DEVELOPMENT INVESTMENT CONSTRUCTION J.S.C	THE SOCIALIST REPUBLIC OF VIETNAM **Independence – Freedom – Happiness**
No: 95/DIC Group-HĐQT	*HCMC, day 21 month 09 year 2026*

REPORT
ON THE RESULTS OF THE SHARE ISSUANCE FOR 2025 DIVIDEND PAYMENT

To: - State Securities Commission

I. Issuer information

1. Issuer name (full name) : Development Investment Construction J.S.C
2. Abbreviated name : DIC Group.
3. Head office address : 15 Thi Sach, Vung Tau Ward, Ho Chi Minh City
4. Tel: 02543.859.248 Fax: 02543.560.712 Website: www.dic.vn
5. Charter capital : VND 7,964,311,910,000.
6. Stock code : **DIG**
7. Payment account details : Joint Stock Commercial Bank for Investment and Development of Vietnam - Ba Ria Vung Tau Branch. Account number: 7600000107.
8. Business Registration Certificate 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.
   - Main business sectors:

Primary business sectors	Code
▪ Real estate business, land use rights belonging to owners, users or tenants Details: Investment in development of new urban areas and industrial parks, investment in business and development of housing and technical infrastructure in urban areas, industrial parks,…; house trading;	6810
▪ Real estate consulting, brokerage and auctions, land use rights auctions Details: Real estate brokerage services; real estate appraisal services;	6820
▪ Management consulting activities	7020
▪ Short-term accommodation services	5510
▪ Architectural activities and related technical consulting.	7110
▪ Residential construction	4101

   - Primary products/services: Commercial real estate; tourism real estate.
9. Establishment and operation license *(if any as required by specialized laws)*: None.

II. Issuance plan

1. Name of shares: Shares of Development Investment Construction J.S.C.
2. Type of shares: Ordinary shares.
3. Number of shares before the issuance:
   - Number of issued shares: 796,431,191 shares.
   - Number of outstanding shares: 796,431,191 shares.
   - Number of treasury shares: 0 shares.
4. Expected number of shares to be issued: 47,785,871 shares.
5. Exercise ratio: 100:6 (01 share corresponds to 01 right. 100 rights will receive 6 new shares)
6. Source of issuance capital: Undistributed after-tax profit on December 31, 2025 in the audited 2025 financial statements.
7. Rounding principles and plan for handling fractional shares: The number of issued shares is rounded to the unit. The fractional shares after being rounded (if any) will be cancelled.

Example: Shareholder A owns 110 shares on the record date for exercising rights. With the exercise ratio of 100:6, the number of dividend shares shareholder A is entitled to is 6.6 shares. According to the rounding-down principle, shareholder A will receive 6 shares. The fractional 0.6 shares will be cancelled.

8. Completion date of the offering: September 09, 2026.
9. Expected share transfer date: Expected in October 2026.

III. Issuance results

1. Total number of shares distributed: 47,761,572 shares, including:
   - Number of shares distributed to shareholders according to the ratio: 47,761,572 shares to 83.465 shareholders
   - Number of fractional shares: 24,299 shares.
2. Total number of shares after the issuance (as of September 09, 2026): 844,192,763 shares, including:
   - Number of outstanding shares: 844,192,763 shares
   - Number of treasury shares: 0 shares.

IV. Attached document

- Resolution No. 158/NQ-DIC Group-HĐQT dated September 21, 2026 of DIC Group's BOD regarding approval of the results of the share issuance for 2025 dividend payment.

Recipients:
- As above;
- BOD;
- General Director;
- VSDC;
- HOSE;
- Archived: AD, FI Dept.

LEGAL REPRESENTATIVE
CHAIRMAN
(Signed)

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.)

DEVELOPMENT INVESTMENT CONSTRUCTION J.S.C

No.: 158/NQ-DIC Group-HĐQT

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

HCMC, day 21 month 09 year 2026

RESOLUTION

"Re: Approval on the results of the share issuance for 2025 dividend payment."

BOARD OF DIRECTORS
DEVELOPMENT INVESTMENT CONSTRUCTION J.S.C

Pursuant to:

- Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and guiding documents.
- Law on Securities No. 54/2019/QH14 dated November 26, 2019 and guiding documents.
- Law No. 56/2024/QH15 dated November 29, 2024 on amendments to Law on Securities, Law on Accounting, Law on Independent Audit, Law on State Budget, Law on Management and Use of Public Property, Law on Tax Administration, Law on Personal Income Tax, Law on National Reserves, and Law on Penalties for Administrative Violations.
- Charter on Organization and Operation of Development Investment Construction J.S.C ("DIC Group");
- Resolution of the 2026 Annual General Meeting of Shareholders ("AGM") No. 01/NQ-DIC Group-ĐHĐCĐ dated April 24, 2026, on share issuance plan for 2025 dividend payment and the authorization of relevant matters to the Board of Directors ("BOD") as approved by the 2026 AGM;
- Resolution of DIC Group's BOD No. 154/NQ-DIC Group-HĐQT dated August 04, 2026 on implementation of the share issuance plan for 2025 dividend payment;
- Minutes of DIC Group's BOD No. 160/BB-DIC Group-HĐQT dated September 21, 2026 on approving the results of the share issuance for 2025 dividend payment;
- Relevant documents.

RESOLVES:

Article 1: Approval on the results of the share issuance for 2025 dividend payment to increase DIC Group's charter capital, as follows:

1. Issuance plan:

- Number of shares before the issuance: 796,431,191 shares.
- Number of shares expected to be issued: 47,785,871 shares.

- Exercise ratio: 100:6 (01 share corresponds to 01 right. 100 rights will receive 6 new shares).
- Sources of capital for the issuance: from the source of undistributed after –tax profit on December 31, 2025 in the audited 2025 financial statements.
- Rounding principles and plan for handling fractional shares: The number of issued shares is rounded to the unit. The fractional shares after being rounded (if any) will be canceled.

2. Issuance results:

- Total number of shares distributed: 47,761,572 shares.
- Number of shares distributed to shareholders according to the ratio: 47,761,572 shares to 83,465 shareholders.
- Fractional shares canceled: 24,299 shares.
- Total number of shares after the issuance (as of September 09, 2026): 844,192,763 shares.
- Charter capital after the issuance: VND 8,441,927,630,000.
- Expected listing date of the newly issued shares: October 2026.

Article 2: Approval on the increase in DIC Group's charter capital from VND 7,964,311,910,000 to VND 8,441,927,630,000 (In words: Eight thousand four hundred forty-one billion, nine hundred twenty-seven million, six hundred thirty thousand Vietnamese dong), corresponding to a total of 844,192,763 shares, at a par value of VND 10,000 per share.

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Article 3: Approval on the amendment to DIC Group's Charter regarding the charter capital, as follows:

Before amendment	After amendment
Clause 1 – Article 6: "The charter capital of DIC Group is the total par value of the shares issued, as recorded in the enterprise registration certificate issued by the Department of Finance of Ho Chi Minh City, which is VND 7,964,311,910,000. The total charter capital of DIC Group is divided into 796,431,191 shares with a par value of VND 10,000 (ten thousand) per share."	**Clause 1 – Article 6:** "The charter capital of DIC Group is the total par value of the shares issued, as recorded in the enterprise registration certificate issued by the Department of Finance of Ho Chi Minh City, which is **VND 8,441,927,630,000**. The total charter capital of DIC Group is divided into **844,192,763 shares** with a par value of VND 10,000 (ten thousand) per share."

Article 4: The BOD assigns tasks and authorizes the Chairman of the BOD as follows:

- To organize and carry out the procedures for registration of depository and additional listing of the newly issued shares;
- To organize and carry out the procedures for amending the enterprise registration certificate of DIC Group in accordance with the new charter capital after the issuance;
- To proactively adjust the listing date of the newly issued shares in accordance with the approval of the relevant market regulatory authorities.

Article 5: This Resolution takes effect from the date of signing. Members of the BOD, Board of Management, Directors of related Departments are obliged to execute this Resolution./.

Recipients:
- As Article 5;
- SSC;
- HOSE;
- VSDC;
- FI Dept.; ACC Dept.; Legal Dept.; HR Dept.
- Archived: AD.

OBO. BOARD OF DIRECTORS
CHAIRMAN
(Signed)

Nguyen Hung Cuong

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