DEVELOPMENT INVESTMENT CONSTRUCTION JSC	**THE SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness**
No: 04/BC-DIC Group-HĐQT	*Vung Tau, April 26, 2024*

REPORT

"Re: Report on the result of the bond issuance in 2023; report on use of capital from the bond private placement; report on use of capital from the private placement in 2021".

To: **THE GENERAL MEETING OF SHAREHOLDERS**

- Pursuant to the Law on Enterprise No. 59/2020/QH14 dated June 17, 2020.
- Pursuant to Law on Securities No.54/2019/QH14 dated 26/11/2019 and guiding documents;
- Pursuant to the Charter of Development Investment Construction JSC (DIC Group).

The Boaed of Directors (the BOD) reports to the Annual Meeting of Shareholders (AGM) on the result of bond issuance in 2023; the use of capital from bond private placement and the use of capital from private placement in 2021 as follows:

A. THE RESULT OF THE BOND ISUANCE IN 2023

I. Issuance plan:

1. Name of bonds: Bonds of Development Investment Construction J.S.C
2. Type of bonds: Bonds are non-convertible, non-warrant, collateralized by a credit institution's payment guarantee.
3. Form of bonds: book entries
4. Issuance method: Bond private placement
5. Currency: Vietnam dong
6. Par value: VND 100.000.000
7. Total issuance volume: Maximum 21.000 bonds
8. Total issuance value: Maximum VND 2.100 billion
9. Term: 36 months (03 years).
10. Release date: Expected in 2023.
11. Maturity date: 36 months since the release date
12. Subjects offering bonds: Professional securities investors according to law.
13. Interest rate:
    - Interest rate for the first 02 periods (12 months) of payment: 11,25%/year.
    - Interest rate for the next payment period: The interest rate for the next payment periods will be equal to: the sum of (i) 4,0%/year and (ii) savings rate of 12-month term and end-term payment (highest level) of HDBank (hereinafter collectively referred to as reference bank) at interest determination date.
14. Purpose of the issuance:
    - Purposse 1: maximum VND 1.600 billion to supplement capital to Long Tan Tourist Urban Area Project, Nhon Trach District, Dong Nai Province.

- Purposse 2: maximum VND 500 billion to supplement capital to A4 and A5 aparment projects in Chi Linh Center Area, Vung Tau City, Ba Ria – Vung Tau Province.

15. Estimated issuance time: December 2023 – Quarter I/2024.
    The actual issuance time will be decided vy the BOD's Chairman – Legal Representative of DIC Group or the person duly authorized by the Chairman in accordance with the provisions of law.
16. Issued binds are registered, deposited and registered for centralized trading at the Vietnam Securities Depository and Clearing Corporation (VSDC) and centrally registered in the bond trading system for bond private placement at the Vietnam Stock Exchange after the issuance completion in accordance with relevant laws.

II. Bond issuance and distribution progress

1. Phase 1: On December 26, 2023 information about the 1st phase of bond private placement was discloused with total par value of VND 600 billion. The offering was successfully distributed on December 29, 2023 and January 30, 2024 (bond code: DIGH2326001).
2. Phase 2: On December 28, 2023 information about the 2nd phase of bond private placement was disclosued with total par value of VND 1000 billion. The offering was successfully distributed on March 25, 2024 (bond code: DIGH2326002).

Attached:

- *The Resolution No. 29/NQ-DIC Group-HĐQT dated 26/12/2023 of the BOD regarding approval of the 2023 bond private placement plan of DIC Group.*
- *The 2023 bond private placement plan.*

B. REPORT ON USE OF CAPITAL FROM BOND PRIVATE PLACEMEN

By December, 2023, DIC Group has used the capital from the bond private placement as follows:

No	Purpose	Isuance plan		Spent amount	
		Disbursement time	**Disbursement value** (dong)	**Disbursement time**	**Total disbursement amount** (dong)
I	**Bonds issued in 2021**		**3.500.000.000.000**		**3.399.252.173.000**
1	Supplement DIC Group's business capital	From Quarter 3/2021	1.000.000.000.000	Quarter 4/2021	1.000.000.000.000
2	Supplement capital to Long Tan Tourist Urban Area Project, Nhon Trach, Dong Nai.	From Quarter 3/2021	2.500.000.000.000	Q4/2021 Q1/2022 Q2/2022 Q3/2022 Q4/2022 Q3/2023	280.173.652.000 178.421.745.000 223.359.000.000 96.216.000.000 1.600.000.000.000 21.081.776.000
I	**Bonds issued in 2023**		**600.000.000.000**		**-**
1	Supplement capital to Long Tan Tourist Urban Area Project, Nhon Trach, Dong Nai.	From Q4/2023	600.000.000.000		-

No	Purpose	Isuance plan		Spent amount	
		Disbursement time	Disbursement value (dong)	Disbursement time	Total disbursement amount (dong)
	Total		**4.100.000.000.000**		**3.399.252.173.000**

Attached: Auditted report on the use of capital from the bond private placement.

C. REPORT ON THE PROGRESS OF USING CAPITAL FROM THE (SHARES) PRIVATE PLACEMENT IN 2021

1. Type of share: Ordinary share.
2. Par value: VND 10.000/share.
3. Method of offering: Private placement.
4. Offering volume: 75.000.000 shares.
5. Total proceeds: VND 1.500.000.000.000.
6. Total expensess: VND 143.000.000 .
7. Total net proceeds: VND 1.499.857.000.000.
8. Closing date: October 7, 2021.
9. Purpose:

- According to Resolution of the Extraodinary General Meeting of Shareholders No. 02/2021/NQ-ĐHĐCĐ date January 28, 2021: Invesment in North Vung Tau New Urban Area Project, Ward 12, Vung Tau, Ba Rịa – Vung Tau.
- According to Resolution of the BOD No. 192A/2022/NQ-DIC Corp-HĐQT dated January 14, 2022, approved by Extraodinary General Meeting of Shareholders at the Resolution No. số 04/NQ- DIC Group-ĐHĐCĐ dated October 12, 202. The adjusted capital use plan is detailed as follows:

Purposse			
Issuance plan	**Amount** (dong)	**Adjusted plan**	**Amount** (dong)
Invesment in North Vung Tau New Urban Area Project, Ward 12, Vung Tau, Ba Rịa – Vung Tau.	1.499.857.000.000	Invesment in North Vung Tau New Urban Area Project, Ward 12, Vung Tau, Ba Rịa – Vung Tau.	749.957.000.000
		Pay for Long Tan Investment and Development Company	749.900.000.000
Total	**1.499.857.000.000**		**1.499.857.000.000**

- As of December 31, 2023, DIC Group has used the capital from the offering specifically as follows:

Purpose	Total amount (dong)	The cumulative amount at 31/12/2023 (dong)	Remaining amount at 31/12/2023 (dong)
Invesment in North Vung Tau New Urban Area Project, Ward 12, Vung Tau, Ba Rịa – Vung Tau.	749.957.000.000	588.909.215.899	161.047.784.101
Pay for Long Tan Investment and Development Company	749.900.000.000	749.900.000.000	-

Purpose	Total amount (dong)	The cumulative amount at 31/12/2023 (dong)	Remaining amount at 31/12/2023 (dong)
Total	**1.499.857.000.000**	**1.338.809.215.899**	**161.047.784.101**

(Details in the Notes of 2023 audited financial statements).

ON BEHALF OF THE BOD
CHAIRMAN

Recipients:
- Shareholders;
- BOD, CEO
- AC Dept; FN Dept;
- Archived.

Nguyen Thien Tuan

(NOTICE: This Proposal 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.)