

NOTICE

Instruction on exercising the right to purchase shares offered to existing shareholders

To: Esteemed Shareholders

Pursuant to:

- Charter on Organization and Operation of Development Investment Construction J.S.C (DIC Group);
- Resolution of DIC Group's 2025 Annual General Meeting of Shareholders No. 01/NQ-DIC Group-ĐHĐCĐ dated April 18, 2025;
- Resolution No. 107/NQ-DIC Group-HĐQT dated July 08, 2025 of DIC Group's Board of Directors (BOD) approving the implementation of the plan for additional public offering of shares to existing shareholders;
- Resolution No. 110/NQ-DIC Group-HĐQT dated August 07, 2025 of DIC Group's BOD approving the adjustment of the plan for additional public offering of shares to existing shareholders;
- Certificate of registration for public offering No. 330/GCN-UBCK dated September 22, 2025 issued by the State Securities Commission (SSC);
- Notice on public offering No. 276/DIC Group-HĐQT dated September 25, 2025;
- Decision No. 47/QĐ-DIC Group-HĐQT dated September 29, 2025 regarding the record date for exercising rights to purchase shares from the 2025 public offering to existing shareholders.

DIC Group respectfully announces the public offering plan to existing shareholders to increase charter capital, as follows:

I. ISSUER INFORMATION

1. Name of the issuer: Development Investment Construction J.S.C
2. Abbreviated name: DIC Group
3. Headquarters: 15 Thi Sach, Vung Tau Ward, BR-VT Province.
4. Tel: 0254. 3859248 Fax: 0254. 3560712 Website: www.dic.vn
5. Charter capital: VND 6,464,311,910,000.
6. Stock symbol: **DIG**.
7. Legal basis for business operations:
 - Business Registration Certificate: No. 3500101107, first issued by Ba Ria – Vung Tau Department of Planning and Investment on March 13, 2008, and amended for the 27th time on June 27, 2025 by Ba Ria – Vung Tau Department of Finance.
 - Main business sectors: Real estate business, land use rights belonging to owners, users or tenants (code 6810); Residential construction (code 4101)...
 - Primary products/services: Commercial real estate; tourism real estate.



II. INFORMATION ON OFFERED SHARES

1. Name of shares: Shares of Development Investment Construction J.S.C
2. Type of shares: Ordinary shares.
3. Par value: 10,000 VND/share.
4. Ex-rights date: October 09, 2025.
5. Record date: October 10, 2025.
6. Reason and purpose: To execute the rights to purchase shares issued to existing shareholders.
7. Quantity of offered shares: 150,000,000 shares.
8. Offering price: 12,000 VND/share.
9. Exercise ratio: 1,000:232 (01 share is entitled to 01 right. 1,000 rights are entitled to purchase 232 new shares)
10. Principle of rounding and handling the fractional shares: The number of shares issued is rounded down to the unit.

For example: Shareholder A owns 100 shares on the record date. With the exercise ratio of 1,000:232, the number of shares that shareholder A is entitled to buy is 23.2 shares. According to the principle of rounding down to the unit, Shareholder A is entitled to buy 23 shares.

11. Plan for handling remaining undistributed shares (if any). The remaining undistributed shares include:
 - The odd-lot shares after rounding down to the unit when calculating share numbers existing shareholders having purchase rights.
 - The remaining shares were not fully subscribed (did not register, did not pay to by shares,...).
 - The difference in the number of shares arising between the number of offering shares (150,000,000 shares) and the number of actual shares issued according to the ratio of exercising rights.
 - Handling plan:
 - + The BOD is authorized to distribute the remaining undistributed shares to other investors in a reasonable manner and on terms no more favorable than those first offered to existing shareholders. The shares will be restricted from transfer within 01 (one) year from the completion date. The distribution of the remaining shares is enforced in accordance with the provisions of Article 42 - Decree of the Government No. 155/2020/NĐ-CP dated December 31, 2020 and Article 195 of 2020 Enterprise Law.
 - + The BOD shall decide the list of investors and the remaining shares to be allocated to each investor based on the following specific criteria:
 - DIC Group's employees.



- Or other organizations/individuals with enough financial capacity (not limited to DIC Group's shareholders).
- Share ownership ratio of foreign investors at DIC Group in accordance with the law.

III. PROCEDURES FOR PURCHASING SHARES

1. Regulations on transferring subscription rights:

a) Transfer period: **From October 20, 2025, to October 31, 2025.**

b) Subscription rights shall be transferred only once during the stipulated period. The transferee is not permitted to transfer to the third party.

c) DIC Group will withhold Personal Income Tax (PIT) on the transfer of subscription rights by individual shareholders at a tax rate of 0.1% on the securities transfer value per transaction as prescribed by law. Individual shareholders transferring subscription rights shall remit the PIT amount to DIC Group for tax payment on their behalf by cash deposit or bank transfer to the following account:

+ Account holder: Tổng Công ty Cổ phần Đầu tư Phát triển Xây dựng

+ Account number: 8690393939

+ Bank: Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Nam Ky Khoi Nghia Branch.

+ Payment details: [Shareholder's name] [ID Number/Passport] paying PIT from the transfer of [quantity] DIG subscription rights.

2. Regulations on subscribed shares:

a) Share subscription registration and payment period: **From October 20, 2025 to November 14, 2025.**

b) The subscribed shares are freely transferable. The remaining shares not fully distributed during the offering to other investors, as decided by the BOD, will be subject to a transfer restriction for a period of 01 (one) year from the closing date of the offering.

c) After November 14, 2025, if the Shareholder fails to complete the registration procedures and/or fails to pay or fully pay for the shares into the designated bank account specified in Section III.4 of this notice, the subscription right, either in part or in full, and all related benefits associated with the corresponding subscription right will automatically terminate. DIC Group shall not be liable to pay the shareholder holding the subscription right any costs whatsoever, nor shall it bear any responsibility for the shareholder's failure to exercise the subscription right.

d) Payment details for share subscription for non-deposited shares: [Shareholder's name] – [ID Number/Passport/Business Registration Code] payment for – [quantity] – DIG shares.



3. Place of implementation:

- For deposited securities: Shareholders shall carry out the procedures for transferring subscription rights, registering to purchase, and making payment for shares at their designated Custodian Members where the depository account is held.

- For non-deposited securities: Shareholders shall carry out the procedures for transferring subscription rights, registering to purchase, and making payment for shares at the DIC Group Headquarters, located at 15 Thi Sach, Vung Tau Ward, Ho Chi Minh City, phone: +84 254 3859248 (Ex: 60601), on working days from Monday to Friday, and are required to present the following documents:

+ For domestic individuals: Please present your ID Card.

+ For domestic organizations: Please present a valid copy of the most recent Business Registration Certificate if the legal representative is registering in person. If the registrant is not the legal representative of the organization, the registrant must bring a valid copy of the most recent Business Registration Certificate and a valid Power of Attorney (signed by the legal representative and fully stamped).

+ For foreign individuals: Please present your passport.

+ For foreign organizations: Please present a passport and a valid copy of the appointment decision for the legal representative (if the legal representative is registering in person). If the registrant is not the legal representative of the organization, the registrant must bring their passport, a valid copy of the appointment decision for the legal representative, and a valid Power of Attorney (signed by the legal representative and stamped - if any).

4. Blocked account for receiving share subscription payments:

- Account holder: Tổng Công ty Cổ phần Đầu tư Phát triển Xây dựng
- Account number: 8601345678
- Bank: Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Ba Ria Vung Tau Branch

For any inquiries, please contact directly:

Financial Investment & IR Department (Room 401)

Address: 15 Thi Sach, Vung Tau Ward, Ho Chi Minh City

Phone: +84-254 3859248 (Ex: 60601) - Ms. Dieu Trang

Recipients:

- As above;
- BOD;
- General Director;
- SSC;
- HoSE;
- VSDC;
- FI & IR Dept., Acc Dept.;
- Archived: AD.

OBO. THE BOARD OF DIRECTORS

CHAIRMAN



Nguyen Hung Cuong

(NOTICE: This Notice 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.)



Development Investment Construction J.S.C

FOUNDATION FOR THRIVING FUTURE

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