CÔNG TY CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ CÔNG NGHIỆP SỐ 2

SONADEZI CORPORATION
INDUSTRIAL URBAN DEVELOPMENT JOINT STOCK COMPANY NO. 2 (D2D)

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 310 /CV-D2D-TCHC

Dong Nai, August 03, 2026

PERIODIC INFORMATION DISCLOSURE

To:

- The State Securities Commission
- Ho Chi Minh City Stock Exchange

1. Name of organization: **Industrial Urban Development Joint Stock Company No. 2**

- Stock code: **D2D**
- Address: 47, D9 street, Vo Thi Sau residential area, Vinh Thanh quarter, Tran Bien Ward, Dong Nai City, Viet Nam.
- Telephone: 0251 3817742 Fax: 0251 3817768
- E-mail: d2d@d2d.com.vn

2. Contents of disclosure: Industrial Urban Development Joint Stock Company No. 2 informs that The meeting documents of the 2026 extraordinary general meeting of shareholders are published on the D2D company's website on August 03, 2026 as in the link http://www.d2d.com.vn (*Investor Relations* section).

3. This information was published on the company's website on August 03, 2026 as in the link http://www.d2d.com.vn.

We hereby certify that the information provided is true and correct and we take the full responsibility to the law.

Organization representative
PERSON AUTHORIZED TO DISCLOSE INFORMATION
GENERAL DIRECTOR

CÔNG TY CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ CÔNG NGHIỆP SỐ 2

Ho Dinh Thai

SONADEZI CORPORATION
INDUSTRIAL URBAN DEVELOPMENT JOINT STOCK COMPANY NO. 2 (D2D)

Address: No. 47, D9 Road, Vo Thi Sau Residential Area, Tran Bien Ward, Dong Nai City
Business Registration Number: 3600259560
Telephone: 84.251.3817 742 Fax: 84.251.3817 768
Email: d2d@d2d.com.vn Website: http://www.d2d.com.vn

No.: 04/TM-D2D-HĐQT *Dong Nai, August 03, 2026*

INVITATION TO MEETING
2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

*To: **Shareholders of D2D Company***

The Board of Directors of Industrial Urban Development Joint Stock Company No. 2 respectfully invites shareholders to attend the 2026 Extraordinary General Meeting of Shareholders with the following content:

1. Time: 7:30 AM, September 03, 2026 (Meeting start time: 8:00 AM).

2. Location: D2D Company (No. 47, D9 Road, Vo Thi Sau Residential Area, Vinh Thanh Quarter, Tran Bien Ward, Dong Nai City).

3. Attendance conditions: Shareholders on the final registration list as of August 03, 2026.

4. Content of the 2026 Extraordinary General Meeting of Shareholders Agenda: Attached.

5. Meeting documents: Meeting documents are published on the Company's website at www.d2d.com.vn (Investor Relations section) on August 03, 2026, and shareholders will receive documents upon attending the Meeting.

6. Registration for attendance: Shareholders confirm their attendance by completing the Attendance/Power of Attorney Form, which has been sent to shareholders or is available on the Company's website, and submit it to the Company before September 02, 2026.

7. Required documents: When attending the meeting, shareholders are required to bring their Citizen Identity Card/Passport and Power of Attorney Form if attending on behalf of another shareholder or representing a corporate shareholder.

For further information, please contact Ms. Ho Thi Thuy Loan (Tel: (0251) 3817 742).

We sincerely hope that shareholders will arrange their time to attend the 2026 Extraordinary General Meeting of Shareholders.

Sincerely!

ON BEHALF OF THE BOD
CHAIRMAN

M.S.D.N: 3600259560 * CÔNG TY CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ CÔNG NGHIỆP SỐ 2 * T.C.P * P. TRẤN BIÊN - ĐỒNG NAI

Nguyen Van Tuan

Note:

Shareholders are responsible for their own expenses when attending the meeting.

SONADEZI CORPORATION
INDUSTRIAL URBAN DEVELOPMENT JOINT STOCK COMPANY NO. 2 (D2D)

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CÔNG TY CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ CÔNG NGHIỆP SỐ 2
P. TRẤN BIÊN - T. ĐỒNG NAI

MEETING AGENDA
2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

September 03, 2026

Time	No.	Content
From 07:30 A.M. to 08:00 A.M.	1	Welcoming delegates, registering for the meeting, and distributing documents, voting ballots to shareholders.
Opening of the General Meeting of Shareholders		
From 08:00 A.M. to 08:30 A.M.	2	Report on checking the eligibility of meeting attendees.
	3	Stating the reasons and introducing the attending delegates.
	4	Introducing the Presidium, Chairperson, and nominating the Meeting Secretariat and the Vote Counting Committee.
	5	Approving the Meeting Working Regulations.
Content of the General Meeting of Shareholders		
From 08:30 A.M. to 10:00 A.M.	6	Approving the Proposals for matters requiring voting: 1. The Policy on adjustment to the Loc An Residential Area investment project in Long Thanh Ward, Dong Nai City. 2. The authorization granted to the Board of Directors of D2D Company to approve and carry out the investment of the Loc An Social Housing Project under the Loc An Residential Area Project, subject to the prior approval of Sonadezi Corporation.
	7	Discussion, comments, and voting.
From 10:00 A.M. to 10:30 A.M.	8	Break.
From 10:30 A.M. to 11:00 A.M.	9	Approving the Minutes of the vote counting.
	10	Approving the Minutes of the General Meeting of Shareholders.
	11	Approving the Resolution of the General Meeting of Shareholders.
	12	Closing remarks by the Company's leadership and declaring the end of the Meeting.

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CÔNG TY CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ CÔNG NGHIỆP SỐ 2
M.S.D.N: 3600259560 - C.T.C.P * P. TRẦN BIÊN - TP. ĐỒNG NAI *

________, Date: ___ ___,2026

CONFIRMATION FORM
ATTENDANCE/PROXY ATTENDANCE

To: The Organizing Committee of the 2026 Extraordinary General Meeting of Shareholders of Industrial Urban Development Joint Stock Company No. 2

1. Confirmation of attendance at the 2026 Extraordinary General Meeting of Shareholders of Industrial Urban Development Joint Stock Company No. 2:

Shareholder name:
ID card/Business Registration Certificate No.:……………..issue date:…..……..at:…..
Address:……………………………………………………………………………………
Telephone:…………………………………………………………………………………
Number of shares owned:.......................shares.
(In words: ………………………………………………………………………………)

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2. Proxy for meeting attendance:

Individual name:……………………………………………………………………………
ID card No.:...issue date:..................... at: ....
Address:……………………………………………………………………………………
Telephone:…………………………………………………………………………………
Number of authorized shares: .... shares.
(In words: ………………………………………………………………………………)

Content of authorization:

The authorized party is entitled to represent the authorizing party to attend the 2026 Extraordinary General Meeting of Shareholders of Industrial Urban Development Joint Stock Company No. 2 and to exercise all rights and obligations at the General Meeting of Shareholders related to the authorized shares.

We commit to strictly complying with the provisions of the Company Charter of Industrial Urban Development Joint Stock Company No. 2 and take full responsibility before the law for this authorization.

Authorized person	**Shareholder**
(Signature and full name)	*(Signature and full name, seal if an organization)*

Note:
- *In case the Shareholder attends in person without authorization, only confirm Section 1.*
- *Shareholders may authorize a member of the Board of Directors or a Member of the Board of Supervisors according to the attached list.*

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P. TRẦN BIÊN - TP. ĐỒNG NAI

Dong Nai, August 03, 2026

LIST OF MEMBERS
BOARD OF DIRECTORS AND BOARD OF SUPERVISORS
INDUSTRIAL URBAN DEVELOPMENT JOINT STOCK COMPANY NO. 2

1. List of members of the Board of Directors:

No.	Name	Position	ID card No.
1	Nguyen Van Tuan	Chairman of the Board of Directors	031070009377
2	Tran Thi Kim Thu	Member of the Board of Directors	075175000591
3	Lai Thi Dai Trang	Member of the Board of Directors	079180017838
4	Le Trong Duc	Member of the Board of Directors	075077007817
5	Le Thi Bich Loan	Member of the Board of Directors	075181001671
6	Nguyen The Phong	Member of the Board of Directors	034060008906
7	Do Thi Quynh An	Member of the Board of Directors	038181014904

2. List of members of the Board of Supervisors:

No.	Name	Position	ID card No.
1	Vu Van Nam	Head of the Board of Supervisors	035080004538
2	Nguyen Quang Huy	Member the Board of Supervisors	037072003526
3	Dinh Le Hoang	Member the Board of Supervisors	075079012307

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THE MEETING DOCUMENTS
2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

SEPTEMBER 03, 2026

SONADEZI CORPORATION
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P. TRẤN BIÊN - ĐỒNG NAI

MEETING AGENDA
2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

September 03, 2026

Time	No.	Content
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From 10:00 A.M. to 10:30 A.M.	8	Break.
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	10	Approving the Minutes of the General Meeting of Shareholders.
	11	Approving the Resolution of the General Meeting of Shareholders.
	12	Closing remarks by the Company's leadership and declaring the end of the Meeting.

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WORKING REGULATIONS
2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

SEPTEMBER 03, 2026

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WORKING REGULATIONS
OF THE 2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS
SEPTEMBER 03, 2026

Article 1: Objective

- To ensure the principles of publicity, fairness, and democracy.
- To create favorable conditions for the organization and conduct of the General Meeting of Shareholders.
- These regulations stipulate the operational work, responsibilities of the Presidium, Secretariat, Vote Counting Committee, and Verification Committee to ensure the exercise of shareholders' rights and the decisions of the General Meeting of Shareholders are achieved with the highest results.

Article 2: Subjects and scope of application

- These regulations stipulate the procedures for organizing the Extraordinary General Meeting of Shareholders of Industrial Urban Development Joint Stock Company No. 2 (D2D Company).
- This regulation specifically stipulates the rights and obligations of the parties participating in the General Meeting of Shareholders, and the conditions for conducting the General Meeting of Shareholders.
- Shareholders/authorized shareholder representatives and parties participating in the General Meeting of Shareholders are responsible for complying with the provisions of these regulations.

Article 3: Rights and responsibilities of the Presidium and the Chairperson of the General Meeting of Shareholders

- The Presidium consists of 02 people: the Chairman of the Board of Directors, and General Director. The Chairman of the Board of Directors shall act as the Chairperson of the General Meeting of Shareholders.
- Rights and responsibilities:
  - Conduct the General Meeting of Shareholders in accordance with the content, agenda, and working regulations of the General Meeting of Shareholders that have been approved by vote.
  - Guide the General Meeting of Shareholders in discussing and voting on matters within the agenda of the General Meeting of Shareholders and related issues throughout the duration of the General Meeting of Shareholders.

• Decide on matters regarding the sequence, procedures of the General Meeting of Shareholders, or events arising outside the agenda of the General Meeting of Shareholders.

• Respond to and record the opinions of shareholders/shareholder representatives.

• Present the content of documents and proposals on matters for shareholders to vote and approve.

• Have the right to postpone the General Meeting of Shareholders that has reached the required number of delegates to another time and at another location decided by the Chairperson without needing to consult the General Meeting of Shareholders, if it is perceived that: (Clause 8, Article 146 of the Law on Enterprises)

* The meeting location does not have enough convenient seats for all attendees.

* The communication facilities at the meeting location do not ensure that shareholders attending the meeting can participate, discuss, and vote.

* There is an attendee who obstructs, disrupts order, and risks preventing the meeting from being conducted fairly and legally.

Article 4: Responsibilities of the Secretariat (appointed by the Presidium)

- Record fully and truthfully all proceedings at the General Meeting of Shareholders and matters that have been approved by shareholders/shareholder representatives or note matters still requiring attention at the General Meeting of Shareholders.
- Draft the Minutes and Resolution on matters approved by voting at the General Meeting of Shareholders.
- Announce the drafts of the Minutes and Resolution of the General Meeting of Shareholders and notifications from the Presidium to shareholders/shareholder representatives upon request.
- Receive the "Shareholder Opinion Ballot", summarize the content of shareholders' opinions, and transfer them to the Presidium to be answered directly or assigned to others.

Article 5: Rights and obligations of the Vote Counting Committee (approved by the General Meeting of Shareholders)

- The Vote Counting Committee consists of 03 people nominated by the Presidium and approved by the General Meeting of Shareholders.
- The Vote Counting Committee has the duty to:

• Guide the voting process.

• Work honestly and objectively.

• Distribute and collect voting ballots for matters, election ballots for members of the Board of Directors, and election ballots for members of the Board of Supervisors.

• Inspect and supervise the voting of shareholders/shareholder representatives.

• Organize the vote counting and prepare the vote counting minutes.

- Report to the General Meeting of Shareholders on the vote counting results, identify and report to the General Meeting of Shareholders cases of violation of voting rules or complaints related to vote counting (if any).
- Hand over the Minutes of vote counting for matters, the Minutes of vote counting for members of the Board of Directors, and the Minutes of vote counting for members of the Board of Supervisors to the Presidium.

Article 6: Rights and obligations of the Committee for Verification of Eligibility to Attend the Meeting

- The Committee for Verification of Eligibility to Attend the Meeting is nominated by the Board of Directors and approved by the General Meeting of Shareholders.
- The Committee for Verification of Eligibility to Attend the Meeting has the duty to:
  - Receive documents from shareholders/shareholder representatives attending the meeting.
  - Guide shareholders/shareholder representatives to sign the "List of shareholders attending the GMS".
  - Distribute meeting content documents and voting ballots.
  - Prepare the minutes of the verification of eligibility to attend the meeting.
  - Prepare the minutes for the verification of eligibility to attend the General Meeting of Shareholders.
  - Announce the minutes of the verification of eligibility to attend the meeting before the entire General Meeting of Shareholders.
  - Hand over the minutes of the verification of eligibility to attend the meeting and the list of shareholders/shareholder representatives attending the meeting to the Presidium.

Article 7: Rights of shareholders attending the GMS

- Shareholders who are legal entity representatives, individuals/shareholder representatives, or a group of shareholders owning shares with voting rights of the Company on the date of closing the list of shareholders (August 03, 2026) have the right to attend the 2026 Extraordinary GMS 2026.
- Rights of eligible shareholders when attending the General Meeting of Shareholders:
  - Each shareholder/shareholder representative attending the General Meeting of Shareholders must bring identification documents (ID card, Passport, etc.) and the GMS Invitation Letter, power of attorney (in case of authorization) to submit to the Committee for Verification of Eligibility to Attend the Meeting for checking necessary conditions. Shareholders/shareholder representatives shall receive meeting documents, voting ballots for matters (recording Shareholder Code/Registration Number, recording the number of shares equal to the number of voting shares).

- Shareholders/shareholder representatives are responsible for immediately notifying the Committee for Verification of Eligibility to Attend the Meeting of any errors related to shareholder information for timely adjustment.
- Shareholders/shareholder representatives have the right to contribute opinions and vote on matters recorded in the agenda of the General Meeting of Shareholders.
- Shareholders arriving late to the meeting have the right to register and attend immediately and have the right to participate in discussions and vote right at the General Meeting of Shareholders, but do not have the right to participate and vote on matters and content that have been approved by the General Meeting of Shareholders previously. The validity of previous voting rounds remains reserved.

Article 8: Obligations of shareholders when attending the General Meeting of Shareholders

- Comply with the provisions of these regulations.
- Respect the management rights of the Chairperson of the General Meeting of Shareholders, the Presidium, and respect the voting results of the General Meeting of Shareholders conducted validly.
- Sit in the correct position as guided by the Organizing Committee of the General Meeting of Shareholders.
- Maintain order until the end of the General Meeting of Shareholders.

Article 9: Conducting the General Meeting of Shareholders

The General Meeting of Shareholders shall be conducted when there are shareholders attending representing over 50% of the total voting shares according to the list of shareholders closed on August 03, 2026.

Article 10: Expressing opinions at the General Meeting of Shareholders

- To ensure the content and time for discussing matters requiring approval by the General Meeting of Shareholders, the Organizing Committee of the General Meeting of Shareholders prepares "Shareholder Opinion Ballots" for shareholders to write down questions for questioning.
- After conducting the discussion part of the content, shareholders/shareholder representatives will send the "Shareholder Opinion Ballot" to the Secretariat.
- The Secretariat will collect opinions to transfer to the Chairperson of the General Meeting of Shareholders, the Presidium, to be answered directly or assigned to others to answer shareholders/shareholder representatives.
- Opinions of shareholders/shareholder representatives should be concise, succinct, and avoid repetition.

Article 11: Voting to approve matters at the General Meeting of Shareholders

- The approval of the Working Regulations, the GMS Agenda, the election of the Vote Counting Committee, the approval of matters requiring resolution in the agenda, and the Meeting Minutes of the General Meeting of Shareholders must be voted on in accordance with the provisions of the Company Charter.

- Shareholders/authorized shareholder representatives attending the General Meeting of Shareholders have the right to vote on matters under the authority of the General Meeting of Shareholders; the voting right corresponds to the number of shares owned and the number of shares authorized.

- Shareholders express their opinions at the General Meeting of Shareholders by raising a "Voting Card" when requested by the Presidium and by recording their "Approve", "Disapprove", or "Abstain" votes on a "Voting Ballot" when requested by the Presidium.

- Matters voted upon at the General Meeting of Shareholders are approved when:

- Investment projects or sale of assets with a value of 35% or more of the total asset value recorded in the company's most recent financial statement: Approved by a percentage of 65% or more of the total voting shares of all shareholders attending and voting at the meeting.
- Approval of other contents: Approved by a percentage of over 50% of the total voting shares of all shareholders attending and voting at the meeting.

Article 12: Meeting Minutes of the General Meeting of Shareholders

- All contents at the General Meeting of Shareholders must be recorded by the Secretariat in the Meeting Minutes of the General Meeting of Shareholders.

- Contents of the meeting agenda that have been approved by the General Meeting of Shareholders must be fully reflected in the Resolution of the General Meeting of Shareholders.

- The Minutes and Resolution of the General Meeting of Shareholders must be announced before the General Meeting of Shareholders and approved by vote before the closing of the General Meeting of Shareholders.

Article 13: Cases where the General Meeting of Shareholders is not successfully organized

- In case the first meeting does not meet the conditions for conduct as stipulated in Article 9 of these Regulations, the notice for the second meeting must be sent within 30 days from the date intended for the first meeting.

- The second General Meeting of Shareholders shall be conducted when the number of shareholders attending represents 33% or more of the total voting shares.

- In case the second meeting does not meet the conditions for conduct as stipulated in this Article, the notice for the third meeting must be sent within 20 days from the date intended for the second meeting. In this case, the General Meeting of Shareholders shall be conducted regardless of the total number of voting shares of the shareholders attending.

Article 14: Effectiveness of the Working Regulations

- The Working Regulations of the 2026 Extraordinary General Meeting of Shareholders of the Industrial Urban Development Joint Stock Company No. 2 (D2D) consist of 14 articles.

- Respectfully submit to the 2026 Extraordinary General Meeting of Shareholders for consideration and approval so that the organization of the General Meeting of Shareholders is successfully executed and complies with the provisions of the law and the Company Charter.

- After being approved by the General Meeting of Shareholders, the Working Regulations shall take effect immediately during the 2026 Extraordinary General Meeting of Shareholders.

ON BEHALF OF THE PRESIDIUM
CHAIRPERSON

M.S.D.N: 3600259560 C.T.C.P
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Nguyen Van Tuan

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THE PROPOSALS
2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

SEPTEMBER 03, 2026

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CÔNG TY CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ CÔNG NGHIỆP SỐ 2 M.S.D.N: 3600 C.P ★ P. TRẤN BIÊN - TP. ĐỒNG NAI ★

No.: 01/TT-D2D-HĐQT

Dong Nai, August 03, 2026

PROPOSAL
NOMINATION OF THE VOTE COUNTING COMMITTEE
AT THE 2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS
SEPTEMBER 03, 2026

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025;

Pursuant to the Charter of Industrial Urban Development Joint Stock Company No. 2 (D2D) approved by the General Meeting of Shareholders on April 22, 2026;

Pursuant to Resolution of the Board of Directors No. 15/NQ-D2D-HĐQT dated August 03, 2026 of D2D Company;

Pursuant to the Working Regulations of the 2026 Extraordinary General Meeting of Shareholders,

The Presidium would like to nominate the *Vote Counting Committee* consisting of:

1. Mr. Nguyen Chi Huyen - Head of the Vote Counting Committee
2. *Ms.* Pham Thi Kieu Diem - Member
3. *Mr.* Le Minh Thuan - Member.

The Presidium respectfully submits to the General Meeting of Shareholders for consideration and approval of this nominated *Vote Counting Committee* composition.

Sincerely!

ON BEHALF OF THE PRESIDIUM
CHAIRPERSON

Nguyen Van Tuan

SONADEZI CORPORATION
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No.: 02/TT-D2D-HĐQT *Dong Nai, August 03, 2026*

PROPOSAL ON CONTENTS FOR VOTING AT THE 2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

SEPTEMBER 03, 2026

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025;

Pursuant to the Company Charter of Industrial Urban Development Joint Stock Company No. 2 (D2D) approved by the General Meeting of Shareholders on April 22, 2026;

Pursuant to the 2024 Annual General Meeting of Shareholders Resolution No. 01/NQ-D2D-ĐHĐCĐ dated April 15, 2024 of D2D Company;

Pursuant to the Decision on approval of investment policy adjustment No. 2117/QĐ-UBND dated June 23, 2025 of the People's Committee of Dong Nai Province; the Official Letter No. 12819/UBND-KTN dated December 26, 2025 regarding the adjustment of the intended use of the 20% residential land fund allocated for the Loc An Residential Area Project;

Pursuant to the Appraisal document No. 3896/SoXD-QLHĐ&VLXD dated October 19, 2025 of Dong Nai Province Department of Construction regarding the announcement of the appraisal results of the Feasibility Study Report for the construction of Loc An Social Housing under the Loc An Residential Area project in Long Thanh Commune, Dong Nai Province;

Pursuant to the Official Letter No. 529/SNZ-DAKD dated July 7, 2026, issued by Sonadezi Corporation regarding the approval in principle of the adjustment to the Loc An Residential Area Project.

Pursuant to the Resolution of the Board of Directors No. 15/NQ-D2D-HĐQT dated August 03, 2026, of D2D Company,

The Board of Directors of Industrial Urban Development Joint Stock Company No. 2 (D2D) hereby submits to the 2026 Extraordinary General Meeting of Shareholders for consideration and approval the following contents:

1. <u>Content No. 1</u>: Approval of **"The policy on adjustment to the Loc An Residential Area investment project in Long Thanh Ward, Dong Nai City"** as follows:

I. GENERAL PROJECT INFORMATION:

1. Project name: Loc An Residential Area.

2. Investor: Industrial Urban Development Joint Stock Company No. 2 (D2D).

3. Investment objective: To invest in the synchronous construction of a residential area with full functions, located in an industrial and service development area with various types of facilities, along with necessary utility works for residents such as healthcare, education, works serving basic living needs, entertainment, and culture to serve staff, employees, experts working in the industrial park, social housing policy beneficiaries, and local residents, as well as to attract visitors from neighboring localities, promoting economic development in the region and surrounding areas.

4. Project: Group B

Type: Grade III traffic work; Grade II technical infrastructure work; Grade II-III housing and apartment work.

5. Construction location: Long Thanh Ward, Dong Nai City.

6. Project scale, land use area: 41.166 ha.

Land use structure table

No.	Land type	Area (ha)	Number of lots	Apartment	Percentage
A	**Residential area land**	**36.55**			**100%**
1	Residential land	17.39			47.58%
1.1	Business land	13.78	799		
	Terraced house land	2.36	256		
	Garden terraced house land	11.42	543		
1.2	Social housing land	3.61		1,155	
2	Public facility land	3.99			10.92%
	School land	2.08			
	Medical, administrative land	0.51			
	Commercial-Service-Supermarket land	0.45			
	Parking lot	0.21			
	Commercial – service	0.74			
3	Greenery land	4.18			11.43%

No.	Land type	Area (ha)	Number of lots	Apartment	Percentage
4	Traffic – Technical	10.99			30.07%
	Traffic land Wastewater treatment plant land	10.84 0.15			
B	**Land outside residential**	**4.6166**			
	External traffic land	4.6166			
	Total	**41.1666**	**799**	**1,155**	

- Population scale: Approximately 7,640 people (approximately 1,910 households).

- Investor's investment implementation:

+ Entire project technical infrastructure (levelling, traffic roads, power supply system, lighting system, greenery, rainwater drainage system, wastewater drainage system, wastewater treatment plant, information, etc.), green parks, green strips.

+ Housing construction: 30 terraced houses facing the ĐT 769 road.

+ Social housing construction (4 blocks, each 9 stories high + 1 terrace floor).

- Works for which the investor calls for secondary investors to invest or cooperate in investment: Primary school, kindergarten, supermarket, medical facilities, commercial and service facilities, green parks, etc.

7. Total investment capital: 1,483,188,608,103 VND.

In which:

- Construction and technical infrastructure costs : 209,705,978,796 VND
- Housing construction costs : 30,495,815,000 VND
- Social infrastructure construction costs : 147,200,000,000 VND
- Equipment costs : 3,000,000,000 VND
- Project management, investment consulting, and other costs: 20,733,779,712 VND
- Compensation, site clearance & land use costs : 89,725,429,713 VND
- Contingency costs : 15,000,000,000 VND
- Social housing construction costs : 967,327,604,882 VND.

8. Investment capital source: Owners' equity and loans.

9. Implementation period:

- Phase 1: Investment in technical and social infrastructure construction from 2008 to 2026.

- Phase 2: Investment in Social Housing construction from 2026 to 2029.

II. CONTENT OF THE PROJECT SUBMITTED FOR ADJUSTMENT APPROVAL:

1. Reasons for adjustment:

Since the 2024 Annual General Meeting of Shareholders Resolution No. 01/NQ-D2D-ĐHĐCĐ dated April 15, 2024, the Loc An Residential Area project has now been adjusted and approved for investment, appraised based on the following decisions and documents:

- Decision on approval of investment policy adjustment No. 2117/QĐ-UBND dated June 23, 2025 of the People's Committee of Dong Nai Province;

- Appraisal document No. 3896/SoXD-QLHĐ&VLXD dated October 19, 2025 of Dong Nai Province Department of Construction regarding the announcement of the appraisal results of the Feasibility Study Report for the construction of Loc An Social Housing under the Loc An Residential Area project in Long Thanh Commune, Dong Nai Province;

- Official Letter No. 12819/UBND-KTN dated December 26, 2025, issued by the People's Committee of Dong Nai Province regarding the adjustment of the intended use of the 20% residential land fund allocated for the Loc An Residential Area Project;

- Official Letter No. 529/SNZ-DAKD dated July 7, 2026, issued by Sonadezi Corporation regarding the approval in principle of the adjustment to the Loc An Residential Area Project.

2. Content of adjustment: Adjustment of the total investment capital of the project

Unit: VND

No.	Content	Resolution No. 01/NQ-D2D-ĐHĐCĐ dated April 15, 2024	Adjustment	Difference
1	Construction and technical infrastructure costs	209,705,978,796	217,997,879,366	+8,291,900,570
2	Housing construction costs	30,495,815,000	30,495,815,000	0
3	Social infrastructure construction costs	147,200,000,000	181,589,960,270	+34,389,960,270
4	Equipment costs	3,000,000,000	3,000,000,000	0
5	Project management, investment consulting, and other costs	20,733,779,712	20,733,779,712	0

No.	Content	Resolution No. 01/NQ-D2D-ĐHĐCĐ dated April 15, 2024	Adjustment	Difference
6	Compensation, site clearance and land use costs	89,725,429,713	89,725,429,713	0
7	Contingency costs	15,000,000,000	78,000,000,000	+63,000,000,000
8	Social housing construction costs	967,327,604,882	1,101,518,582,690	+134,190,977,808
	TOTAL	1,483,188,608,103	**1,723,061,446,751**	+239,872,838,648

3. Explanation of adjustment content:

- Construction and technical infrastructure costs: Increased by 8,291,900,570 VND due to increased construction costs for the phase 2 wastewater treatment tank with a capacity of 450m3/day and night according to the construction permit for technical infrastructure works of Loc An Residential Area project No. 56/GPXD dated November 16, 2018.
- Social infrastructure construction costs: Increased by 34,389,960,270 VND due to the construction of additional commercial and service facilities.
- Contingency costs: Increased by 63,000,000,000 VND due to increased construction costs and price slippage.
- Social housing construction costs: Increased by 134,190,977,808 VND because the costs approved under the 2024 Annual General Meeting of Shareholders Resolution No. 01/NQ-D2D-ĐHĐCĐ dated April 15, 2024 were based on the capital rate per Decision 510/QĐ-BXD dated May 19, 2023 of the Ministry of Construction, whereas by 2025, the Feasibility Study Report was appraised by the Department of Construction of Dong Nai Province in Document No. 3896/SoXD-QLHĐ&VLXD dated October 19, 2025, based on the capital rate per Decision 409/QĐ-BXD dated April 11, 2025 of the Ministry of Construction.

2. <u>Content No. 2</u>: Approval of **"The authorization granted to the Board of Directors of D2D Company to approve and carry out the investment of the Loc An Social Housing Project under the Loc An Residential Area Project, subject to the prior approval of Sonadezi Corporation"**.

The above are 02 items for which the Board of Directors requests the voting opinion of the 2026 Extraordinary General Meeting of Shareholders.

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

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

Nguyen Van Tuan

SONADEZI CORPORATION
INDUSTRIAL URBAN DEVELOPMENT JOINT STOCK COMPANY NO. 2 (D2D)

Address: No. 47, D9 Road, Vo Thi Sau Residential Area, Tran Bien Ward, Dong Nai City
Telephone: 84.251.3817 742 Fax: 84.251.3817 768
Email: d2d@d2d.com.vn Website: http://www.d2d.com.vn

M.S.D.N: 3600259560-C.T.C.P * CÔNG TY CỔ PHẦN PHÁT TRIỂN ĐÔ THỊ CÔNG NGHIỆP SỐ 2 * P. TRẤN BIÊN - TP. ĐỒNG NAI

Dong Nai, September 03, 2026

Code:

VOTING BALLOT

THE 2026 EXTRAORDINARY ANNUAL GENERAL MEETING OF SHAREHOLDERS

Name of Shareholder/Shareholder Representative: ID/Passport No.: Number of shares owned/represented: shares	Signature of Shareholder/Shareholder Representative:

No.	Content of voting	Approve	Disapprove	Abstain
1	*Approve* The policy on adjustment to the Loc An Residential Area investment project in Long Thanh Ward, Dong Nai City.			
2	*Approve* The authorization granted to the Board of Directors of D2D Company to approve and carry out the investment of the Loc An Social Housing Project under the Loc An Residential Area Project, subject to the prior approval of Sonadezi Corporation.			

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Email: d2d@d2d.com.vn Website: http://www.d2d.com.vn

DRAFT RESOLUTION
2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

SEPTEMBER 03, 2026

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SONADEZI CORPORATION
INDUSTRIAL URBAN DEVELOPMENT JOINT STOCK COMPANY NO. 2 (D2D)

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No.: 02/NQ-D2D-ĐHĐCĐ *Dong Nai, September 03, 2026*

RESOLUTION
OF THE 2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS
INDUSTRIAL URBAN DEVELOPMENT JOINT STOCK COMPANY NO. 2

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025;

Pursuant to the Company Charter of Industrial Urban Development Joint Stock Company No. 2 (D2D) approved by the General Meeting of Shareholders on April 22, 2026;

Pursuant to the Minutes of the 2026 Extraordinary General Meeting of Shareholders No. 02/BB-D2D-ĐHĐCĐ dated September 03, 2026, of D2D Company,

The 2026 Extraordinary General Meeting of Shareholders of Industrial Urban Development Joint Stock Company No. 2 (D2D) has agreed:

RESOLVED

1. Content No. 1: Approval of **"The policy on adjustment to the Loc An Residential Area investment project in Long Thanh Ward, Dong Nai City"** as follows:

I. GENERAL PROJECT INFORMATION:

1. Project name: Loc An Residential Area.

2. Investor: Industrial Urban Development Joint Stock Company No. 2 (D2D).

3. Investment objective: To invest in the synchronous construction of a residential area with full functions, located in an industrial and service development area with various types of facilities, along with necessary utility works for residents such as healthcare, education, works serving basic living needs, entertainment, and culture to serve staff, employees, experts working in the industrial park, social housing policy beneficiaries, and local residents, as well as to attract visitors from neighboring localities, promoting economic development in the region and surrounding areas.

4. Project: Group B

Type: Grade III traffic work; Grade II technical infrastructure work; Grade II-III housing and apartment work.

5. Construction location: Long Thanh Ward, Dong Nai City.

6. Project scale, land use area: 41.166 ha.

Land use structure table

No.	Land type	Area (ha)	Number of lots	Apartment	Percentage
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1.2	Social housing land	3.61		1,155	
2	Public facility land	3.99			10.92%
	School land Medical, administrative land Commercial-Service-Supermarket land Parking lot Commercial – service	2.08 0.51 0.45 0.21 0.74			
3	Greenery land	4.18			11.43%
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	Traffic land Wastewater treatment plant land	10.84 0.15			
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8. Investment capital source: Owners' equity and loans.

9. Implementation period:

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II. CONTENT OF THE PROJECT FOR ADJUSTMENT APPROVAL:

1. Reasons for adjustment:

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Unit: VND

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2. Content No. 2: Approval of **"The authorization granted to the Board of Directors of D2D Company to approve and carry out the investment of the Loc An Social Housing Project under the Loc An Residential Area Project, subject to the prior approval of Sonadezi Corporation"**.

This Resolution was approved in its entirety by the 2026 Extraordinary General Meeting of Shareholders of Industrial Urban Development Joint Stock Company No. 2 (D2D) at the meeting held on September 03, 2026.

The 2026 Extraordinary General Meeting of Shareholders assigns the Board of Directors of Industrial Urban Development Joint Stock Company No. 2 (D2D) to implement, based on the content of this Resolution.

ON BEHALF OF THE GENERAL MEETING OF SHAREHOLDERS
CHAIRPERSON

Nguyen Van Tuan