



**DEVELOPMENT INVESTMENT
CONSTRUCTION J.S.C**

No.: 90/DIC Group - HĐQT

Re: Information disclosure on the implementation
of commitments to bondholders

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

HCMC, day 27 month 08 year 2026

To: Hanoi Stock Exchange

Pursuant to Circular No. 76/2024/TT-BTC dated November 6, 2024 of the Ministry of Finance guiding the information disclosure and reporting on private placement, trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market, Development Investment Construction J.S.C hereby submits periodic information disclosure on the implementation of the issuer's commitments to bondholders as follows:

1. Enterprise information

- Enterprise name: Development Investment Construction J.S.C. (DIC Group)
- Certificate of Business Registration No.: 3500101107, initially issued on March 13, 2008 by the Ba Ria – Vung Tau Province Department of Planning and Investment; and the 28th amendment on December 24, 2025 by the Ho Chi Minh City Department of Finance.
- Head office address: 15 Thi Sach, Vung Tau Ward, Ho Chi Minh City, Viet Nam.
- Tel: 0254.3839671-3859248-3580050 Fax: 0254.3560712-3859518
- Email: dttc2023@dic.vn.
- Enterprise type: Public joint stock company.
- Primary business lines: Real estate business, land use rights of land owners, users or lessees.
- Tax code: 3500101107.

2. Reporting period: First half of 2026 (from January 1, 2026 to June 30, 2026).



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FOUNDATION FOR THRIVING FUTURE

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3. Status of implementation of information disclosure regulations for each outstanding bond code:

No.	Bond code	Status of periodic information disclosure (compliant/non-compliant)	Status of information disclosure on redemption, swap, conversion, exercise rights (compliant/non-compliant)	Status of extraordinary information disclosure (compliant/non-compliant)	Status of other information disclosure (compliant/non-compliant)
1	DIGH2326001	Compliant	Compliant	Compliant	Compliant
2	DIGH2326002	Compliant	Compliant	Compliant	Compliant

4. Status of implementation of other commitments for each outstanding bond code:

The issuer discloses details of its compliance with the commitments under the bond issuance plan and the information disclosed before the issuance:

No.	Bond code	Issuance date	Content	Details	Compliance result
1	DIGH2326001	29/12/2023	Purpose of issuance	The Issuer intends to use the entire proceeds from the bond offering to implement its investment programs and projects. Specifically, to supplement capital for the Long Tan Tourism Urban Area Project located in Long Tan Commune and Phu Thach Commune, Nhon Trach District, Dong Nai Province (currently known as Nhon Trach Commune, Dong Nai Province), for which Development Investment Construction J.S.C is the project developer, according to Official Letter No. 1310/TTg-CN dated September 1, 2017 of the Prime Minister regarding the investment policy for the Long Tan Tourism Project, and Official Letter No. 12299/UBND-CNN dated November 27, 2017 of the Dong Nai Provincial People's Committee regarding the implementation of the Long Tan Tourism Urban Area Project ("Long Tan Tourism Urban Area Project"). Pursuant to Inspection Conclusion No. 46/KL-TTCP dated February 6, 2026, issued by the Government Inspectorate regarding the compliance	The Issuer remedied the matter by returning the bond proceeds that had been used inconsistently with the approved plan in September 2025. On January 27, 2026, the Issuer fully settled all outstanding bonds and made full payment of the principal and interest to the bondholders.



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No.	Bond code	Issuance date	Content	Details	Compliance result
				with laws and regulations on private placement of corporate bonds and the use of proceeds from private placement of corporate bonds, the Issuer used VND 520,500 million out of VND 600,000 million raised from the bond offering for purposes inconsistent with the plan approved by the Board of Directors.	
			Collateral/Guarantee	The bonds are secured by a payment guarantee of the Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank).	Compliant
			Status of bond principal and interest payments	None.	Fully; Timely
			Early redemption commitment	a) Early redemption by agreement between the Issuer and bondholders: - The Issuer has the right to redeem part or all of the issued bonds early, provided that it sends a purchase offer notice to bondholders, the registration agent, the bondholder representative, and the principal and Interest payment agent, and discloses information before the early redemption in accordance with legal regulations. - Details of such early redemption shall comply with the Terms and Conditions of the Bonds. b) Mandatory early redemption at the request of Bondholders: - The Issuer violates laws on offering and trading of corporate bonds as determined by competent authorities, and such violation cannot be remedied, or the remedial measures are not approved by bondholders representing at least 65% of the outstanding bonds of the same class. - The Issuer violates the bond issuance plan, and such violation cannot be remedied, or the remedial measures are not approved by bondholders representing at least 65% of the outstanding bonds of the same class. - The Issuer must redeem the bonds upon the occurrence of other events of	Compliant; On January 27, 2026, the Issuer implemented the early bond redemption, as follows: - Total par value of bonds redeemed early: VND 600 billion. - Total par value of bonds remaining after redemption: VND 0.



No.	Bond code	Issuance date	Content	Details	Compliance result
			Bond conversion commitment	None	Compliant
			Other commitments of the issuer	- The Issuer commits to comply with regulations on the use of proceeds from the bonds. - The Issuer commits to pay the principal and interest of the bonds on time. - Other commitments as stipulated in the Terms and Conditions of the Bonds and the Bond Documents.	Compliant

We hereby commit to taking full legal responsibility for the content, accuracy and completeness of the disclosed information above./.

PREPARED BY
STAFF OF FINANCIAL INVESTMENT DEPARTMENT
(Signed)

LEGAL REPRESENTATIVE
CHAIRMAN OF THE BOD
(Signed)

PHAN THANH NU DIEU TRANG

NGUYEN HUNG CUONG



(NOTICE: This 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.)



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