vung Tau Branch	27,500,000,000	16,754,614,100	16,754,614,100	0
2.2	Vietinbank - Ba Ria Vung Tau Branch	0	8,438,475,900	8,438,475,900	0
	Total	**50,000,000,000**	**34,193,090,000**	**29,793,090,000**	**4,400,000,000**

- **Approval of the adjustment of the remaining funds (VND 4.4 billion) from the 2024 private placement:**

No.	Purpose	Remaining funds from the issuance not yet fully utilized	Proposal to adjust the utilization plan
1	**Investment in equipment and tools for construction execution**	**4,400,000,000**	
1.2	Investment in a 10-ton tower crane, with a height of 110 meters	1,400,000,000	
1.3	Investment in Elimak twin-cage hoist	2,500,000,000	
1.4	Investment in aluminum formwork	500,000,000	
2	**Repayment of short-term loans at BIDV Bank - Ba Ria - Vung Tau Branch**		**4,400,000,000**
	Repayment of short-term loan No. 400003268244, maturity date 29/04/2026		3,966,793,600
	Repayment of short-term loan No. 407003300016, maturity date 29/04/2026		433,206,400

Article 6: Approval of *(Proposal 03/TTr-DIC No2-HĐQT dated April 23, 2026)* regarding: Selection of an auditing firm to audit the 2026 financial statements from one of the following three firms with a rate of ……%.

- Southern Auditing and Accounting Financial Consulting Services Company Limited
- FAC Auditing Company Limited
- International Auditing and Valuation Company Limited (IAV)

Authorization for the Board of Directors to decide on one of the above-mentioned auditing firms to audit the semi-annual and annual financial statements of DIC No. 2 based on criteria ensuring quality, efficiency, and reasonable costs appropriate to the quality and scope of the audit.

In the event that, at the time of contract negotiation, the aforementioned auditing firms do not meet the standards for conducting the audit of the 2026 financial statements of DIC2, authorization is granted to the Board of Directors of DIC2 to proactively select another qualified auditing firm in accordance with the regulations of the Ministry of Finance to conduct the audit of the 2026 financial statements in compliance with internal regulations and legal provisions.

Article 7: Approval of *(Proposal 04/TTr-DIC No2-HĐQT dated April 23, 2026)* Regarding: Approval of the basic business production targets for 2025 & the plan for 2026 with a rate of ……%.

No.	Indicator	Unit of Measurement	Actual 2025	Plan 2026	Growth (%)
1	Output	Million VND	249,913	289,548	+15.8%
2	Net Revenue	Million VND	204,338	298,160	+45.9%
3	Profit Before Tax	Million VND	8,889	9,205	+3.5%
4	Profit After Tax	Million VND	5,826	6,260	+7.4%
5	Charter Capital	Million VND	113,046	116,437	+3.0%
6	Dividend Rate	%	5	4-5	

Article 8: Approval *(Proposal No. 05/TTr-DIC No2-HĐQT dated 23/04/2026)* Regarding the report on the investment results of fixed assets/tools and equipment for 2025 and the plan for 2026 with a rate of ...%.

- **Implementation of asset and equipment investment in 2025:**

No.	Investment Portfolio of Assets and Tools	Plan for 2025		Actual for 2025		Notes
		Quantity	Value	Quantity	Value	
1	Investment in a 10-ton tower crane, height 110m	1	6.00	1	4.60	Invested in a 65m high tower crane, height will be increased as needed

2	Investment in Elimak twin-cage hoist	1	2.50			
3	Scaffolding, aluminum formwork		5.50			
4	Machinery, other equipment		1.00	4	1.12	
	Computer installation			*1*	*0.03*	
	Office expansion			*1*	*0.61*	
	Purchase of KIA truck - 2.5 tons			*1*	*0.44*	
	Mig 500 semi-automatic welding machine			*1*	*0.04*	
	Total		**15.00**		**5.72**	

- **Plan for investment in assets, tools, and equipment in 2026:**

Unit: Billion VND

No.	Usage category	Unit	Quantity	Purpose of use	Amount
1	Investment in 860-ton pile pressing machine	Piece	1	For project construction	10
2	Scaffolding, formwork			For construction of CSJ project and other projects	4
3	Other machinery and equipment			For construction of CSJ project and other projects	1
	Total				**15**

Article 9: Approval *(Proposal No. 06/TTr-DIC No2-HĐQT dated 23/04/2026)* Regarding: Approval of the audited financial statements for 2025 with a rate of …….%.

Article 10: Approval *(Proposal No. 07/TTr-DIC No2-HĐQT dated 23/04/2026)* Regarding: Distribution of profits for 2025 and the bonus plan for the Board of Directors and Executive Management Team for 2026 with a rate of …..%, as follows:

No.	Content	Amount (VND)
1	Profit after tax for 2025	5,825,764,260
2	Appropriation to funds from 2025 profit	873,864,639
2.1	Appropriation to Reward Fund (15% of profit after tax)	873,864,639
3	Remaining profit after tax for 2025 after fund appropriation	4,951,899,621
4	Remaining profit after tax from previous years	1,154,768,198

5	Accumulated retained earnings	6,106,667,819
6	Dividend distribution at a rate of 5% of charter capital, including:	5,652,349,500
6.1	2% in cash	2,260,939,800
6.2	3% in shares	3,391,409,700
7	**Remaining profit after dividend distribution**	**454,318,319**

Based on the 2026 business plan approved by the General Meeting of Shareholders, the Board of Directors respectfully submits to the General Meeting of Shareholders for approval a bonus scheme for the Board of Directors, the Board of Management, and the Company's employees in the event that the profit after tax for 2026 exceeds the target assigned by the General Meeting of Shareholders, with the total bonus not exceeding 10% of the excess profit after tax. The General Meeting of Shareholders authorizes the Board of Directors of DIC No. 2, based on the actual business performance in 2026, to determine the specific bonus amount, provided that such amount does not exceed the aforementioned maximum rate.

Article 11: Approval of the proposal *(Proposal No. 08/TTr-DIC No2-HĐQT dated 23/04/2026)* Regarding: Issuance of shares for dividend payment for 2025 with a rate of ……%.

Stock Code	:DC2
Type of issued shares:	: Ordinary shares
Par value of shares:	:10,000 VND/share
Number of outstanding shares	:11,304,699 shares
Number of shares expected to be issued	: 339,140 shares
Total issuance value at par value	: 3,391,400,000 VND
Total number of shares expected after issuance	:11,643,839 shares
Expected charter capital after issuance	: 116,438,390,000 VND
Form of issuance	: Issuance of shares for dividend payment for 2025 at a rate of 3% per par value
Issuance subjects	: Existing shareholders listed on the shareholder list on the record date for exercising the right to receive dividends in shares
Source of funds for issuance	: Undistributed post-tax profits as of December 31, 2025, according to the audited financial statements for 2025 of the Company
Exercise ratio	: **100:3**. On the record date for exercising the right, shareholders owning 100 shares will receive an additional 3 new shares
Expected issuance time	: Within 2026.
The General Meeting of Shareholders authorizes the Board of Directors	: According to the detailed plan attached

Article 12: Approval *(Proposal No. 09/TTr-DIC No2-HĐQT dated 23/04/2026)* Regarding: Capital mobilization plan for 2026 and the plan to borrow assets to secure bank loans in 2026 and mobilize capital from employees and their relatives with a rate of ……%, detailed as follows:

- **Capital mobilization limit plan to serve business production activities in 2026:**

Form of capital mobilization	Purpose of borrowing	Borrowing limit for 2026 (billion VND)	Outstanding loan as of December 31, 2025 (billion VND)
1. Short-term bank loans	**Purchase of materials, tools, equipment, and salary payment**	**268.0**	**198.9**
Bank for Investment and Development of Vietnam JSC, Ba Ria – Vung Tau Branch		210.0	152.6
Vietnam Joint Stock Commercial Bank for Industry and Trade, Ba Ria – Vung Tau Branch		40.0	31.6
Prosperity And Growth Commercial Joint Stock Bank, Vung Tau Branch		18.0	14.7
2. Other short-term loans *(Mobilized from employees, financial companies, other individuals)*	Purchase of materials, tools, equipment, and salary payment	**10.0**	**1.7**
Total		**278.0**	**200.6**

- In order to proactively secure capital for business operations, the General Meeting of Shareholders authorizes the legal representative – the Chairman of the Board of Directors of DIC No. 2 – to be responsible for directing the development of feasible borrowing and debt repayment plans; to proactively negotiate and enter into loan agreements with lenders in accordance with applicable regulations; to use borrowed funds for proper purposes in an efficient manner; and to ensure the Company's ability to repay debts to credit institutions and other lenders.
- **For the "Other Short-term Loans" limit** (mobilizing capital from employees, financial companies, and other individuals)**:** Authorize the Legal Representative - Chairman of the Board of Directors of Development Investment Construction Number 2 Joint Stock Company to proactively organize the capital mobilization with a maximum interest rate equal to the lending rate for the same term of the commercial bank currently financing DIC No. 2, while not exceeding 150% of the base interest rate stipulated by the State Bank at the time of borrowing, and the Company shall not use its assets as collateral for such loans, ensuring the total mobilization limit of other loans does not exceed 10 billion VND according to the capital mobilization limit plan approved by the General Meeting of Shareholders. The Legal Representative – Chairman of the Board of Directors of DIC No. 2 is responsible for directing the development of feasible borrowing/repayment plans, using borrowed capital for the right purposes and effectively, ensuring the ability to repay debts to credit institutions and other lenders.

- **Plan to borrow assets to secure bank loans and mobilize capital from employees and other individuals in 2026:**

Based on the 2026 Business and Production Plan, the economic and credit outlook for the real estate and construction sectors, and the financial situation of investors in 2025 remain challenging. Meanwhile, receivables due are still high, and the company's assets are limited. Therefore, in addition to bank credit limits and other borrowings, the company also needs to lease additional assets to secure loans from credit institutions.

To maintain and increase the credit limit at banks and raise capital from employees, the Board of Directors submits to the General Meeting of Shareholders for consideration and approval of the policy:

- Agreement to lease assets from employees with asset values appraised at no more than VND 15 billion to secure working capital loans from commercial banks when there is a need to increase the credit limit and the company's assets are insufficient to secure. The fee paid to employees for leasing assets to the company annually is calculated based on the value of the secured assets that the bank lends to the company and will be accounted for as financial expenses with a maximum charge of 1.5% per annum multiplied by total actual loan value but not exceeding the appraised value of the secured assets as determined by the competent authority in accordance with regulations.
- The General Meeting of Shareholders authorizes the Chairman of the Board of Directors – the legal representative of the company:

+ To sign asset lease contracts and related documents for asset leasing procedures from employees to serve the purpose of maintaining and increasing the credit limit for working capital loans at banks in accordance with legal regulations and the company's internal regulations, responsible for balancing the credit limit using employees' assets as appropriate and effective collateral, using borrowed capital for the intended purpose, ensuring the ability to repay debts using employees' assets as collateral for the loan.

+ To carry out mortgage and loan guarantee procedures with credit institutions.

Article 13: Approval *(Proposal No. 10/TTr-DIC No2-HĐQT dated April 23, 2026)* regarding: Settlement of remuneration for the Board of Directors, Supervisory Board, and company secretariat for 2025 & remuneration plan for the Board of Directors, Supervisory Board, and company secretariat for 2026 at a rate of ……%, as follows:

1. **Settlement of remuneration for the Board of Directors, Supervisory Board, and company secretariat for 2025**

No.	Description	Plan (VND)	Implementation (VND)	Implementation/Plan Ratio (%)
1	Full-time Chairman of the Board of Directors	780,000,000	772,045,000	99
2	Concurrent Members of the Board of Directors (2 persons)	96,000,000	96,000,000	100
3	Head of the Supervisory Board	36,000,000	36,000,000	100

4	Members of the Supervisory Board (2 persons)	36,000,000	27,000,000	75
5	Company Secretary	18,000,000	18,000,000	100
	Total	**966,000,000**	**949,045,000**	**98.24**

2. Remuneration plan for the Board of Directors, Supervisory Board, and company secretariat for 2026

	Description	Quantity	Number of Months	Monthly Amount (VND)	Total for 2026 (VND)
1	Chairperson of the Board of Directors	1	13	80,000,000	1,040,000,000
2	Concurrent Member of the Board of Directors (*)	1	12	5,000,000	60,000,000
3	Head of the Supervisory Board	1	12	4,000,000	48,000,000
4	Member of the Supervisory Board	2	12	2,000,000	48,000,000
5	Company Secretary	1	12	2,000,000	24,000,000
	Total				**1,220,000,000**

Note: - *(*) Non-executive members of the Board of Directors nominated by DIC Group at DIC No. 2 shall not receive remuneration.*

- For the Chairman of the Board of Directors (executive) and members of the Board of Directors:

+ 100% of remuneration shall be paid if the 2026 business plan is achieved and all outstanding issues relating to doubtful receivables from Greenmark Joint Stock Company, Thien Binh Minh Joint Stock Company, and legal issues concerning land/projects of assets offset against doubtful receivables are fully resolved by 31 December 2026;

+ Up to 80% of remuneration shall be paid if the 2026 business plan is not achieved.

- For the Board of Supervisors and the Secretary to the Board of Directors:

+ 100% of remuneration shall be paid if at least 90% of the 2026 profit after tax plan is achieved;

+ Up to 80% of remuneration shall be paid if less than 90% of the 2026 profit after tax plan is achieved.

- Non-executive members of the Board of Directors nominated by DIC Group at DIC No. 2 shall not receive remuneration.

Article 14: Approval *(Proposal No. 11/TTr-DIC No2-HĐQT dated April 23, 2026)* regarding: Report on the value of related-party transactions between Development Investment Construction Number 2 Joint Stock Company and DIC Corporation, companies within the DIC Corporation & major shareholders in 2025; seeking policy for authorization to sign contracts with major shareholders, companies within the DIC Corporation, insiders, and related parties in 2026 (attached proposal):

1. Transactions in 2025 & Plan for 2026 with DIC Corporation: The parent company holds 50.14% of the charter capital.

With an approval rate of .....% of voting shares.

(Excluding the voting shares of DIC Corporation, which are ..... shares (due to related interests), the remaining number of shares participating in the vote is ..... shares).

2. Approval of transaction contracts with a company within DIC Corporation: Development Investment Construction - Concrete Joint Stock Company regarding the purchase of commercial concrete supplied for projects.

With an approval rate of .....% of voting shares.

(Excluding the voting shares of investors with related interests, which are ..... shares, the remaining number of shares participating in the vote is ..... shares).

3. Approval of transaction contracts with a company within DIC Corporation: DIC Hospitality Co., Ltd. regarding the use of electricity and water services for construction projects, catering services.

With an approval rate of .....% of voting shares.

(Excluding the voting shares of investors with related interests, which are ..... shares, the remaining number of shares participating in the vote is ..... shares).

4. Approval of transaction contracts with a company within DIC Corporation: Development Investment Construction Number 1 Joint Stock Company regarding the signing of construction contracting agreements.

With an approval rate of .....% of voting shares.

(Excluding the voting shares of investors with related interests, which are ..... shares, the remaining number of shares participating in the vote is ..... shares).

5. Approval of transaction contracts with a company within DIC Corporation: DICERA Holdings Joint Stock Company regarding the signing of construction contracting agreements.

With an approval rate of .....% of voting shares.

(Excluding the voting shares of investors with related interests, which are ..... shares, the remaining number of shares participating in the vote is ..... shares).

6. Approval of transaction contracts with a major shareholder (holding >5% of charter capital): D2 Capital Joint Stock Company regarding the signing of subcontractor agreements for interior construction.

With an approval rate of .....% of voting shares.

(Excluding the voting shares of investors with related interests, which are ..... shares, the remaining number of shares participating in the vote is ..... shares).

Authorization to the Chairman of the Board of Directors - the legal representative of the Company:

1. Decide on the specific terms and conditions of transactions and construction contracting agreements, service contracts, purchase/sale contracts; agreements, documents related to transactions, including agreements on amendments, supplements, terminations, replacements of related transactions/contracts (if any).
2. Sign and implement transactions/contracts, agreements, documents related to transactions/contracts, including agreements on amendments, supplements, terminations, replacements of related transactions (if any).

Article 15: The General Meeting of Shareholders unanimously authorizes the Board of Directors to direct and implement the contents resolved by the General Meeting of Shareholders based on compliance with State laws and the Company's Charter of operation.

This resolution was adopted in its entirety at the 2026 Annual General Meeting of Shareholders and shall take effect from April 23, 2026. The Board of Directors and the Company's Director are responsible for implementing this resolution.

The resolution is sent to all shareholders with voting rights of Development Investment Construction Number 2 Joint Stock Company via public information disclosure channels and the website: www.dic2.vn.

ON BEHALF OF THE GENERAL MEETING OF SHAREHOLDERS
CHAIRPERSON

Recipients:
- SSC, HNX, VSD;
- Company shareholders;
- Members of BOD, BOS, Executive Management;
- Archive.

DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY
Address: No. 5, Street No. 6, Chi Linh Urban Area, Rach Dua Ward, Ho Chi Minh City.
Telephone: (84-254) 3.613.944 Fax: (84-254) 3.584.864 – 3.616365
Website: http://dic2.vn Email: infor@dic2.vn

VOTING BALLOT

Full name of the shareholder/authorized representative: .....

Number of shares owned/represented: .....

VOTING CONTENTS FOR APPROVAL

Please mark (X) in the appropriate box below:

	Agree	Disagree	Other opinions
1. Report on the activities of the Board of Directors for 2025 and the plan for 2026.	☐	☐	☐
2. Report on the activities of the Supervisory Board for 2025 and the plan for 2026.	☐	☐	☐
3. Report of the Independent Member of the Board of Directors.	☐	☐	☐
4. Report on the activities of the Executive Management for 2025 and the directions and tasks for 2026	☐	☐	☐
5. Proposal on the Report on the Utilization of Capital Raised from the 2024 Private Placement and Adjustment of the Remaining Funds from the 2024 Private Placement.	☐	☐	☐
6. Proposal on the Selection of the Auditing Firm for the 2026 Financial Statements.	☐	☐	☐

DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY
Address: No. 5, Street No. 6, Chi Linh Urban Area, Rach Dua Ward, Ho Chi Minh City.
Telephone: (84-254) 3.613.944 Fax: (84-254) 3.584.864 – 3.616365
Website: http://dic2.vn Email: infor@dic2.vn

7. Proposal on the Business Results for 2025, Business Plan for 2026.	☐	☐	☐
8. Proposal on the Report on Asset and Equipment Investment for 2025 and the Plan for 2026.	☐	☐	☐
9. Proposal on the Audited Financial Statements for 2025.	☐	☐	☐
10. Proposal on the Plan for Distribution of Post-Tax Profits for 2025 and the Bonus Plan for the Portion Exceeding The 2026 Plan for the Board of Directors, Executive Management, and Employees.	☐	☐	☐
11. Proposal on Issuance of Shares for Dividend Payment for 2025.	☐	☐	☐
12. Proposal on the Capital Mobilization Plan for 2026 And the Plan to Lease Assets to Secure Bank Loans.	☐	☐	☐
13. Proposal on the Finalization of Remuneration for the Board of Directors, Supervisory Board, and Company Secretary for 2025 and the Plan for 2026.	☐	☐	☐
14. Proposal on the Report on the Value of Related-Party Transactions Between Development Investment Construction Number 2 Joint Stock Company and DIC Corporation, Companies within the DIC Corporation & Major Shareholders for 2025; Request for Policy on Authorization to Sign Contracts with Major Shareholders, Companies within the DIC Corporation, Insiders, and Related Persons for 2026.	☐	☐	☐

DEVELOPMENT INVESTMENT CONSTRUCTION NUMBER 2 JOINT STOCK COMPANY
Address: No. 5, Street No. 6, Chi Linh Urban Area, Rach Dua Ward, Ho Chi Minh City.
Telephone: (84-254) 3.613.944 Fax: (84-254) 3.584.864 – 3.616365
Website: http://dic2.vn Email: infor@dic2.vn

Other Opinions: .....

.....

.....

.....

.....

.....

.....

(Shareholder signs and states full name)