

No.: 05/BC-DIC Group-HĐQT

Vung Tau, April 18, 2025

## **REPORT**

*“Re: Results of implementing the share issuance plans to increase charter capital in 2024; report on the use of capital from private bond issuance; report on the use of capital from private placement in 2021”.*

**To: General Meeting of Shareholders  
Development Investment Construction J.S.C**

Pursuant to:

- Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its guiding documents;
- Law on Securities No. 54/2019/QH14 dated November 26, 2019, and its guiding documents.
- Charter of Development Investment Construction J.S.C (DIC Group);

The Board of Directors (BOD) reports to the Annual General Meeting of Shareholders (AGM) on the results of implementing the share issuance plans according to the AGM’s resolution in 2024; a report on the use of capital from the private bond issuance in 2021, 2023-2024; and a report on the use of capital from the private placement in 2021 as follows:

### **A. RESULTS OF SHARE ISSUANCE PLANS TO INCREASE CHARTER CAPITAL IN 2024.**

According to the AGM Resolution No. 01/NQ-DIC Group-ĐHĐCĐ dated April 26, 2024, the AGM approved the Share Issuance Plans attached with the Proposal No. 05/TTr-DIC Group-HĐQT dated April 26, 2024 of the BOD. Accordingly, in 2024, DIC Group is expected to implement share issuance plans to increase charter capital, including: (i) share offering to existing shareholders; (ii) Share issuance to pay dividend and share issuance to increase capital from equity in 2023; (iii) Share issuance under the Employee Stock Ownership Plan (ESOP); and (iv) Private placement. This is expected to increase DIC Group's charter capital to approximately VND 10,000 billion. The sequence of share issuances has been approved by the AGM as follows:

- 1. Simultaneously conduct share offerings to existing shareholders, share issuance to pay dividend and share issuance to increase capital from equity with record date on the same day.*
- 2. ESOP*
- 3. Private placement*



*The AGM authorizes the BOD to implement the issuance plans in the expected order as outlined above, and grants the right to change the order of the issuance rounds if necessary”.*

*At the same time, the AGM authorizes the BOD to “Decide on the time of implementing the share issuance plans, including: share offering to existing shareholders; share issuance to pay dividend and share issuance to increase equity capital from retained earnings; issuance of ESOP shares; private placement of shares. Decide on the sequence of the issuance and approve the share issuance registration documents to be submitted to the State Securities Commission”*

In implementing the AGM Resolution on May 10, 2024, the BOD of DIC Group approved the following resolutions: Resolution No. 48/NQ-DIC Group-HĐQT regarding the share issuance to pay dividend and share issuance to increase capital from equity in 2023; Resolution No. 49/2024/NQ-DIC Group-HĐQT regarding the implementation of the share offering to existing shareholders. However, during the process of seeking approval for the issuance from the State Securities Commission (SSC), the BOD decided to prioritize the share offering to existing shareholders in order to meet the capital raising timeline to support business activities.

At the same time, due to the capital raising timeline from the share issuance not aligning with the maturity date of the DIGH2124002 bond on September 30, 2024, DIC Group used alternative funds to settle the bond obligation. Therefore, on October 17, 2024, the BOD issued Resolution No. 68/NQ-DIC Group-HĐQT regarding the adjustment of the sequence of the share issuance, stating: *“The share offering to existing shareholders will be conducted before the other issuance. The time of the other issuance will be decided by the BOD after the completion of the share offering to existing shareholders.”* Resolution No. 68/NQ-DIC Group-HĐQT on October 17, 2024, also adjusted the detailed capital use plan expected to be raised from the share offering to existing shareholders, whereby the amount of VND 461 billion initially planned for the payment of the DIGH2124002 bond will now be redirected for the Vi Thanh Commercial and Residential Area Project.

Recognizing that the timeline for the share offering to existing shareholders would not be sufficient to settle the bond obligation for DIGH2124003 due on November 26, 2024, DIC Group used working capital/other sources to prepay the DIGH2124003 bond obligation. At the same time, the BOD issued Resolution No. 76/NQ-DIC Group-HĐQT dated November 26, 2024, adjusting the intended use of the funds raised from this share issuance as follows: *“The funds will be used to replenish the value of the working capital and/or other sources of funds temporarily used by DIC Group to settle the DIGH2124003 bond obligation on the payment date of November 26, 2024, with a payment value of VND 439 billion. The expected disbursement timeline for replenishment: in Q4/2024 or Q1/2025.”*

On December 12, 2024, the SSC issued the Securities Registration Certificate (SRC) for the share offering No.231/GCN-UBCK dated December 12, 2024. After receiving the SRC, on



December 17, 2024, DIC Group disclosed the Notice No. 144/DIC Group-HĐQT) regarding the share offering to existing shareholders in accordance with regulations. However, due to unfavorable developments in the stock market, on December 23, 2024, the BOD of DIC Group issued Resolution No. 80/NQ-DIC Group-HĐQT dated December 23, 2024, to halt the share offering to existing shareholders. Accordingly, the BOD decided to “review, decide, and implement the share offering to existing shareholders at a later time that is more favorable for the interests of DIC Group, shareholders, and in compliance with legal regulations.”

On March 10, 2025, recognizing that there is insufficient time to continue the share offering to existing shareholders in accordance with the regulations, the BOD issued Resolution No. 96/NQ-DIC Group-HĐQT, deciding not to proceed the share offering to existing shareholders as the Securities Registration Certificate No. 231/GCN-UBCK dated December 12, 2024, issued by the SSC. On the same day, March 10, 2025, DIC Group disclosed Resolution No. 96/NQ-DIC Group-HĐQT and submitted a report to the SSC regarding the cancellation of the public share offering to existing shareholders. On March 12, 2025, the SSC issued Document No. 188/UBCK-QLCB informing DIC Group of the content mentioned above.

With the above progress, DIC Group did not complete the share issuance plans approved by the AGM under Resolution No. 01/NQ-DIC Group-ĐHĐCĐ dated April 26, 2024.

## B. REPORT ON THE PROGRESS OF CAPITAL USE FROM THE PRIVATE BOND ISSUANCE

### 1. Information on the issued bonds:

No	Bond Code	Issuance date	Total issuance value (billion VND)	Note
<b>A</b>	<b>Bonds 2021</b>		<b>3,500.0</b>	According to the private bond issuance plan approved by the BOD under Resolution No. 168/2021/NQ-DIC Corp-HĐQT dated September 8, 2021.
1	DIGH2124001	16/09/2021	1,000.0	
2	DIGH2124002	30/09/2021	1,000.0	
3	DIGH2124003	26/11/2021	1,500.0	
<b>B</b>	<b>Bonds in 2023-2024</b>		<b>1,600.0</b>	According to the private bond issuance plan approved by the BOD under Resolution No. 29/NQ-DIC Group-HĐQT dated December 26, 2023.
1	DIGH2326001	29/12/2023	600.0	
2	DIGH2326002	25/03/2024	1,000.0	
	<b>Total</b>		<b>5,100.0</b>	

### 2. Progress of using bond proceeds:



As of December 31, 2024, DIC Group has used the capital raised from the private bond issuance as follows:

No	Purpose	Issuance plan		Actual use		Outstanding principal as of December 31, 2024
		Disbursement time	Disbursement value (billion VND)	Disbursement time	Total disbursed amount (billion VND)	
<b>I</b>	<b>Bonds in 2021</b>		<b>3,500.0</b>		<b>3,500.0</b>	<b>0.0</b>
1	Supplementing business operating capital	From Q3/2021	1,000.0	Q4/2021	1,000.0	0.0
2	Supplementing capital for the implementation of the Long Tan Tourism Urban Area Project, Nhon Trach District, Dong Nai Province	From Q3/2021	2,500.0	From Q4/2021 to Q3/2024	2,500.0	0,0
<b>II</b>	<b>Bonds in 2023 – 2024</b>		<b>1,600.0</b>		<b>654.7</b>	<b>1,600.0</b>
1	Supplementing capital for the implementation of the Long Tan Tourism Urban Area Project, Nhon Trach District, Dong Nai Province.	From Q4/2023	1,600.0	Q3&4/2024	654.7	1,600.0
	<b>Total</b>		<b>5,100.0</b>		<b>4,154.7</b>	<b>1,600.0</b>

*Attached: Audited report on the use of raised from the private bond issuance*

### C. REPORT ON THE PROGRESS OF CAPITAL USE FROM THE PRIVATE PLACEMENT

1. Information about the share issuance:
  - Type of shares: ordinary shares
  - Par value: VND 10,000/share.
  - Issuance method: Private placement
  - Number of issued shares: 75,000,000 shares.



- Total funds raised from the issuance: VND 1,500,000,000,000.
  - Issuance costs: VND 143,000,000.
  - Net proceeds from the issuance: VND 1,499,857,000,000.
  - Issuance completion date: October 7, 2021.
  - Purpose of capital use:
    - + Purpose of capital use per the Extraordinary General Meeting (EGM) Resolution No. 02/2021/NQ-ĐHĐCĐ dated January 28, 2021: Investment in the Northern Vung Tau New Urban Area Project, Ward 12, Ba Ria - Vung Tau Province.
    - + Adjusted purpose of capital use as the BOD Resolution No. 192A/2022/NQ-DIC Corp-HĐQT dated January 14, 2022, approved by the EGM under Resolution No. 04/NQ-DIC Group-ĐHĐCĐ dated October 12, 2021.
- Detailed plan for the use of capital as follows:

<b>Purpose of capital use</b>			
<b>As the issuance plan</b>	<b>Amount (billion dong)</b>	<b>As adjusted plan</b>	<b>Amount (billion dong)</b>
Investment in the Northern Vung Tau New Urban Area Project, Ward 12, Ba Ria - Vung Tau Province.	1,499.86	Investment in the Northern Vung Tau New Urban Area Project, Ward 12, Ba Ria - Vung Tau Province.	749.96
		Pay the outstanding amount to Tan Long Investment and Development J.S.C.	749.9
<b>Total</b>	<b>1,499.86</b>		<b>1,499.86</b>

## 2. Progress of capital use from the issuance:

As of December 31, 2024, DIC Group has used the capital from the issuance as follows:

<b>Purpose</b>	<b>Amount as the plan of capital use (billion dong)</b>	<b>Cumulative amount used as of December 31, 2024 (billion dong)</b>	<b>Amount remaining as of December 31, 2024 (billion dong)</b>
Investment in the Northern Vung Tau New Urban Area Project, Ward 12, Ba Ria - Vung Tau Province.	749.96	654.81	95.15



Purpose	Amount as the plan of capital use (billion dong)	Cumulative amount used as of December 31, 2024 (billion dong)	Amount remaining as of December 31, 2024 (billion dong)
Pay the outstanding amount to Tan Long Investment and Development J.S.C.	749.9	749.9	-
<b>Total</b>	<b>1,499.86</b>	<b>1,404.71</b>	<b>95.15</b>

(Details are provided in the Notes to the DIC Group's Audited Financial Statements for 2024)

Respectfully report to the AGM./.

**Recipients:**

- As above;
- BOD
- General Director;
- Financial Dept. and Accounting Dept.;
- Archived: AD.

**OBO. BOARD OF DIRECTORS  
CHAIRMAN**



*Nguyen Hung Cuong*



(NOTICE: This Report is a translation of the Vietnamese language original for convenience purposes only, and in the event of any discrepancy, the Vietnamese language original shall prevail.)



**Tổng CTCP Đầu Tư Phát Triển Xây Dựng  
Development Investment Construction J.S.C**

15 Thi Sách, phường Thắng Tam, TP. Vũng Tàu | Tel: 0254.3859 248 | Fax: 0254 3560 712 | Web: www.dic.vn

NỀN TẢNG VỮNG CHẮC, KHƠI SẮC TƯƠNG LAI

**DEVELOPMENT INVESTMENT CONSTRUCTION  
JOINT STOCK COMPANY**

Report on the use of proceeds from the issuance of Bonds  
for the reporting period ending on December 31, 2024 of  
**Development Investment Construction Joint Stock Company**

**AUDITED**

**Audited by:**

**SOUTHERN AUDITING AND ACCOUNTING FINANCIAL  
CONSULTING SERVICES CO., LTD (AASCS)**



## **TABLE OF CONTENTS**

<b>Content</b>	<b>Pages</b>
1. Report of The Board of General Directors	03 - 04
2. Independence Auditor's Report	05 - 06
3. Report on the use of proceeds from bond issuance for the reporting period ending December 31, 2024	07 - 22

050  
CỔ  
T  
DỊCH  
CHỈ  
VÀ K  
PH  
- 1

## **REPORT OR THE BOARD OF THE GENERAL DIRECTORS**

The Board of The General Directors of Development Investment Construction Joint Stock Company (hereinafter called the "Company" ) present its Report together with the Report on the use of capital raised from the private bond issuance up to December 31, 2024 (hereinafter referred to as the "Report on the use of capital") of DIC Group.

### **Overview**

Construction Development Investment Joint Stock Corporation is a joint stock company established and operating under Business Registration Certificate No. 3500101107 first issued by the Department of Planning and Investment of Ba Ria - Vung Tau province on March 13, 2008 and additional business registration certificates.

The main activities of DIC Group are investing in the development of new urban areas and industrial parks; investing in the development of housing and technical infrastructure of urban areas, traffic and irrigation works; investment consulting, project management; buying and selling construction materials; tourism services business and construction supervision of technical infrastructure works.

DIC Group's headquarters is at 15 Thi Sach, Thang Tam Ward, Vung Tau City, Ba Ria – Vung Tau Province.

**The Board of Management, The Board of General Directors and The Audit Committee as of the date of this report is as follows:**

### **The Board of Management**

Mr. Nguyen Hung Cuong	Chairman	(From August 19, 2024)
Mr. Nguyen Thien Tuan	Chairman	(Died August 10, 2024)
Mr. Nguyen Hung Cuong	Standing Vice Chairman	(Until August 16, 2024)
Ms Nguyen Thi Thanh Huyen	Vice chairman	
Mr. Nguyen Quang Tin	Member	
Mr. Dinh Hong Ky	Independent member	

### **The Board of General Directors**

Mr. Nguyen Quang Tin	General Director
Mr. Nguyen Van Tung	Vice General Director
Mr. Nguyen Tuan Liem	Vice General Director
Mr. Tran Van Dat	Vice General Director
Mr. Pham Van Thai	Vice General Director

### **The Audit Committee**

Mr. Dinh Hong Ky	Chairman	
Ms Nguyen Thi Thanh Huyen	Member	(From September 10, 2024)
Mr. Nguyen Hung Cuong	Member	(Until September 10, 2024)

### **Legal representative**

The legal representative of DIC Group during the period and at the date of this report is Mr. Nguyen Hung Cuong - Chairman of the Board of Management.

Mr. Nguyen Quang Tin - General Director of DIC Group, was authorized by Mr. Nguyen Hung Cuong - Chairman of the Board of Management to sign Report on the use of capital raised from private bond issuance up to December 31, 2024 according to Authorization Letter No. 26/GUQ-DIC Group-HDQT dated August 19, 2024.




## REPORT OR THE BOARD OF THE GENERAL DIRECTORS

### Auditor

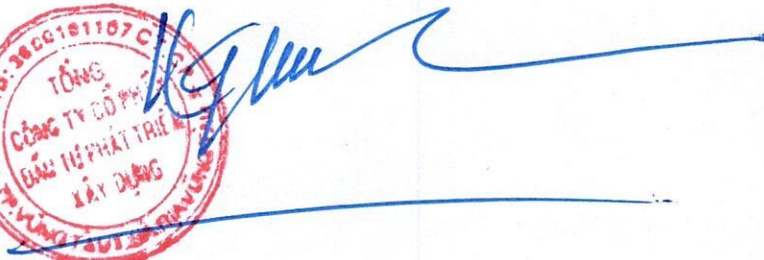
Southern Accounting and Auditing Financial Consultancy Services Co., Ltd. (AASCS) audited Report on the use of proceeds from the issuance of Bonds of DIC Group.

### Statement of the Board of General Directors's responsibility in respect of the Report on the use of capital raised from private bond issuance

The Board of General Directors of DIC Group is responsible for preparing the Report that give a true and fair view of capital use from the private bond issuance of DIC Group up to December 31, 2024 in accordance with the basis for preparing the capital use situation report presented in Note 02 of the Notes to the report on the use of capital and in compliance with current relevant regulations.

On behalf The Board of General Directors 



  
\_\_\_\_\_  
Nguyen Quang Tin  
General Director

Dated March 26, 2025



No: 336/BCKT/TV/2025/AASCS

## REPORT OF INDEPENDENT AUDITOR

**To: The Board of Management, The Board of General Directors  
Development Investment Construction Joint Stock Company**

We have reviewed the report on the use of proceeds from bond issuance for the reporting period ending on December 31, 2024 (hereinafter referred to as the "report on the use of bond capital") of Development Investment Construction Joint Stock Company (hereinafter referred to as "DIC Group"), prepared on March 26, 2025 from page 07 to page 22.

### THE BOARD OF GENERAL DIRECTOR'S RESPONSIBILITY

The Board of General Directors of DIC Group is responsible for the preparation and presentation of the above-mentioned report on the use of bond capital in accordance with the explanation in Section II of the attached report on the use of bond capital and is responsible for the internal control that the Board of Directors of DIC Group determines is necessary to ensure that the preparation and presentation of the report on the use of bond capital is free of material misstatements due to fraud or error.

### AUDITOR'S RESPONSIBILITY

Our responsibility is to express an opinion on the Report on the Use of Bond Funds based on the results of our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement of Bond Funds Use is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Bond Funds Use Report. The audit procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Bond Funds Use Report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the Bond Funds Use Report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the Bond Funds Use Report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**AUDIT OPINION**

In our opinion, the attached Report on the Use of Bond Capital reflects fairly and fairly, in all material respects, the use of proceeds from the issuance of Bonds for the reporting period ending December 31, 2024 of DIC Group, in compliance with current regulations and accounting policies as described in Section II of the attached Report on the Use of Capital.

**BASIS FOR PREPARING THE REPORT AND LIMITATIONS ON THE OBJECTS OF AUDITING THE REPORT**

Without denying the above opinion, we draw readers' attention to Section II of the attached Report on the use of bond capital, which describes the basis for preparing this report on the use of capital.

This report of ours is only used for the purpose of reporting the use of proceeds from the issuance of Bonds for the reporting period ending December 31, 2024 according to the bond issuance plan approved in the Resolutions of the Board of Management of DIC Group; comply with Decree 153/2020/ND-CP dated December 31, 2020, Decree 65/2022/ND-CP dated September 16, 2022, Decree 08/2023/ND-CP dated March 5, 2023 of the Government, Circular No. 76/2024/TT-BTC dated November 6, 2024 and relevant guiding documents on "Regulations on information disclosure and offering, trading of individual corporate bonds in the domestic market and offering corporate bonds to the international market" and may not be used for any other purpose.

*Ho Chi Minh City, dated March 26, 2025*

**SOUTHERN AUDITING AND ACCOUNTING FINANCIAL CONSULTING SERVICES CO., LTD.**



**Vice General Director**

**Vo Thi My Huong**

Certificate of License to Practice:  
0858-2023-142-1

**Auditor**

**Tran Nguyen Hoang Mai**

Certificate of License to Practice:  
1755-2023-142-1



## **REPORT ON THE USE OF PROCEEDS FROM BOND ISSUANCE**

**For the reporting year ending December 31, 2024**

**Development Investment Construction Joint Stock Company**

### **I. GENERAL INFORMATION ABOUT THE COMPANY**

Development Investment Construction Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 3500101107 first issued by the Department of Planning and Investment of Ba Ria - Vung Tau province on March 13, 2008 and additional business registration certificates.

Charter capital of DIC Group according to Business Registration Certificate: VND 6,098,519,950,000.

DIC Group's actual contributed capital as of December 31, 2024: VND 6,098,519,950,000.

The main activities of DIC Group are investing in the development of new urban areas and industrial parks; investing in the development of housing and technical infrastructure of urban areas, traffic and irrigation works; investment consulting, project management; buying and selling construction materials; tourism services business and construction supervision of technical infrastructure works.

DIC Group's headquarters is at 15 Thi Sach, Thang Tam Ward, Vung Tau City, Ba Ria – Vung Tau Province.

### **II. BASIS FOR PREPARING THE REPORT ON THE USE OF PROCEEDS RECEIVED FROM BOND ISSUANCE**

#### **1. Regulations applicable to reporting**

This report on the use of capital is prepared to help the Company meet compliance requirements with:

- Decree 153/2020/ND-CP dated December 31, 2020 regulating the offering and trading of individual corporate bonds in the domestic market and the offering of corporate bonds to the international market;
- Decree 65/2022/ND-CP dated September 16, 2022 amending and supplementing a number of articles of Decree 153;
- Decree 08/2023/ND-CP dated March 5, 2023 amending, supplementing and suspending the implementation of a number of articles in the decrees regulating the offering and trading of individual corporate bonds in the domestic market and the offering of corporate bonds to the international market;
- Circular No. 76/2024/TT-BTC dated November 6, 2024 guiding the information disclosure regime and the regime on offering and trading of individual corporate bonds in the domestic market and offering corporate bonds to the international market;
- Resolution of the Board of Management No. 168/2021/NQ-DIC Corp-HDQT dated September 8, 2021 of DIC Group approving the plan to issue individual bonds;

## **DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY**

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

---

- Resolution of the Board of Management No. 233 dated November 10, 2022 approving the plan to buy back bonds before maturity;
- Resolution of the Board of Management No. 248 dated March 14, 2023 approving the plan to buy back bonds before maturity;
- Resolution of the Board of Management No. 29/NQ-DIC Group-HĐQT dated December 26, 2023 of DIC Group approving the plan to issue individual bonds.

### **2. Accounting policy**

The Company applies the Enterprise Accounting Regime issued under Circular 200/2014/TT-BTC dated December 22, 2014 and other relevant guiding, supplementary and amending documents.

### **3. Reporting period on the use of proceeds from bond issuance and progress of disbursement of proceeds from outstanding bond issuance**

For the first 6-month reporting period, enterprises must fulfill their reporting obligations when there is a bond outstanding balance in the reporting period. For the annual reporting period, enterprises must fulfill their reporting obligations when there is a bond outstanding balance in the last 6 months of the year.

### **4. Principles of recording corporate bonds**

Corporate bonds are recorded and monitored as corporate loans from the time the money is actually collected from the issuance until the payment to the bondholder is completed.

When preparing the Financial Statements, on the Balance Sheet in the liabilities section, the issued bond index is reflected on a net basis (determined by the bond value at par value minus (-) Bond discount plus (+) Bond premium).

Bond issuance costs are gradually allocated in accordance with the bond term using the straight-line method or the effective interest rate method and recorded in financial expenses or capitalized. At the time of initial recognition, bond issuance costs are recorded as a reduction in the face value of the bond. Periodically, accountants allocate bond issuance costs by recording an increase in the face value of the bond and recording it in financial expenses or capitalized in accordance with the recognition of interest payable on the bond.

### **5. Basis for preparing the Report on the use of corporate bond capital**

The Report on the Use of Proceeds from the Private Corporate Bond Issuance to December 31, 2024 of the Construction Development Investment Joint Stock Corporation is prepared based on legal documents, accounting data, financial statements; complying with current Vietnamese corporate accounting laws, regulations on information disclosure on the stock market as well as other legal regulations related to the preparation and presentation of the Report on the Use of Bond Capital.

## DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

The capital use report is prepared on the basis of actual revenue and expenditure and is a part of the total cash flow of DIC Group.

The Executive Board of DIC Group commits that the report has been prepared, monitored, and inspected for the correct purpose of use in accordance with the approved plan in the Resolutions of the Board of Directors of DIC Group, as well as in accordance with the information disclosure documents related to the issuance of this bond. Including the Resolutions of the Board of Management:

- Resolution of the Board of Management No. 168/2021/NQ-DIC Corp-HĐQT dated September 8, 2021 of DIC Group approving the plan to issue individual bonds;
- Resolution of the Board of Management No. 233 dated November 10, 2022 approving the plan to buy back bonds before maturity;
- Resolution of the Board of Management No. 248 dated March 14, 2023 approving the plan to buy back bonds before maturity;
- Resolution of the Board of Management No. 29/NQ-DIC Group-HĐQT dated December 26, 2023 of DIC Group approving the plan to issue individual bonds.

### 6. Purpose of using the capital utilization report

This report of ours is only used for the purpose of reporting on the use of proceeds from the issuance of Bonds for the reporting period ending on December 31, 2024 according to the bond issuance plan approved in the Resolutions of the Board of Management of Development Investment Construction Joint Stock Company; comply with Decree 153/2020/ND-CP dated December 31, 2020, Decree 65/2022/ND-CP dated September 16, 2022, Decree 08/2023/ND-CP dated March 5, 2023 of the Government, Circular No. 76/2024/TT-BTC dated November 6, 2024 and relevant guiding documents on "Regulations guiding the information disclosure regime and the regime on offering and trading of individual corporate bonds in the domestic market and offering corporate bonds to the international market" and must not be used for any other purpose, and is not a basis for ensuring that the bond-issuing enterprise will fully and timely pay the interest and principal of the bond when due and other rights for bond-buying investors.

### III. PURPOSE OF USE OF PROCEEDS FROM BONDS ISSUANCE

- Bond issuance code DIGH2124002: According to the Minutes of the Board of Management meeting No. 193/2021/BB-HĐQT DIC Corp dated September 8, 2021 and the Resolution of the Board of Management No. 168/2021/NQ-DIC Corp-HĐQT dated September 8, 2021 of DIC Group approving the plan to issue individual bonds. The purpose of issuance is to supplement capital to implement the project "Long Tan Tourist Urban Area" with an area of about 331.9 hectares, located in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province. The total value is 1,000,000,000,000 VND, term of 36 months, due on September 30, 2024, so it is classified as short-term debt. According to Resolution No. 233 of the Board of Management dated November 10, 2022 approving the plan to buy back bonds before maturity and receiving the consent of



## DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

- bondholders to resell bonds before maturity. On November 10, 2022, DIC Group bought back VND 539,000,000,000 of bonds from the proceeds of the bond issuance. On September 30, 2024, DIC Group bought back the entire remaining value of bonds of VND 461,000,000,000. The amount used to implement the Long Tan Urban Tourism Area project in Long Tan commune and Phu Thanh commune, Nhon Trach district, Dong Nai province in accordance with the issuance purpose is VND 461,000,000,000;
- Issued Bond Code DIGH2124003: According to the Minutes of the Board of Management meeting No. 193/2021/BB-HĐQT DIC Corp dated September 8, 2021 and the Resolution of the Board of Management No. 168/2021/NQ-DIC Corp-HĐQT dated September 8, 2021 of DIC Group approving the plan to issue individual bonds. The purpose of issuance is to supplement capital to implement the Project "Long Tan Tourist Urban Area" with an area of about 331.9 hectares, located in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province. The total value is 1,500,000,000,000 VND, term of 36 months, due on November 26, 2024, so it is classified as short-term debt. According to Resolution No. 233 of the Board of Management dated November 10, 2022 approving the plan to buy back bonds before maturity and receiving the consent of bondholders to resell bonds before maturity. On November 10, 2022, DIC Group bought back VND 1,061,000,000,000 of bonds from the proceeds of the bond issuance. On November 26, 2024, DIC Group bought back the entire remaining value of bonds of VND 439,000,000,000. The amount used to implement the Long Tan Urban Tourism Area project in Long Tan commune and Phu Thanh commune, Nhon Trach district, Dong Nai province in accordance with the issuance purpose is VND 439,000,000,000.
  - Bond code DIGH2124001: According to the Minutes of the Board of Management meeting No. 193/2021/BB-HĐQT DIC Corp dated September 8, 2021 and the Resolution of the Board of Management No. 168/2021/NQ-DIC Corp-HĐQT dated September 8, 2021 of DIC Group, the plan to issue individual bonds was approved. The purpose of the issuance is to increase the scale of working capital and restructure the capital sources of the Issuing Organization. The total value is VND 1,000,000,000,000, with a term of 36 months and due on September 16, 2024. According to the Resolution of the Board of Management No. 248 dated March 14, 2023, the plan to buy back bonds before maturity was approved and the bondholders agreed to resell bonds before maturity. On March 31, 2023, DIC Group repurchased all VND 1,000,000,000,000 of these bonds with the owner's capital.
  - Bond issuance code DIGH2326001: Minutes of the Board of Management meeting No. 29/BB-DIC Group-HĐQT dated December 26, 2023 of DIC Group approving the plan to issue individual bonds. Resolution of the Board of Management No. 29/NQ-DIC Group-HĐQT dated December 26, 2023 of DIC Group approving the plan to issue individual bonds. The purpose of issuance is to supplement capital for the implementation of the Long Tan tourist urban area project in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province, invested by the Issuing Organization according to Official Dispatch No. 1310/TTg-CN dated September 1, 2017 of the Prime Minister on the investment policy of the Long Tan Tourist Area project, Nhon Trach District, Dong Nai Province, Official Dispatch No. 12299/UBND-CNN dated November 27, 2017 of the People's Committee of Dong Nai Province on the implementation of the Long Tan Tourist Urban Area Project. Total value 600,000,000,000 VND, term 36 months, maturity on December 29, 2026
  - Bond issuance code DIGH2326002: Minutes of the Board of Management meeting No. 29/BB-DIC Group-HĐQT dated December 26, 2023 of DIC Group approving the plan to issue individual bonds. Resolution of the



## DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

Board of Management No. 29/NQ-DIC Group-HĐQT dated December 26, 2023 of DIC Group approving the plan to issue individual bonds. The purpose of issuance is to supplement capital for the implementation of the Long Tan tourist urban area project in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province, invested by the Issuing Organization according to Official Dispatch No. 1310/TTg-CN dated September 1, 2017 of the Prime Minister on the investment policy of the Long Tan Tourist Area project, Nhon Trach District, Dong Nai Province, Official Dispatch No. 12299/UBND-CNN dated November 27, 2017 of the People's Committee of Dong Nai Province on the implementation of the Long Tan Tourist Urban Area Project. Total value 1,000,000,000,000 VND, term 36 months, maturity on March 25, 2027.

### IV. INFORMATION ON CORPORATE BONDS OF BOND CODES WITH OUTSTANDING DEBT

#### IV.1. Bond code DIGH2124002

According to the Minutes of the Board of Management Meeting No. 193/2021/BB-HĐQT DIC Corp dated September 8, 2021 and the Board of Directors' Resolution No. 168/2021/NQ-DIC Corp-HĐQT dated September 8, 2021 of DIC Group approving the plan to issue individual bonds, Development Investment Construction Joint Stock Company has issued individual Corporate Bonds with a total issuance value at par value of VND 1,000,000,000,000 (One thousand billion VND).

Details of the release results are as follows:

1. Name of the issuing organization : Development Investment Construction JSC
2. Bond code : DIGH2124002
3. Number of bonds registered for offering : 10,000 bonds .
4. Bond face value : VND 100,000,000 /bond.
5. Total issuance value at par value : VND 1,000,000,000,000
6. Number of issuance batches : One batch.
7. Bond type : Regular corporate bonds, Non-convertible bonds, Secured assets bonds.
8. Bond term : 36 months.
9. Secured assets : All assets, property rights and existing and future rights and benefits arising from investment, development, exploitation and consumption of products at the "Long Tan Urban Tourism Area" Project with an area of approximately 331.9 hectares, located in Long Tan commune and Phu Thanh commune, Nhon Trach district, Dong Nai province are owned by DIC Group.
10. Organization of registration, depository, transfer management, payment of principal and interest of bonds : HD Securities Joint Stock Company

## DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

- Secured assets Management Organization : Ho Chi Minh Development Joint Stock Commercial Bank
11. Interest rate : Interest rate for the first 2 (12-month) interest payment periods: 11%/year.  
Interest rate of subsequent interest payment periods: The interest rate for subsequent interest payment periods of the bond will be equal to: the sum of (i) 4.25%/year and (ii) Interest rate of 12-month KHCN savings deposit product paid after the end of the term of HDBank on the interest rate determination date. The interest rate of subsequent interest payment periods shall not be lower than 10%/year.
12. Interest calculation period : Every 6 months from the date of issue.
13. Issuance purpose : Implement investment programs and projects of the Issuer. Specifically, it is used to supplement capital for the implementation of the "Long Tan Urban Tourism Area Project with an area of about 331.9 hectares, located in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province.
14. Issuance date : 30/09/2021
15. Maturity date : 30/09/2024

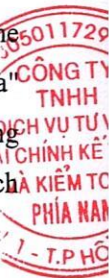
According to Resolution No. 233 of the Management dated November 10, 2022 approving the plan to buy back bonds before maturity and receiving the consent of bondholders to resell bonds before maturity. On November 10, 2022, DIC Group bought back VND 539,000,000,000 of bonds from the proceeds of the bond issuance. On September 30, 2024, DIC Group bought back the entire remaining value of VND 461,000,000,000.

### IV.2. Bond code DIGH2124003

According to the Minutes of the Board of Management Meeting No. 193/2021/BB-HĐQT DIC Corp dated September 8, 2021 and the Board of Directors' Resolution No. 168/2021/NQ-DIC Corp-HĐQT dated September 8, 2021 of DIC Group approving the plan to issue individual bonds, Construction Development Investment Joint Stock Corporation has issued individual Corporate Bonds with a total issuance value at par value of VND 1,500,000,000,000 (One thousand five hundred billion VND).

Details of the release results are as follows:

1. Name of the issuing organization : Development Investment Construction JSC
2. Bond code : DIGH2124003
3. Number of bonds registered for offering : 15,000 bonds.
4. Bond face value : VND 100,000,000/bond.
5. Total issuance value at par value : VND 1,500,000,000,000
6. Number of issuance batches : One batch .



**DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY**

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

7. Bond type : Regular corporate bonds, Non-convertible bonds, Secured assets bonds.
8. Bond term : 36 months.
9. Secured assets : All assets, property rights and existing and future rights and benefits arising from investment, development, exploitation and consumption of products at the "Long Tan Urban Tourism Area" Project with an area of approximately 331.9 hectares, located in Long Tan commune and Phu Thanh commune, Nhon Trach district, Dong Nai province are owned by DIC Group.
10. Organization of registration, depository transfer management, payment of principal and interest of bonds : HD Securities Joint Stock Company
- Secured assets Management Organization : Ho Chi Minh Development Joint Stock Commercial Bank
11. Interest rate : Interest rate of the first 2 periods (12 months) of interest payment: 11%/year.
- : Interest rate for the following interest payment periods: The interest rate for the following interest calculation periods of the bond will be equal to: the sum of (i) 4.25%/year and (ii) Interest rate of 12-month KHCN savings deposit product paid after the end of the term of HDBank on the interest rate determination date. The interest rate for the following interest payment periods shall not be lower than 10%/year.
12. Interest calculation period : Every 6 months from the date of issue.
13. Purpose of release : Implementing investment programs and projects of the Issuer. Specifically, used to supplement capital for the implementation of the "Long Tan Urban Tourism Area" Project with an area of approximately 331.9 hectares, located in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province.
14. Issuance date : 26/11/2021
15. Due date : 26/11/2024

According to Resolution No. 233 of the Board of Management dated November 10, 2022 approving the plan to buy back bonds before maturity and receiving the consent of bondholders to resell bonds before maturity. On November 10, 2022, DIC Group bought back VND 1,061,000,000,000 of bonds from the proceeds of the bond issuance. On November 26, 2024, DIC Group bought back the entire remaining value of VND 439,000,000,000.



## DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

### IV.3. Bond code DIGH2124001

According to the Minutes of the Board of Management Meeting No. 193/2021/BB-HĐQT DIC Corp dated September 8, 2021 and the Resolution of the Board of Management No. 168/2021/NQ-DIC Corp-HĐQT dated September 8, 2021 of DIC Group approving the plan to issue individual bonds, Development Investment Construction JSC has issued individual Corporate Bonds with a total issuance value at par value of VND 1,000,000,000,000 (One thousand billion VND).

The issuance results are detailed as follows:

1. Name of the issuing organization : Development Investment Construction JSC
2. Bond code : DIGH2124001
3. Number of bonds registered for offering : 10.000 bond.
4. Bond face value : VND 100,000,000/bond.
5. Total issuance value at par value : VND 1,000,000,000,000
6. Number of issuance batches : One batch .
7. Bond type : Regular corporate bonds, Non-convertible bonds, Secured assets bonds.
8. Bond term : 36 months.
9. Secured assets : All assets, property rights and existing and future rights and benefits arising from investment, development, exploitation and consumption of products at the "Long Tan Urban Tourism Area" Project with an area of approximately 331.9 hectares, located in Long Tan commune and Phu Thanh commune, Nhon Trach district, Dong Nai province are owned by DIC Group.
10. Organization of registration, depository transfer management, payment of principal and interest of bonds : HD Securities Joint Stock Company  
Secured assets Management Organization : Ho Chi Minh Development Joint Stock Commercial Bank
11. Interest rate : Interest rate of the first 2 periods (12 months) of interest payment: 11%/year.  
Interest rate of subsequent interest payment periods: The interest rate for subsequent interest payment periods of the bond will be equal to: the sum of (i) 4.25%/year and (ii) Interest rate of 12-month KHCN savings deposit product paid after the end of the term of HDBank on the interest rate determination date. The interest rate of subsequent interest payment periods shall not be lower than 10%/year.
12. Interest calculation period : Every 6 months from the date of issue

## DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

13. Purpose of release : To increase the scale of operating capital, restructure the capital sources of the Issuer
14. Issuance date : 16/09/2021
15. Due date : 16/09/2024

According to Resolution No. 248 of the Board of Management dated March 14, 2023 approving the plan to buy back bonds before maturity and receiving the consent of bondholders to resell bonds before maturity. On March 31, 2023, DIC Group repurchased all VND 1,000,000,000,000 of these bonds using the owner's capital.

#### IV.4. Bond code DIGH2326001

According to the Minutes of the Board of Management meeting No. 29/BB-DIC Group-HĐQT dated December 26, 2023 of DIC Group approving the plan to issue individual bonds. Resolution of the Board of Directors No. 29/NQ-DIC Group-HĐQT dated December 26, 2023 of DIC Group approving the plan to issue individual bonds. Development Investment Construction JSC has issued individual Corporate Bonds with a total issuance value at par value of VND 600,000,000,000 (Six hundred billion VND).

Details of the release results are as follows:

1. Name of the issuing organization : Development Investment Construction JSC
2. Bond code : DIGH2326001
3. Number of bonds registered for offering : 6,000 bonds.
4. Bond face value : VND 100,000,000/bond.
5. Total issuance value at par value : VND 600,000,000,000
6. Number of issuance batches : One batch. In which:
  - Receive the first bond payment of VND 300,000,000,000 on December 29, 2023
  - Receive the second bond payment of VND 300,000,000,000 on January 30, 2024
7. Bond type : Non-convertible bonds, without warrants, and with payment guarantee.
8. Bond term : 36 months.
9. Security for payment guarantee : All assets, property rights and existing and future rights and benefits arising from investment, development, exploitation and consumption of products at the "Long Tan Urban Tourism Area" Project with an area of approximately 331.9 hectares, located in Long Tan commune and Phu Thanh commune, Nhon Trach district, Dong Nai province are owned by DIC Group.
10. Organization of registration, depository transfer management, payment of



**DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY**

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

principal and interest of bonds	: HD Securities Joint Stock Company
Secured assets Management Organization	: Ho Chi Minh Development Joint Stock Commercial Bank
11. Interest rate	: Interest rate of the first 2 periods (12 months) of interest payment: 11.25%/year. Interest rate of subsequent interest payment periods: The interest rate for subsequent interest calculation periods of the bond will be equal to: the sum of (i) 4%/year and (ii) Interest rate of 12-month KHCN savings deposit product paid after the end of the term (highest level) on the interest rate determination date.
12. Interest calculation period	: Every 6 months from the date of issue
13. Purpose of release	: Implement investment programs and projects of the Issuer. Specifically, it is used to supplement capital for the implementation of the Long Tan urban tourism project in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province, invested by the Issuer according to Official Dispatch No. 1310/TTg-CN dated September 1, 2017 of the Prime Minister on the investment policy of the Long Tan Tourist Area project, Nhon Trach District, Dong Nai Province, Official Dispatch No. 12299/UBND-CNN dated November 27, 2017 of the People's Committee of Dong Nai Province on the implementation of the Long Tan Urban Tourism Area Project. Implement investment programs and projects of the Issuer. Specifically, it is used to supplement capital for the implementation of the Long Tan urban tourism project in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province, invested by the Issuer according to Official Dispatch No. 1310/TTg-CN dated September 1, 2017 of the Prime Minister on the investment policy of the Long Tan Tourist Area project, Nhon Trach District, Dong Nai Province, Official Dispatch No. 12299/UBND-CNN dated November 27, 2017 of the People's Committee of Dong Nai Province on the implementation of the Long Tan Urban Tourism Area Project.
14. Issuance date	: 29/12/2023
15. Due date	: 29/12/2026

## DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

### IV.5. Bond code DIGH2326002

According to the Minutes of the Board of Management meeting No. 29/BB-DIC Group-HĐQT dated December 26, 2023 of DIC Group approving the plan to issue individual bonds. Resolution of the Board of Directors No. 29/NQ-DIC Group-HĐQT dated December 26, 2023 of DIC Group approving the plan to issue individual bonds. Development Investment Construction JSC has issued individual Corporate Bonds with a total issuance value at par value of VND 1,000,000,000,000 (One thousand billion VND).

Details of the release results are as follows:

1. Name of the issuing organization : Development Investment Construction JSC
2. Bond code : DIGH2326002
3. Number of bonds registered for offering : 10,000 bonds.
4. Bond face value : VND 100,000,000 / bond.
5. Total issuance value at par value : VND 1,000,000,000,000
6. Number of issuance batches : One batch
7. Bond type : Non-convertible bonds, without warrants, and with payment guarantee.
8. Bond term : 36 months.
9. Security for payment guarantee : All assets, property rights and existing and future rights and benefits arising from investment, development, exploitation and consumption of products at the "Long Tan Urban Tourism Area" Project with an area of approximately 331.9 hectares, located in Long Tan commune and Phu Thanh commune, Nhon Trach district, Dong Nai province are owned by DIC Group.
10. Organization of registration, depository transfer management, payment of principal and interest of bonds : HD Securities Joint Stock Company  
Secured assets Management Organization : Ho Chi Minh Development Joint Stock Commercial Bank
11. Interest rate : Interest rate of the first 2 periods (12 months) of interest payment: 11.25%/year.  
Interest rate of subsequent interest payment periods: The interest rate for subsequent interest calculation periods of the bond will be equal to: the sum of (i) 4%/year and (ii) Interest rate of 12-month KHCN savings deposit product paid after the end of the term (highest level) on the interest rate determination date.
12. Interest calculation period : 06 months/time from issuance date
13. Purpose of release : Implement investment programs and projects of the Issuer. Specifically, it is used to supplement capital for the

**DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY**

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

implementation of the Long Tan urban tourism project in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province, invested by the Issuer according to Official Dispatch No. 1310/TTg-CN dated September 1, 2017 of the Prime Minister on the investment policy of the Long Tan Tourist Area project, Nhon Trach District, Dong Nai Province, Official Dispatch No. 12299/UBND-CNN dated November 27, 2017 of the People's Committee of Dong Nai Province on the implementation of the Long Tan Urban Tourism Area Project.

14. Issuance date

: 25/03/2024

15. Due date

: 25/03/2027



**DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY**

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

**V. STATUS OF USE OF PROCEEDS OBTAINED FROM THE ISSUANCE OF BONDS AND PROGRESS OF DISBURSEMENT OF PROCEEDS OBTAINED FROM THE ISSUANCE OF CORPORATE BONDS WITH REMAINING DEBT****V.1 Summary of the situation of using the proceeds from issuing outstanding corporate bonds:**

No	Content	Number of bonds issued	Value of issued bonds	Disbursed amount according to approved capital use purposes accumulated to the end of the reporting period (December 31, 2024)	Remaining undisbursed capital accumulated to the end of the reporting period (December 31, 2024)
<b>I</b>	<b>List of outstanding bonds in the reporting period</b>		<b>2,500,000,000,000</b>	<b>1,554,747,469,000</b>	<b>945,252,531,000</b>
1	Bond DIGH2124002	4,610 Bond	461,000,000,000	461,000,000,000	-
2	Bond DIGH2124003	4,390 Bond	439,000,000,000	439,000,000,000	-
3	Bond DIGH2326001	6,000 Bond	600,000,000,000	600,000,000,000	-
4	Bond DIGH2326002	10,000 Bond	1,000,000,000,000	54,747,469,000	945,252,531,000
<b>II</b>	<b>Bonds redeemed/maturity during reporting period (*)</b>		<b>900,000,000,000</b>	<b>900,000,000,000</b>	<b>-</b>
1	Bond DIGH2124002	4,610 Bond	461,000,000,000	461,000,000,000	-
2	Bond DIGH2124003	4,390 Bond	439,000,000,000	439,000,000,000	-
<b>III</b>	<b>Outstanding bonds at the end of the reporting period</b>		<b>1,600,000,000,000</b>	<b>654,747,469,000</b>	<b>945,252,531,000</b>
1	Bond DIGH2326001	6,000 Bond	600,000,000,000	600,000,000,000	-
2	Bond DIGH2326002	10,000 Bond	1,000,000,000,000	54,747,469,000	945,252,531,000



**DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY**

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

**Note:** (\*) The mature Bonds will be repurchased (to pay the principal and interest) according to the Decision of the Issuer in the last 6 months of the year, with no outstanding balance as of December 31, 2024.

**V.2 Actual situation of using the proceeds from issuing outstanding corporate bonds:**

(Form No. 3.4 Issued under Circular No. 76/2024/TT-BTC dated November 6, 2024)

STT	Intended use of proceeds from bonds	Bond code	Actual situation of using the proceeds from the cumulative bond issuance up to June 30, 2024	Actual situation of using the proceeds from bond issuance in the reporting period (from July 1, 2024 to December 31, 2024)	Actual situation of using the proceeds from the issuance of bonds accumulated to the end of the reporting period (December 31, 2024) (**)
<b>I.</b>	<b>For bonds issued before the effective date of Decree No. 65/2022/ND-CP and with outstanding debt</b>				
<b>1.</b>	<b>Program/Project</b>		<b>893,626,169,000</b>	<b>6,373,831,000</b>	<b>900,000,000,000</b>
	Implementing the project "Long Tan Tourist Urban Area" with an area of about 331.9 hectares, located in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province.	DIGH2124002 (*)	461,000,000,000	-	461,000,000,000
	Implementing the project "Long Tan Tourist Urban Area" with an area of about 331.9 hectares, located in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province.	DIGH2124003 (*)	432,626,169,000	6,373,831,000	439,000,000,000
<b>2.</b>	<b>Increase capital for production/business activities</b>		-	-	-
<b>3.</b>	<b>Debt restructuring</b>		-	-	-
<b>4.</b>	<b>Other purposes as prescribed by specialized laws (if any)</b>		-	-	-
<b>II.</b>	<b>For bonds issued from the effective date of Decree No. 65/2022/ND-CP and with outstanding debt</b>				
<b>1.</b>	<b>Program/Project</b>		-	<b>654,747,469,000</b>	<b>654,747,469,000</b>
	Implementing the project "Long Tan Tourist Urban Area" with an area of about 331.9 hectares, located in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province.	DIGH2326001 (@)		600,000,000,000	600,000,000,000
	Implementing the project "Long Tan Tourist Urban Area" with an area of about 331.9 hectares, located in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province.	DIGH2326002 (@)		54,747,469,000	54,747,469,000



**DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY**

No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

2.	<b>Debt restructuring</b>	-	-	-	-
<b>Total (I+II)</b>			<b>893.626.169.000</b>	<b>661.121.300.000</b>	<b>1.554.747.469.000</b>

**Note:** (\*) The Bonds are repurchased (to pay principal and interest) according to the Decision of the Issuer in the last 6 months of the year, with no outstanding balance as of December 31, 2024.

(\*\*) The issuing enterprise is responsible for monitoring in detail the use of proceeds from the bond offering as a basis for preparing a report on the use of proceeds from the bond issuance for outstanding bonds according to the provisions of Decree 153/2020/ND-CP and Decree 65/2022/ND-CP.

(@): The amount of money raised from the private bond issuance of bond code DIGH2326001 is 600,000,000,000 VND, which has been fully used by DIC Group for the purpose of implementing the "Long Tan Urban Tourism Area" Project with an area of about 331.9 hectares, located in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province. Specifically:

- Advance payment for site clearance compensation with completed documents: VND 104,747,469,000;
- Advance payment for site clearance compensation with incomplete documents: VND 495,252,531,000.

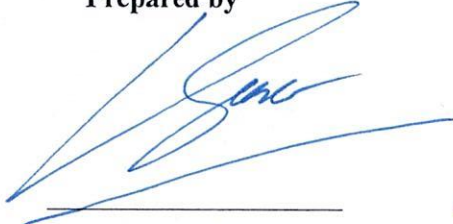
The amount of money collected from the private bond issuance of bond code DIGH2326002 is 1,000,000,000,000 VND, which has been used by DIC Group 54,747,469,000 VND (already paid for compensation for site clearance but documents have not been completed) for the purpose of implementing the project "Long Tan Tourist Urban Area" with an area of about 331.9 hectares, located in Long Tan Commune and Phu Thanh Commune, Nhon Trach District, Dong Nai Province. The amount collected but not yet used is 945,252,531,000 VND, which DIC Group is monitoring in the bond account and term deposit account at Ho Chi Minh City Development Joint Stock Commercial Bank. We commit to take full responsibility before the law for the content, accuracy and completeness of the above report./.



**DEVELOPMENT INVESTMENT CONSTRUCTION JOINT STOCK COMPANY**

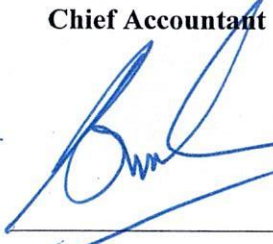
No. 15 Thi Sach, Thang Tam Ward, Vung Tau City

**Prepared by**



**Le Thanh Hung**

**Chief Accountant**



**Bui Van Su**

**General Director**


**Nguyen Quang Tin**

Dated March 26, 2025