CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ VẬT LIỆU ĐỒNG NAI
Digitally signed by CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ VẬT LIỆU ĐỒNG NAI
DN: C=VN, CN=CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ VẬT LIỆU ĐỒNG NAI, L=138, KP 1, đường Nguyễn Ái Quốc (Quốc Lộ 1K cũ), Phường Trảng Dài, Thành phố Biên Hoà, Tỉnh Đồng Nai, Việt Nam, O=CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ VẬT LIỆU ĐỒNG NAI, UID=MST:3600259352, E=lehongbto@gmail.com
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DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY

No: 46/CV-DNC

SOCIALIST REPUBLIC OF VIETNAM NAM
Independence - Freedom - Happiness

Dong Nai, 19 March 2026

INFORMATION DISCLOSURE ON THE ELECTRONIC PORTAL OF THE STATE SECURITIES COMMISSION AND HANOI STOCK EXCHANGE

To:
- State Securities Commission;
- Hanoi Stock Exchange.

I. Name of the organization disclosing information

1. Organization name: DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY
2. Head office address: No. 138, Khu Pho 1, Nguyen Ai Quoc Street, Trang Dai Ward, Dong Nai Province.
3. Stock symbol: **DND**
4. Stock exchange: UPCOM
5. Phone: 02513 899 886
6. Email: tckt@vatlieudongnai.vn
7. Person responsible for information disclosure: Mr. Tran Anh Dien – General Director, Legal Representative.
8. Type of information disclosure:

☒ Periodic ☐ Extraordinary ☐ 24h ☐ Upon request

II. Content of information disclosure:

Dong Nai Material & Building Investment Joint - Stock Company discloses information regarding the Notice of Meeting and documents for the 2026 Annual General Meeting of Shareholders.

This information has been disclosed on the website of Dong Nai Material & Building Investment Joint - Stock Company on 19./03/2026 at the link: http://www.vatlieudongnai.vn

We commit that the disclosed information above is truthful and we take full legal responsibility for the content of the disclosed information.

Recipients:
- As above;
- Archive: Vt, HC.

**** Attached documents***
Notice No.: 45 /TB-HDQT-DNC

LEGAL REPRESENTATIVE OF THE COMPANY
GENERAL DIRECTOR

M.S.D.N: 3600259352 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ VẬT LIỆU ĐỒNG NAI
TP. BIÊN HÒA - T. ĐỒNG NAI

Tran Anh Dien

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT STOCK COMPANY	**THE SOCIALIST REPUBLIC OF VIETNAM**
	Independence - Freedom - Happiness
No.: 45/TB.HĐQT-DNC	Dong Nai, day 19 month 03 year 2026

NOTICE OF INVITATION
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

To: Shareholders of Dong Nai Material & Building Investment Joint Stock Company

- Enterprise name: Dong Nai Material & Building Investment Joint Stock Company
- Stock code: DND Enterprise registration number: 3600259352.
- Head office address: No. 138 Nguyen Ai Quoc Street, Quarter 1, Trang Dai Ward, Dong Nai Province, Vietnam.

Respectfully invites Shareholders to attend the Annual General Meeting of Shareholders 2026

1. Time: 08:30 AM, on April 11, 2026 (Saturday).

2. Venue: Company Hall, No. 138 Nguyen Ai Quoc Street, Quarter 1, Trang Dai Ward, Dong Nai Province, Vietnam.

3. Meeting Agenda: According to the Meeting Agenda attached.

4. Meeting Documents: Shareholders are kindly requested to access the meeting documents on the Company's website at http://www.vatlieudongnai.vn (Shareholders/General Meeting of Shareholders/2026) from March 20, 2026. The documents will also be provided to shareholders upon attendance at the meeting.

5. Registration for Attendance: To facilitate the organization of the meeting, shareholders are kindly requested to register their attendance before 09:00 AM on April 09, 2026 (Thursday) by the following methods:

- Confirm attendance on the Registration Form/ Letter of Authorization and send it to the Company's head office at: No. 138 Nguyen Ai Quoc Street, Quarter 1, Trang Dai Ward, Dong Nai Province, Vietnam.
- Contact directly via phone: 02513 899886 (Ms. Lien) or email: phonghcns.dnc@gmail.com.

6. Attendance: When attending the meeting, shareholders are kindly requested to bring the following documents (if any): Invitation letter, valid personal identification documents and proxy authorization letter (if any)

This notice shall replace the Invitation Letter in case shareholders have not received the official invitation.

Respectfully invited

Recipients:
- As above;
- Filed: Vt.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

M.S.D.N: 3600259352 - C.T.C.P - CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ VẬT LIỆU ĐỒNG NAI - TP. BIÊN HÒA - T. ĐỒNG NAI

Truong Viet Hoang Son

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT STOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Dong Nai, day 19 month 03 year 2026

PROGRAM
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026
April 11, 2026

Time	Program Content
08:00 AM - 08:30 AM	Welcoming delegates, shareholders Registering shareholders and distributing meeting materials.
08:30 AM - 08:45 AM	Organizing Committee: Declaration of reasons, introduction of delegates, participants.
	Report on checking the eligibility of attending shareholders; Introduction of the Presidium, Chairman of the Meeting; Appointment of the Secretariat of the Meeting; Approval of the Vote Counting Committee list.
	Approve the Rules of Procedure, Voting, and Elections of the Congress. Approval of the Meeting agenda.
08:45 AM - 09:45 AM	**Content:** - Report On Business Performance in 2025, Term IV (2021 – 2026) and Business Plan for 2026 with Orientation for Term V (2026 – 2031); - Report On the Activities of the Board of Directors for Term IV (2021-2026) and Directions for Term V (2026-2031); - Report from the Supervisory Board on the monitoring of the Company's production and business activities in 2025 and Term V (2026 – 2031); - Audited 2025 financial report; - Proposal on profit distribution for 2025 and the profit distribution plan for 2026 - Proposal on executive remuneration, salaries and allowances of the Board of Directors, Supervisory Board, and the Secretary to the Board of Directors for 2025 and the plan for 2026; - Proposal on selecting the auditing firm for the 2026 financial statements; - Proposal for amending and supplementing the company's charter and regulations; - Election of members of the Board of Directors and Supervisory Board for Term V (2026 - 2031). - Other items within the authority of the General Meeting of Shareholders (if any)
09:45 AM - 10:05 AM	Discussion at the meeting.

Time	Program Content
10:05 AM - 10:30 AM	Voting instructions, the meeting proceeds with voting on reports and proposals.
	Instructions for the election process, the meeting proceeds with the election of members of the Board of Directors and Supervisory Board.
10:30 AM - 11:00 AM	Recess of the General Meeting – Vote Counting of Voting Ballots / Election Ballots
11:00 AM - 11:30 AM	- Report on vote counting results. - Announcement of the election results
	Approval of the Resolution, Meeting Minutes of the General Meeting of Shareholders.
	Closing of the General Meeting

THE SOCIALIST REPUBLIC OF VIETNAM
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……., day month year 2026

REGISTRATION FORM / LETTER OF AUTHORIZATION
Annual General Meeting of Shareholders 2026

Name of individual/organization being the shareholder: .....

Legal identification number of the shareholder: ..... Date of issue: .....

Address: .....

Telephone: .....

Number of shares owned: ..... Shares (in words .....)

☐ Register to attend the Meeting

☐ Authorize attendance for:

Mr./Ms.: .....

Legal identification number : ..... Date of issue: ..... Place of issue: .....

Number of shares authorized: ..... (in words .....)

In case the shareholder cannot attend the Meeting and does not designate an authorized representative, the shareholder may authorize one of the following members of DNC Company (please mark X or ✓ in one of the boxes below).

☐ Mr. **Truong Viet Hoang Son** – Chairman of the Board of Director.

☐ Mr. **Tran Anh Dien** – General Director.

Content of authorization:

The authorized representative shall represent the authorizing shareholder to attend the Annual General Meeting of Shareholders 2026 of DNC Company, to be held on April 11, 2026, and exercise all rights and obligations at the Meeting corresponding to the number of shares authorized. The authorized representative is not allowed to further authorize any third party.

I/We fully take responsibility for this authorization and commit to comply with the current provisions of Law and the Charter of Dong Nai Material and Building Investment Joint Stock Company

Authorized Representative
(Sign and state full name)

Attending / Authorizing Shareholder
(Sign and state full name)
(Seal if organization)

Note : Please send the Registration Form / Letter of Authorization to Dong Nai Material & Building Investment Joint Stock Company, No.138 Nguyen Ai Quoc Street, Quarter 1, Trang Dai Ward, Dong Nai Province before **09:00 AM, April 09, 2026.**

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT STOCK COMPANY	**THE SOCIALIST REPUBLIC OF VIETNAM**
	Independence - Freedom - Happiness
No: 47 /TB.HĐQT-DNC	Dong Nai, day 19 month 03 year 2026

NOTICE

Regarding the nomination and self-nomination of members of the Board of Directors and the Supervisory Board - Term V (2026 - 2031)

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- Pursuant to the Charter of Dong Nai Material & Building Investment Joint Stock Company.

The Board of Directors of Dong Nai Material & Building Investment Joint Stock Company (DNC) respectfully announces to shareholders the election of members of the Board of Directors and the Supervisory Board for Term V (2026 - 2031) as follows:

I. Election of members of the Board of Directors

1. Number of members: 05 members.

2. Conditions for nomination and self-nomination for members of the Board of Directors:

- Shareholders may aggregate their voting rights to nominate candidates to the Board of Directors. A shareholder or group of shareholders holding from 10% to under 20% of the total voting shares may nominate one (01) candidate; from 20% to under 30% may nominate up to two (02) candidates; from 30% to under 40% may nominate up to three (03) candidates; from 40% to under 50% may nominate up to four (04) candidates; from 50% or more may nominate up to five (05) candidates.

- Must not fall under the cases specified in Clause 2, Article 17 of the Law on Enterprises;

- Must have professional qualifications and experience in business administration or in the business sectors of the company and is not required to be a shareholder of the company;

- May concurrently serve as a member of the Board of Directors in no more than 05 other companies;

- Must not be a family member of:

+ The General Director and other managers of the company;

+ Managers or persons with authority to appoint managers of the parent company.

II. Election of members of the Supervisory Board

1. Number of members: 03 members

2. Conditions for nomination and self-nomination for members of the Supervisory Board:

- Shareholders may aggregate their voting rights to nominate candidates to the Supervisory Board. A shareholder or group of shareholders holding from 10% to under 25% of the total voting shares may nominate one (01) candidate; from 25% to under 50% may nominate up to two (02) candidates; from 50% or more may nominate up to three

(03) candidates.

- Must not fall under the cases specified in Clause 2, Article 17 of the Law on Enterprises;
- Must be trained in one of the following majors: economics, finance, accounting, auditing, law, business administration or other majors relevant to the company's business activities;
- Must not be a family member of:
  + Member of Board of Director, General Director and other managers of the parent company;
  + Member of Board of Director, General Director and other managers of the Company;
  + Representatives of state capital in the parent company;
  + Representatives of the parent company's capital in the Company.
- Must not be a manager of the company and is not required to be a shareholder or employee of the Company;
- Must not work in the accounting or finance department of the Company;
- Must not be a member or employee of the independent auditing firm that has audited the Company's financial statements in the previous 03 consecutive years.

III. Time and address for receiving nomination and application dossiers:

- Dossier includes:
  + Nomination / self-nomination form (according to the template);
  + Curriculum vitae (according to the template);
  + Copies of degrees, certificates of educational and professional qualifications;

(When submitting candidate dossiers, please also send the soft copy via Zalo: 0973.091102)

- Deadline for submission: Before **16:00** on **April 02, 2026** (tuesday).
- Submission address: Dong Nai Material & Building Investment Joint Stock Company 138 Nguyen Ai Quoc Street, Quarter 1, Trang Dai Ward, Dong Nai Province. Phone: 0251.3899886 / 0973.091102 (Mrs. Lien).

Recipients:
- As above;
- Archived: Vt.

O.B OF THE BOARD OF DIRECTORS
CHAIRMAN

M.S.D.N: 3600259352-C.T.C.P. CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ VẬT LIỆU ĐỒNG NAI TP. BIÊN HÒA-T. ĐỒNG NAI

Truong Viet Hoang Son

The forms are available on the Company's website at: www.vatlieudongnai.vn/shareholders/forms

THE SOCIALIST REPUBLIC OF VIETNAM

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……, day…. month….. year 2026

NOMINATION / SELF-NOMINATION FORM FOR MEMBERS OF THE BOARD OF DIRECTORS DONG NAI MATERIAL & BUILDING INVESTMENT JOINT STOCK COMPANY

To: General Meeting of Shareholders

Dong Nai Material & Building Investment Joint Stock Company

Pursuant to the Law on Enterprises and the Charter of Dong Nai Material & Building Investment Joint Stock Company.

I/We, including:

No.	Shareholder Name	Legal Identification Document	Number of Shares Owned *(*)*	Percentage % *(**)*	Shareholder Signature
1					
2					
…..					
	Total				

(*) The number of shares owned as of the closing date of the shareholder list (12/03/2026).

(**) Calculated based on the total number of shares of the Company, which is 12,834,000 shares.

I/We hereby nominate/self-nominate:

Mr./Ms: ……..

Legal identification number:……Date of issue: …./…/…...Place of issue:……

To stand as a candidate for the Board of Directors for the term V (2026 - 2031) at the Annual General Meeting of Shareholders of Dong Nai Material & Building Investment Joint Stock Company, which will be held on April 11, 2026.

Candidate's documents attached:

- Original: Curriculum Vitae with photo;
- Copy: Personal legal identification document, related certificates.

……, day….month……year ……

Nominee's Recommendation
(Sign and state full name)

Nominee / Self-Nominee
(Sign and state full name)

THE SOCIALIST REPUBLIC OF VIETNAM

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……., day…. month….. year 2026

NOMINATION / SELF-NOMINATION FORM FOR MEMBERS OF THE SUPERVISORY BOARD OF DONG NAI MATERIAL & BUILDING INVESTMENT JOINT STOCK COMPANY

To: General Meeting of Shareholders

Dong Nai Material & Building Investment Joint Stock Company

Pursuant to Law on Enterprises and the Charter of Dong Nai Material & Building Investment Joint Stock Company.

I/ We, including:

No.	Shareholder Name	Legal Identification Document	Number of Shares Owned *(*)*	Percentage % *(**)*	Shareholder Signature
1					
2					
…..					
	Total				

(*) The number of shares owned as of the closing date of the shareholder list (12/03/2026).

(**) Calculated based on the total number of shares of the Company, which is 12,834,000 shares.

I/ We hereby nominate/self-nominate:

Mr./Ms.:……

Legal identification number:…… Date of issue: …./…/…...

Place of issue:……

To stand as a candidate for the Supervisory Board for the term V (2026 - 2031) at the Annual General Meeting of Shareholders of Dong Nai Material & Building Investment Joint Stock Company, which will be held on April 11, 2026.

Candidate's documents attached:

- Original: Curriculum Vitae with photo;
- Copy: Personal legal identification document, related certificates.

……, day….month……year ……

Nominee's Recommendation
(Sign and state full name)

Nominee / Self-Nominee
(Sign and state full name)

4 x 6 Photo

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

CURRICULUM VITAE

1. Full name: Gender:
2. Date of birth:
3. Place of birth:
4. Citizen ID Card/Passport: Date of issue: Place of issue:
5. Nationality: Ethnicity:
6. Permanent Address:
7. Educational Background:
8. Professional Qualifications:
   -
   -
9. Work Experience (since starting employment)

Period	Company name	Position

10. Other managerial positions currently held (including Board of Directors membership in other companies).
    -
    -
11. Information about companies where the candidate holds positions as a Board of Directors member, other titles, and related interests with the Company:

No.	Company name	Business Registration Certificate, date of issue, place of issue	Address	Relationship

12. Number of shares owned: ..... shares, representing .....% of DNC's charter capital, of which:
    - Represented shares:.....shares, representing.....% charter capital.
    - Individual shares: .....shares, representing.....% charter capital.

13. Interests related to the Company and related parties:

14. Related individuals or organizations:

The related individuals include: Husband, wife, biological father, biological mother, adopted father, adopted mother, father-in-law (husband's father), mother-in-law (husband's mother), father-in-law (wife's father), mother-in-law (wife's mother), biological children, adopted children, son-in-law, daughter-in-law, older biological brother, older biological sister, younger biological sibling, older brother-in-law, younger brother-in-law, older sisters-in-law, younger sisters-in-law of the nominees.

No.	Name of Organization/Individual	Legal Identification, Date of Issue, Place of Issue	Address	Relationship

I hereby declare that the information provided above is true, and I fully take responsibility for its accuracy.

……, day….. month ….. year 2026

THE DECLARANT

DONG NAI MATERIAL & BUILDING
INVESTMENT JOINT - STOCK COMPANY

DRAFT

Document:

2026 Annual General Meeting of Shareholders

April 11, 2026

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY

No.: /BC-DNC

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Dong Nai, day month year 2026

DRAFT

REPORT
On Business Performance in 2025, Term IV (2021 – 2026) and Business Plan for 2026 with Orientation for Term V (2026 – 2031)

To: The General Meeting of Shareholders of the Company

A. Business Performance in 2025 and Term IV (2021-2026)

I. Business Operations Results for 2025:

No.	Criteria	Unit	2025 Plan (According to AGM Resolution)	2025 Actual	% Actual/Target
1	Total Revenue	Million VND	104,857	38.168	36,40
2	Profit After Tax	Million VND	1,003	(26,470)	
3	Contribution to State Budget	Million VND	38,700	25.030	64,68
4	Basic Construction	Million VND	4,620	5,881	127.29

❖ ***Overall Assessment:***

- Revenue: The Company's revenue reached only 38.13% of the annual plan, primarily due to low revenue from mineral exploitation activities. By November 2025, the Thien Tan 5 quarry resumed operations; however, consumption volume remained limited as the Company is only permitted to sell under the mechanism stipulated in Decree 168/NQ-CP, with a low allocated production level. Additionally, the process and procedures for requesting additional allocation are time-consuming, resulting in the Company not achieving the planned revenue.

- The Company's net profit after tax for 2025 recorded a loss of VND 26.4 billion, primarily due to the following factors:

In 2025, the Tan Cang 5 quarry was not exploited, thus generating no revenue, while incurring related costs such as land rental fees, mining rights fees, and maintenance expenses.

Additionally, the Company incurred unexpected expenses, including VND 12.4 billion in administrative fines.*(Fines for land violations at Tan Cang quarry amounted to VND 11,752 million, fines for delayed implementation of investment policy extension at Thien*

Tan 5 quarry (phase 1) amounted to VND 110 million, and administrative tax violation fines for the period 2020 to 2022 amounted to VND 571 million).

1.1. Detailed Business Results in Various Sectors

No.	Criteria	Unit	Plan	Actual	% Actual/Plan
1	**Tan Cang 5 Quarry**				
	Stone Output	Tons	560,000	5,070	0.9%
	Revenue	Million VND	45,357	218	0.4%
2	**Thien Tan 5 Quarry**				
	Stone Output	Tons	300,000	24,595	8.2%
	Clay Output	M3	129,000	68,061.89	52.7%
	Revenue	Million VND	36,732	12,843	35%
3	**Long Thanh Tunnel Brick Factory**				
	Production Output	Pieces	18,000,000	14,200,239	79%
	Consumption Output	Pieces	16,800,000	21,416,322	127%
	Revenue	Million VND	19,800	18,936	96%
4	**Other sectors**				
	Concrete batching plant rental	Million VND	1,920	2,000	104%
	Long Tan yard rental	Million VND		567	
	Liquidation of An Binh batching plant	Million VND		1.631	
	Others	Million VND	1,048	1.960	187%
	Revenue	Million VND	2,968	6.158	207%
Total Revenue		**Million VND**	**104,857**	**38.168**	**36,40%**
Total Gross Profit		**Million VND**	**13,543**	**(13,994)**	
Administrative Expenses		**Million VND**	**11,850**	**11,789**	**99%**
Provision		**Million VND**	**690**	**687**	**99%**

No.	Criteria	Unit	Plan	Actual	% Actual/Plan
Profit Before Tax		**Million VND**	**1,003**	**(26,470)**	

2. Business Operations at Various Units

2.1. Tan Cang 5 Quarry:

Regarding Exploitation: The Tan Cang 5 quarry has been temporarily suspended from December 2024 to date due to the depletion of reserves within the compensated area. The remaining area of the quarry cannot be exploited as compensation and site clearance has not been completed.

Land Recovery and Site Clearance: To date, the enforcement of land recovery for an area of approximately 3.03 hectares has been completed. The Company is currently coordinating with relevant departments to complete the procedures for leasing this area in accordance with regulations.

2.2. Thien Tan 5 Quarry

- Exploitation Status: The Thien Tan 5 quarry resumed operations in mid-November 2025; however, product consumption remains low, resulting in an increased stockpile, affecting storage arrangements, and thus slowing down the exploitation progress.

- Legal Documentation:

The Company has been issued a Decision by the competent authority for land lease over an area of 4.95 hectares (phase 1). It is currently proceeding with the land lease contract in accordance with regulations.

For phase 2, the Company has submitted an application for land use conversion and is awaiting review and resolution by the relevant authorities.

2.3. Dong Nai Concrete Enterprise

- For the batching plant at An Binh Ward:

The concrete batching plant system was invested in and put into operation by the Company in 1997. To date, the machinery and equipment have become outdated, and all assets have been fully depreciated according to accounting records.

On December 13, 2024, the People's Committee of Bien Hoa City issued Notices No. 1654/TB-UBND and 1655/TB-UBND regarding the acquisition of the land where the batching plant is located. Based on this, the Company has developed a plan to relocate the batching plant to the Long Thanh Tunnel Brick Factory. However, due to the lack of authorization from the competent authorities, the relocation plan has not been implemented.

As the deadline for handing over the premises according to the land acquisition decision has arrived, but the relocation plan cannot be executed, the Company has liquidated all assets and inventory of the batching plant to avoid incurring management costs and to ensure the timely handover of the premises. To date, the Company has completed the asset liquidation and handed over the premises in accordance with regulations.

- For the Ho Nai 3 batching plant: Currently, the batching plant is being leased by the Company and is operating stably under the lease contract, which is valid until July 31, 2028.

2.4. Long Thanh Tunnel Brick Factory

Regarding tunnel brick products: In 2025, the consumption of tunnel bricks reached 127% of the plan, and the Company sold all the inventory from previous years. However, due to the prolonged storage of the inventory, the quality deteriorated, leading to lower selling prices, and thus revenue only reached 95.6% of the plan.

The production output of the Factory in 2025 only reached 79% of the plan, due to limitations in the labor force and the condition of machinery and equipment, which are outdated and frequently malfunction, affecting production efficiency.

2.5. New Materials Factory Project:

The Dong Nai New Materials Factory Project has been underway since 2018 and has been prolonged for many years without acceptance and handover for operation, as the equipment system does not meet the contractual capacity, affecting the investment efficiency and the Company's production and business activities.

Currently, the Company is proceeding with legal action against the contractor to protect its legitimate rights and interests.

II. Results of the 5-Year Business Production Plan 2021–2025

The Company's business production results for the period 2021–2025 are as follows:

No.	Indicator	Unit	Plan	Actual	% Actual/Plan
I	**Year 2021**				
	Total Revenue	Million VND	242,100	164,308	67.8
	Profit After Tax	Million VND	10,992	9,020	82
	Capital Construction Investment	Million VND	20,560	0	0
	Dividend Distribution Ratio	%	11%	11%	100%
II	**Year 2022**				
	Total Revenue	Million VND	227,000	140,221	61.81
	Profit After Tax	Million VND	9,840	(24,197)	
	Capital Construction Investment	Million VND	6,000	0	

	Dividend Distribution Ratio	%	0%	0%	
III	**Year 2023**				
	Total Revenue	Million VND	171,260	123,440	72
	Profit After Tax	Million VND	2,283	5,842	256
	Capital Construction Investment	Million VND	7,430	1,334	18
	Dividend Payout Ratio	%	0%	0%	
IV	**Year 2024**				
	Total Revenue	Million VND	93,192	97,263	104.37
	Profit After Tax	Million VND	615	(7,072)	
	Capital Construction Investment	Million VND	0	931	
	Dividend Distribution Rate	%	0%	0%	
V	**Year 2025**				
	Total Revenue	Million VND	104,857	39,984	38.13
	Profit After Tax	Million VND	1,003	(26,470)	
	Capital Construction Investment	Million VND	4,620	5,881	127.29
	Dividend Distribution Rate	%	0%	0%	

- During the 2021–2022 period, due to the impact of the Covid-19 pandemic, the Company's business production activities were stagnated, goods circulation was disrupted, consumption decreased, leading to reduced revenue. Additionally, in 2022, the Company incurred additional payments to the State Budget due to back taxes from previous years amounting to approximately 52 billion VND, significantly affecting the Company's business results.

In 2023, the Company's financial situation faced numerous challenges, with cash flow imbalances due to outstanding tax and financial obligations from previous years, affecting working capital and investment capacity. However, business operations remained stable, and the Company achieved profitability by enhancing management, reducing costs, and organizing production efficiently.

In 2024, faced with difficulties regarding budgetary obligations, the Company increased

its charter capital through a private placement of shares to supplement operating capital, which was successfully executed. However, the Company continued to incur fines and interest on late payments related to financial obligations retrospectively collected from previous years, impacting business results for the year.

In 2025, the Company's business operations continued to encounter difficulties due to legal procedural issues in mineral exploitation activities and pressure from financial obligations.

Overall, during the 2021–2025 period, the Company's business operations faced many challenges, affecting operational efficiency and the Company's financial situation.

B. ORIENTATION FOR BUSINESS PLAN TERM V (2026 – 2031).

I.Business Plan for 2026.

1. Business Plan

No.	Indicator	Unit	Plan for 2026
1	Total Revenue	Million VND	126,213
2	Profit After Tax	Million VND	3,673
3	Payment to State Budget	Million VND	37,215

2. Investment Capital Plan:

No.	Cost Content	Unit	Plan for 2026	Note
1	**Tan Cang 5 Quarry**			
	Compensation and Site Clearance Costs	Million VND	5,100	
	Infrastructure and Equipment Investment	Million VND	2,000	
	Stone Crusher	Million VND	0	
2	**Thien Tan 5 Quarry**	Million VND		
	Compensation and Site Clearance Costs	Million VND	3,000	
	Infrastructure and Equipment Investment	Million VND	2,000	
3	**Long Thanh Tunnel Brick Factory**	Million VND		
	Concrete Batching plant System	Million VND	7,000	
	New Brick Factory and Production Line; Upgrade Existing Brick Factory	Million VND	15,000	
4	**Provision 10%**	Million VND	**3,000**	
Total			**37,100**	

3. Implementation Plan for Operational Areas

3.1 Mineral Exploitation Sector

- Continue compensation and site clearance efforts to expand the mining area of two quarries.

- Focus on completing legal procedures related to land and environmental licensing for the two quarries.

- For Tan Cang 5 Quarry: Coordinate and expedite relevant Departments and agencies to promptly complete the procedures for signing a land lease contract for the 3.03-hectare area that has been compulsorily recovered, to resume mining in this area.

- For Thien Tan 5 Quarry: Proactively contact and work with relevant Departments and agencies to expedite the consideration of additional production allocation, while focusing on completing the documentation for land use conversion for phase 2 as stipulated inregulations.

3.2 Material Production Sector

- Enhance marketing and sales efforts.

- Review costs, seek new material suppliers to offer reasonable supply prices to reduce costs and increase price competitiveness. Maintain stable product quality.

Focus on strengthening workforce recruitment while investing in new equipment for the Plant to enhance production capacity, striving to achieve the planned production capacity in 2026.

Additionally, for the existing but undeveloped and unused land area of the Plant, the Company plans to seek partners for collaboration to invest in a concrete batching plant and launch equipment rental services. Concurrently, the Company will proactively invest in additional terrazzo and non-fired brick production lines to develop auxiliary products, diversify production activities, and increase revenue for the company.

II.Orientation for the 5-Year Business Plan for the 2026 – 2030 Period.

Based on the Company's business performance in recent years;

Based on the forecast of market demand in the upcoming period, along with the Company's orientation, objectives, and development strategy.

The Company has developed a Business Production Plan for the 2026–2030period to guide operations, effectively mobilize and utilize resources, enhance competitiveness, and aim for stable and sustainable long-term development.

Year	Revenue (million VND)	Growth Rate	Profit After Tax (million VND)	Growth Rate
Year 2026	126,213		3,673	
Year 2027	131,085	3.86%	3,808	3.7%
Year 2028	136,200	3.9%	4,019	5.5%
Year 2029	141,571	3.94%	4,241	5.5%
Year 2030	147,211	3.98%	4,474	5.5%

The above is the Business Performance Summary Report for 2025, Term IV (2021–2026), and the Business Production Plan for 2026, with an orientation for the Plan for Term V (2026–2031).

Respectfully!

Recipients:
- As above;
- Archive: Vt.

ON BEHALF OF

THE BOARD OF DIRECTORS
CHAIRMAN

Truong Viet Hoang Son

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: /BC-DNC

Dong Nai, day month year 2026

DRAFT

REPORT
On the Activities of the Board of Directors for Term IV (2021-2026) and Directions for Term V (2026-2031)

To: The General Meeting of Shareholders of the Company

The Board of Directors of the Company hereby reports to the General Meeting of Shareholders on the activities of the Board of Directors during Term IV (2021-2026) and the directions for Term V (2026-2031) as follows:

A. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS FOR TERM IV (2021-2026).

I. Members of the Board of Directors for Term IV (2021-2026)

The Board of Directors for Term IV (2021–2026) of the Company comprised 5 members.

During the term, the personnel structure of the Board of Directors underwent several changes at various times due to organizational restructuring, including dismissals, resignations, and additional elections of members in accordance with the Law on Enterprises, the Company Charter, and the Resolutions of the General Meeting of Shareholders.

Personnel changes were conducted in compliance with legal procedures, ensuring the maintenance of the required number of members and uninterrupted governance and management of the Company.

List of Members of the Board of Directors for Term IV (2021 – 2026):

No.	Board of Directors Member	Position	Start/End Date of Board Membership	
			Date of Appointment	Date of Dismissal
1	Truong Viet Hoang Son	Chairman	April 8, 2024	
2	Truong Cuong	Chairman	April 26, 2021	April 8, 2024
		Non-Executive Member	April 8, 2024	
3	Tran Anh Dien	Member/General Director	April 26, 2021	
4	Huynh Trung Hieu	Member/Deputy General Director	April 13, 2025	
5	Vu Trong Dung	Non-Executive Member	April 21, 2022	
6	Tran Anh Dung	Member	April 21, 2022	April 13, 2025
7	Nguyen Tien Toan	Member	April 26, 2021	April 8, 2024
8	Le Thi Giang	Member	April 26, 2021	April 21, 2022

9	Tran Tien Binh	Member	April 26, 2021	April 21, 2022

II. Report on the Activities of the Board of Directors

1. Report on the Activities of the Board of Directors in 2025

1.1 Organization of Meetings and Issuance of Resolutions and Decisions

In 2025, the Board of Directors convened 7 regular and extraordinary meetings in compliance with legal regulations and the Company Charter, with full participation of the members. Additionally, the Board of Directors conducted 13 rounds of written consultations on matters within its authority.

On that basis, the Board of Directors issued Resolutions and Decisions to lead, direct, and supervise the Company's business operations, focusing on key areas as follows:

- Approval of the business production plan and basic construction investment plan for 2025;
- Decisions on contracts and transactions with related parties within its authority;
- Decisions on the dismissal and appointment of personnel within its authority;
- Supervision of the activities of the Board of Management;

Additionally, during the year, the Board of Directors approved other matters within its authority.

Details of the Resolutions and Decisions are provided in the Corporate Governance Report for 2025 No. 14/BC-DNC dated January 22, 2026, of Dong Nai Material & Building Investment Joint-Stock Company, which has been disclosed in accordance with regulations.

1.2 Business Operations Results for the Year 2025.

No.	Indicator	Unit	Plan	Actual	% Actual/Plan
1	Total Revenue	Million VND	104,857	38.186	36,41%
2	Net Profit After Tax	Million VND	1,003	(26,470)	
3	Budget Contribution	Million VND	38,700	25.030	64,68%
4	Capital Construction	Million VND	4,620	5,881	127,29%

1.3 Report on the Utilization of Proceeds from the Share Offering

Pursuant to Resolution No. 91/NQ.ĐHĐCĐ-DNC dated April 13, 2025, of the 2025 Annual General Meeting of Shareholders regarding the adjustment of the plan for the utilization of proceeds from the private placement, the Board of Directors reports the implementation as follows:

In 2025, the Company completed the utilization of all remaining proceeds from the private placementin accordance with the purposes and content approved by the General Meeting of Shareholders.

Details are as follows:

No.	Use of proceeds	**Planned Use** ***(Resolution No. 91/NQ-AGM-DNC)*** *(Million VND)*	**Actual Use** *(Million VND)*	**Remaining Amount**
1	Supplement working capital for business operations; Payment of state budget debts; Payment of bank loans, payables to suppliers, and other due debts; Payment of project management costs and capital expenditure.	13,935	13,935	0
Total		**13,935**	**13,935**	**0**

1.4 Remuneration for the Board of Directors Implemented in 2025

The remuneration for the Board of Directors was implemented in accordance with the Resolution passed by the General Meeting of Shareholders.

No.	Content	Plan (VND/person/month)	Actual (VND/person/month)
1	Chairman of the Board of Directors	5,000,000	5,000,000
2	Members of the Board of Directors	5,000,000	5,000,000

1.5 Report on Transactions between the Company and Members of the Board of Directors and Related Persons of such Members; Transactions between the Company and Companies where Members of the Board of Directors are FoundingShareholders or Managers within the Last Three Years Prior to the Transaction:

Details are provided in Appendices 2 and 3 of the Corporate Governance Report in 2025, No. 14/BC-DNC dated January 22, 2026, of *Dong Nai Material & Building Investment Joint-Stock Company*, which has been disclosed in accordance with regulations.

2. Report on the Activities of the Board of Directors during Term IV (2021–2026)

During Term IV (2021–2026), the Company's Board of Directors convened regular and extraordinary meetings in compliance with legal regulations and the Company Charter to review, discuss, and decide on matters within its authority, focusing on the following key areas:

- Directed the evaluation of results and approval of annual business and basic construction plans to be submitted to the Annual General Meeting of Shareholders for consideration and approval.

- Developed, amended, and supplemented the Company Charter and regulations to enhance the governance system in accordance with legal regulations and the actual situation of the Company.

- Focused on human resources management, ensuring full implementation of employee entitlements, policies, and obligations towards employees as prescribed.

- In 2024, submitted to the General Meeting of Shareholders and successfully implemented the plan for a private placement of shares to increase charter capital, thereby strengthening financial capacity, supplementing working capital, fulfilling financial obligations, and gradually improving the Company's financial situation.

- Supervised the Board of Management in implementing restructuring solutions and recovering business operations.

During Term IV (2021–2026), the Company operated in an economically volatile environment, affected by the prolonged impact of the Covid-19 pandemic and adjustments in policies related to land lease fees and other financial obligations. These factors increased operating costs, affecting business efficiency and the Company's ability to meet its planned targets.

Details of the Company's business results can be found in the 2025 Business Results Report and Term (2021–2026), as well as the 2026 Business Plan and Term V (2026–2031).

The Board of Directors assesses Term IV as a period of many challenges, while also being a phase where the Company focused on improving governance and preparing foundationfor a more stable development phase in the next term.

III. Regarding the Activities of the Members of the Board of Directors

- Members of the Board of Directors for Term IV (2021–2026) fully exercised their rights and obligations in accordance with the Company Charter, the Board of Directors' Operating Regulations, and legal provisions.

- Members of the Board of Directors worked collectively, engaging in specific and detailed discussions, thereby achieving high consensus in resolving and deciding on matters within their authority.

IV. Supervision of the General Director

- The General Director managed the Company's operations in accordance with the Resolutions of the General Meeting of Shareholders and the Board of Directors, regularly reporting and consulting with the Board of Directors to make timely adjustments to ensure the highest efficiency in achieving objectives.

The General Director has duly performed the assigned functions and duties. The decisions of the General Director have been issued within the proper authority and in a timely manner. The General Director has provided information and reports to the members

of the Board of Directors fully and promptly, effectively supporting the Board of Directors in directing and supervising the General Director.

B. OPERATION PLAN OF THE BOARD OF DIRECTORS FOR TERM V (2026 - 2031).

1. Business Production Plan for 2026 - 2030

Based on the evaluation of business production results from the previous term and analysis of the market context for the upcoming period, the Company has developed the Business Production Plan for the 2026 – 2030 period with the following targets:

(Unit: Million VND)

No.	Indicator	Year 2026	Year 2027	Year 2028	Year 2029	Year 2030
1	Total Revenue	126,213	131,085	136,200	141,571	147,211
2	Profit After Tax	3,673	3,808	4,019	4,241	4,474

2. Operation Plan of the Board of Directors.

For Term V (2026 – 2031), the Board of Directors will enhance its management and supervisory roles in accordance with the assigned authority and duties to ensure the effective implementation of the set objectives.

- Focus resources on developing the mineral exploitation sector, intensify efforts in compensation, site clearance, and complete legal procedures to support exploitation activities.

- Strengthen management and cost control in the Long Thanh TuynelBrick production sector; simultaneously invest in and upgrade machinery and equipment to enhance production capacity and efficiency.

- Perform duties as stipulated in the Law on Enterprises and the Company Charter.

- Supervise the General Director in implementing the Resolutions and Decisions of the Board of Directors and the Resolutions of the General Meeting of Shareholders.

- Coordinate closely with the Board of Supervisors and organizational bodies in managing business production activities.

- Continue to improve the Company's organizational and management system; review, amend, and supplement internal regulations to enhance governance capacity and efficiency, ensuring compliance with the Company Charter, legal regulations, and actual operational conditions.

- Continue to develop and strengthen Shareholder Relations. Ensure timely, transparent, and public information disclosure regarding the Company's governance situation to shareholders and investors, ensuring the highest benefits for shareholders.

The above is the report of the Board of Directors on the operational results for Term IV (2021 – 2026) and the operational plan for Term V (2026 – 2031). The Board of Directors respectfully submits it to the General Meeting of Shareholders for approval.

Recipients:
- As above;
- File: Vt.

ON BEHALF OF

THE BOARD OF DIRECTORS
CHAIRMAN

Truong Viet Hoang Son

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY

SUPERVISORY BOARD

DRAFT

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Dong Nai, March 2026

REPORT OF THE SUPERVISORY BOARD

Re: Inspection and supervision of the business operations of DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY
For the year 2025 and the fourth term (2021-2026)

To: The General Meeting of Shareholders.

- *Pursuant to the Law on Enterprises No. 59 passed by the National Assembly on June 17, 2020, and the amended and supplemented regulations;*
- *Pursuant to the Charter of Dong Nai Material & Building Investment Joint - Stock Company (DNC);*
- *Pursuant to the Functions, Duties, and Operating Regulations of the Supervisory Board.*

The Supervisory Board reports to the General Meeting of Shareholders on the results of inspection and supervision of business operations and the evaluation report of the Supervisory Board's activities in 2025 and the fourth term (2021-2026) at DNC with the following contents:

PART A: REPORT OF THE SUPERVISORY BOARD FOR 2025:

I. APPRAISAL OF FINANCIAL STATEMENTS:

Based on the 2025 financial statements of the Company audited by RSM Vietnam Auditing and Consulting Company Limited, the Supervisory Board has appraised and agreed on the following issues: The 2025 financial statements relatively fully reflect the material aspects of the Company's financial position as of December 31, 2025, as well as the results of business operations and cash flows for the fiscal year ending on the same date, in accordance with the Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime, and relevant legal regulations on the preparation and presentation of financial statements.

II. RESULTS OF SUPERVISION OF BUSINESS OPERATIONS AND FINANCIAL SITUATION:

1. Business operations in 2025:

The implementation results of the resolutions of the General Meeting of Shareholders regarding the business plan are reflected through several indicators as follows:

No.	Indicator	Actual 2024 (Billion VND)	Year 2025(Billion VND)		Implementation Rate(%)	
			Plan (according to AGM resolution)	Actual	Compared to 2024	Compared to Plan
1	**Revenue**	**97,263**	**104,857**	**38,168**	**39.26**	**36.4**
1.1	*Sales and Service Revenue*	*94,510*		*34,713*	36.73	
1.2	*Financial Income*	*18*		*19*	105.56	
1.4	*Other Income*	*2,069*		*3,436*	166.07	
2	**Profit Before Income Tax**	**(7,072)**		**(26,470)**		
3	**Profit for the Period**	**(7,072)**	**1,003**	**(26,470)**		
4	**Amount Payable to State Budget**	**70,750**	**38,700**	**25,030**	**35.38**	**64.68**
5	**Capital construction investment**	**931**	**4,620**	**5,881**	**631.69**	**127.29**

(Source: Audited 2025 financial statements)

Total revenue for the year 2025 was VND 38,168 million, achieving 36.40% of the annual plan and 39.26% compared to the same period in 2024. The net profit from operating activities was a loss of VND 16,690 million. The profit after tax for 2025 was a loss of VND 26,470 million. The reasons for not meeting the plan set by the General Meeting of Shareholders are primarily as follows:

- The Company's revenue plan mainly comes from mineral exploitation activities. However, in 2025, due to issues with documentation and legal procedures, two quarries temporarily ceased operations, resulting in no revenue generation. By November 2025, the Thien Tan 5 Quarry was exploited and operated under Resolution 168 of the Government on applying special mechanisms in mineral exploitation, but the volume allocated for consumption in key projects was still low, leading to the revenue for 2025 not meeting the plan set by the General Meeting of Shareholders.

- The Company's profit after tax for 2025 was a loss of VND 26,470 million, primarily due to the following reasons:

+ The mineral exploitation center temporarily suspended quarry operations in 2025. The reason: legal procedures regarding land were not completed, specifically: the land lease contract expired and was not renewed, resulting in very little revenue generation while still having to equip machinery and invest in equipment to prepare for resumption of operations,

leading to many expenses, in addition to costs related to land rent, mineral exploitation rights fees, and other costs related to maintaining quarry operations.

+ The brick factory incurred a loss in 2025 due to having to sell off a large inventory from previous years, as the bricks deteriorated over time, leading to sales at low prices to clear the inventory, which did not cover costs; additionally, the Company carried out land clearance to reserve clay for use in the coming years, renovated the brick factory premises, and undertook initial construction investments at the brick factory, resulting in many expenses.

+ During the year, there were unexpected expenses amounting to VND 12,400 million in administrative fines. These included: fines for land violations at Tan Cang Quarry totaling VND 11,752 million, fines for delays in renewing the investment policy decision for Thien Tan 5 Quarry (phase 1) amounting to VND 110 million, and administrative tax violation fines for the period 2020 to 2022 totaling VND 571 million...

1.1 Results of production and business activities in various sectors:

No.	Description	Unit	Plan 2025		Actual 2025		Actual/Plan (%)	
			Volume	Revenue (Billion VND)	Volume	Revenue (Billion VND)	Volume	Revenue
1	**TC 5 Quarry**	**Tons**	**560,000**	**45,357**	**5,070** (weathered stone)	**218**	**0.91%**	
2	**TT 5 Quarry**	**Tons**		**36,732**		**12,856**		**35.00%**
2.1	*Mixed stone*	*Tons*	*600,000*	*28,347*	*24,595*	*2,660*	4.10%	
2.2	*Clay*	*m3*	*129,000*	*8,385*	*68,062*	*7,239*	52.76%	
2.3	*Others*					*2,957*		
3	**Long Thanh Tunnel Brick**	**Pieces**	**16,800,000**	**19,800**	**21,416,322**	**18,936**	**127.48%**	**95.64%**
4	**Other business activities**			**2,968**		**2,703**		**91.07%**
5	**Financial revenue**					**19**		
6	**Other income**					**3,436**		
	Total			**104,857**		**38,168**		

(Source: Audited financial statements for the year 2025)

1.2 Results of production and business activities of the Units over the past two years:

No.	Description	Actual 2025 (Million VND)			Actual 2024 (Million VND)		
		Revenue	Cost of sales	Profit	Revenue	Cost of sales	Profit
1	Health Service Center	13,074	14,889	(1,815)	78,981	60,061	18,920

2	Long Thanh Tunnel Brick	18,936	22,239	(3,304)	10,698	11,373	(675)
3	Other Business Activities + Concrete	2,703	1,958	745	4,831	6,710	(1,879)
	Total	**34,713**	**39,086**	**(4,374)**	**94,510**	**78,144**	**16,366**

(Source: Audited financial statements for the year 2025)

1.2.1 Tan Cang 5 Construction Quarry:

-Regarding exploitation: The Tan Cang 5 quarry has temporarily ceased operations since December 2024 due to the depletion of reserves within the compensated area. The remaining area of the quarry cannot currently be exploited as the compensation and site clearance process has not been completed.

- Land recovery and site clearance: To date, the compulsory land recovery for an area of approximately 1.6 hectares has been completed. The Company is currently coordinating with relevant departments to finalize the land lease procedures for this area in accordance with regulations.

- Current exploitation status: The remaining reserves under the exploitation license for the Tan Cang 5 quarry are still substantial, approximately over 7 million cubic meters. The Tan Cang stone is of good quality but cannot currently be exploited due to land procedure issues and safety distances for blasting.

1.2.2 Thien Tan 5 Construction Stone Quarry:

- Exploitation situation: The Thien Tan 5 quarry resumed operations in mid-November 2025. However, due to the implementation of special mechanisms, the production allocated to key projects remains low, leading to increased stone inventory, which affects storage arrangements and business efficiency.

- Regarding legal documentation:

The Company has been issued a Decision by the competent authority for leasing land for an area of 4.95 hectares (phase 1) and is currently proceeding with signing the land lease contract as per regulations.

- For phase 2, the Company has submitted an application to change the land use purpose and is awaiting review and resolution by the relevant authorities.

1.2.3 Dong Nai Concrete Enterprise Branch:

- For the mixing station at An Binh Ward:

+ The concrete mixing station was invested in and put into use by the Company in 1997. To date, the machinery and equipment are outdated, and all assets have been fully depreciated according to accounting records.

+ On December 13, 2024, the People's Committee of Bien Hoa City issued Notices No. 1654/TB-UBND and 1655/TB-UBND regarding the recovery of the land where the mixing station is located. Based on this, the Company has developed a plan to relocate the mixing station to the Long Thanh Tunnel Brick Factory. However, as

the plan has not been authorized by the competent authority, the relocation cannot be implemented.

+ As the deadline for handing over the site according to the land recovery decision has been reached, but the relocation plan cannot be executed and there is no longer a need for use, the Company has liquidated the assets and inventory of the mixing station to avoid incurring management costs and ensure the progress of site handover. To date, the Company has completed the asset liquidation and site handover as per regulations.

- For the Ho Nai 3 mixing station: Currently, the mixing station is leased by the Company and operates stably under the lease contract, which is valid until July 31, 2028.

1.2.4 Long Thanh Tunnel Brick Factory:

- In 2025, the consumption of tunnel bricks reached 127.48% of the plan, partly because the Company sold off the entire inventory of bricks from previous years at low prices due to the poor quality of long-stored bricks. Additionally, the significant land lease fees imposed by the State on the Brick Factory increased the cost of sales, resulting in revenue reaching only 95.6% of the plan and a loss of over VND 3,300 million in profit.
- The production output of the Factory in 2025 only reached 79% of the plan due to limitations in labor resources and outdated machinery and equipment, which frequently broke down, affecting operational productivity and the Company's business efficiency.

1.2.5 Dong Nai New Materials Factory:

The acceptance and handover of the production line have not been completed, so it cannot be put into use.

2. Implementation of the General Meeting of Shareholders' Resolutions:

- Payment of salaries and remuneration to the Board of Directors and Supervisory Board according to the resolution of the General Meeting;
- Signing the audit contract for the 2025 financial statements with RSM Vietnam Auditing and Consulting Co., Ltd.,...

3. Customer Receivables Situation:

The total customer receivables as of December 31, 2025, amounted to VND 9,968 million. (As of December 31, 2024, it was VND 21,764 million). In 2025, the Executive Board took decisive actions and employed various positive measures to recover debts for the Company.

The total doubtful debts as of December 31, 2025, were VND 8,693 million, with a recoverable value of VND 455 million and a provision of VND 8,238 million.

4. Shareholder Situation:

As of March 12, 2026, the list of attendees for the 2026 Annual General Meeting of Shareholders was finalized, with a total of 191 shareholders of DNC Company, including:

- Institutional shareholders: 06 shareholders, holding 11,813,577 shares, accounting for 92.05% of the total shares

In which: + Industrial Zone Development Corporation: 4,619,340 shares, accounting for 35.99%

+ Dong Nai Construction Joint Stock Company No. 2: 3,134,737 shares, accounting for 24.43%

+ Nhon Trach 2 Concrete Components Joint Stock Company: 3,020,000 shares, accounting for 23.53%

+ Dai Viet Securities Joint Stock Company: 1,009,500 shares, accounting for 7.87%

+ Bich Lien Private Enterprise: 30,000 shares, accounting for 0.24%

- Individual shareholders: 185 shareholders, holding 1,020,423 shares, accounting for 7.95% of the total shares

Among them, foreign shareholders are 03 shareholders, holding 40,100 shares, accounting for 0.31%

III. EVALUATION OF THE MANAGEMENT BY THE BOARD OF DIRECTORS, THE GENERAL DIRECTOR, OTHER EXECUTIVES, AND RELATED PARTY TRANSACTIONS:

1. Supervision results of the Board of Directors:

- The Board of Directors consists of five members, including two concurrent members. The Board has assigned specific tasks to each member and operates according to the functions and duties of the Board as prescribed by law and the Company's Charter.
- The Board has implemented the resolutions of the Annual General Meeting of Shareholders, organized meetings, and regularly conducted written consultations to resolve issues within its authority as prescribed by law and the Company's Charter. The Supervisory Board evaluates the Board's activities as timely meeting the operational requirements.
- The Board of Directors regularly supervises the activities of the Executive Board, directs the development of business plans, and manages within the Board's authority, implementing and deploying the resolutions of the General Meeting of Shareholders into business operations.

2. Supervision results of the General Director and other executives of the Company:

- As of the end of 2025, the Executive Board consists of two members. The General Director is the legal representative.
- In management operations, the General Director and other executives have implemented the resolutions and decisions of the Board of Directors, performing their functions, duties, and powers accordingly.

3. Evaluation of the coordination between the Supervisory Board, the Board of Directors, the General Director, and the shareholders:

- The Supervisory Board has been invited to attend the Board of Directors' meetings, provided with the required content, and has coordinated with the Board of Directors and the Executive Board to grasp the company's operational situation. Based on this, proposals, exchanges, and opinions have been made to ensure the company's activities are appropriate and meet the shareholders' interests.
- Regarding Shareholders: The Supervisory Board has not received any requests or complaints from shareholders.

4. Evaluation report on transactions between the Company and related organizations and individuals…

- The related transactions mentioned above are conducted in compliance with corporate governance regulations, ensuring transparency and fairness for shareholders' interests.
- The company's governance situation for the year 2025 has been fully reported, with all related transactions disclosed on the company's website on January 23, 2026, and the report submitted to the State Securities Commission and the Ho Chi Minh City Stock Exchange as required.

IV. SELF-ASSESSMENT REPORT ON THE ACTIVITIES OF THE SUPERVISORY BOARD:

1. Assessment of the Supervisory Board's activities in 2025:

- The Supervisory Board of Term IV (2021-2026) consists of three members. In 2025, the Head of the Supervisory Board worked full-time at the company. The Supervisory Board organized meetings with full participation of all members to discuss and unify feedback and develop a supervisory work plan. During the year, the Supervisory Board performed its functions and duties in accordance with the law, the company's charter, and the Supervisory Board's operational regulations. The tasks performed according to the 2025 plan are as follows:
- Inspect and supervise the activities of the Board of Directors, and oversee the management and operation of the business activities by the Executive Board.
- Appraise the 2024 financial statements and present the report at the 2025 Annual General Meeting of Shareholders; appraise the quarterly financial statements for 2025; supervise the recording of vouchers and accounting books; review compliance with information disclosure regulations, etc.
- The Supervisory Board monitors the company's business activities through financial statements, financial supervision reports, and other company reports to provide timely opinions, suggestions, and recommendations to continuously improve and comply with legal regulations.
- The Supervisory Board determined the limitation of not participating in witnessing the inventory of assets, cash on hand, materials, goods, and work-in-progress as of December 31, 2025; not verifying or reconciling input documents and invoices that the

unit has declared for deduction and accounted for in 2025; not organizing the reconciliation and confirmation of receivables and payables, conducting checks based on sampling methods according to data on the financial statements, accounting books, invoices, and documents presented by the unit at the time of inspection,...

2. Remuneration, operating expenses, and other benefits of the Supervisory Board and each member of the Supervisory Board.

- The salary, remuneration, and bonuses of the Supervisory Board are implemented according to the resolution of the Annual General Meeting of Shareholders in 2025 and are settled according to regulations.
- During the year, the Supervisory Board did not incur any operating expenses.
- The salary and remuneration of the Supervisory Board disbursed during the year are detailed as follows:

No.	Full Name	Full Name	Salary *(Million VND)*	Position *(Million VND)*
1	Ho Thi Minh Tam	Head of Department	365	
2	Nguyen Thi Lien	Member		48
3	Le Thi Yen	Member (Dismissed on 13/4/2025)		14
4	Dinh Thi Nhi Uyen	Member (Appointed on 13/4/2025)		34
	Total		**365**	**96**

3. Summary of the meetings of the Supervisory Board and the conclusions, recommendations of the Supervisory Board; results of monitoring the company's operational and financial situation.

- During the year, the Supervisory Board regularly exchanged information related to control activities and conducted three meetings, primarily addressing the following issues:
- Approval of the 2024 control results to present the report to the 2025 General Meeting of Shareholders;
- Approval of the allocation of tasks within the Supervisory Board;
- Approval of the nine-month control results to send reports to the Board of Directors and the Executive Board.

4. Supervisory Board's operational plan for 2026:

* Operational expense plan for 2026: VND 20,000,000 per year (Professional training; Meetings, discussions, professional seminars; Travel expenses; Hiring experts;...)

* Operational plan: Based on the functions and duties stipulated in the Enterprise Law, Charter, and operational regulations. The Supervisory Board develops the 2026 plan with the following key tasks:

- Conduct inspections and supervise the activities of the Board of Directors and oversee the management of business operations by the Executive Board;
- Appraise the quarterly and annual financial statements;
- Monitor the business operations of the Company through financial statements, financial supervision reports, and other reports of the Company in accordance with legal regulations;
- Coordinate with the company's functional departments to review compliance with legal regulations, the company's charter, resolutions of the General Meeting of Shareholders, resolutions of the Board of Directors, and the company's regulations in business operations and perform other tasks as they arise;
- Supervise the implementation of recommendations from the previous year.

SECTION B: REPORT OF THE SUPERVISORY BOARD FOR TERM IV (2021-2026)

I. Activity Report of the Supervisory Board

During the 2021-2026 term, the Supervisory Board assigned responsibilities to each member, ensuring the full execution of duties and responsibilities as prescribed by law and the company's charter as well as the mandates of the General Meeting of Shareholders, specifically:

- Inspect and supervise the business operations and management activities of the Board of Directors and the Executive Board.
- Participate in discussions with the Board of Directors on issues related to the Company's business operations, attend regular quarterly and extraordinary meetings of the Board of Directors, and propose an independent audit firm to audit the Company's financial statements as required by law.
- Contribute opinions to the development of processes and regulations within the Company.
- Review the reasonableness and honesty of the regulations and procedures for the circulation of accounting documents, the organization of accounting work, and the preparation of financial statements.
- Appraise the quarterly and annual financial statements. Present the appraisal report of the annual financial statements and the evaluation report on the management of the Board of Directors and the Executive Board to the General Meeting of Shareholders at the annual meeting.

II. Report on the inspection and supervision of business operations and the financial situation of the company:

1. Report on the evaluation of the activities of the Board of Directors and the Executive Board

The Board of Directors and the Executive Board have fully complied with legal regulations in the management and administration of the company. Members of the Board of Directors, the Executive Board, and management staff have performed their assigned functions and duties in accordance with the law, the Company's Charter, and the Resolutions of the General Meeting of Shareholders, ensuring the interests of the shareholders.

The Board of Directors has promptly and fully provided the Resolutions of the Board of Directors to the Supervisory Board, the Executive Board, and the Company's departments, facilitating the Supervisory Board in collecting information and documents related to the Company's business operations upon request. The Board of Directors, the Supervisory Board, the Executive Board, and the Company's management staff have closely coordinated in management and administration.

The recommendations and proposals of the Supervisory Board in the basic reports have been acknowledged and implemented by the Board of Directors and the Executive Board.

2. Report on Business Operations and Financial Situation of the Company

2.1. Compliance, Data Recording, and Adherence to Accounting Regimes

- The Company complies with the regime of preparing and submitting reports and fulfilling obligations to the State.
- Accounting is relatively clear, with documents organized and stored in a manner convenient for inspection and data reconciliation.
- The Company has selected RSM Vietnam Auditing & Consulting Company Limited to audit the annual financial statements.

2.2 Business Operations in Term IV (2021-2026):

Unit: Million VND

No.	Indicator	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025
I. RESULTS OF BUSINESS OPERATIONS						
1	Charter capital	88,340	88,340	88,340	128,340	128,340
2	Total revenue	164,308	140,221	123,440	97,263	500,023
3	Profit before income tax	5,089	(24,197)	5,842	(7,072)	(26,470)
4	Profit for the period	4,405	(24,197)	5,842	(7,072)	(26,470)
II. STRUCTURE OF ASSETS AND LIABILITIES						
A	ASSETS					
1	Current assets	54,103	36,127	34,454	53,263	25,264
2	Non-current assets	133,438	155,571	150,962	149,523	160,922
	TOTAL ASSETS	**187,541**	**191,698**	**185,416**	**202,786**	**186,186**
B	LIABILITIES					

1	Liabilities payable	68,766	98,536	86,412	38,474	48,344
2	Shareholders' equity	118,775	93,162	99,004	164,312	137,842
	TOTAL LIABILITIES AND SHAREHOLDERS'	**187,541**	**191,698**	**185,416**	**202,786**	**186,186**

- During the 2021–2022 period, due to the impact of the Covid-19 pandemic, the Company's business operations were disrupted, goods circulation was interrupted, and consumption decreased, leading to a decline in revenue.
- In 2022, the Company incurred additional payments to the State Budget due to retrospective tax collection from previous years, amounting to approximately 52 billion VND, significantly affecting the Company's business results.
- In 2023, the Company's financial situation faced many difficulties, with cash flow imbalances due to the need to settle outstanding taxes and financial obligations from previous years, affecting working capital and investment capacity. However, business operations remained stable, and the Company achieved profitability by enhancing management, reducing costs, and organizing production efficiently.

In 2024, facing challenges regarding budgetary obligations, the Company increased its charter capital through a private placement of shares to supplement its operating capital, which was successfully executed. However, the Company continued to incur penalties and late payment interest related to financial obligations retroactively collected from previous years, affecting the business performance for the year.

In 2025, the Company's business operations continued to face significant difficulties due to legal procedural issues in mineral exploitation activities and pressure from financial obligations.

Overall, during the period from 2021 to 2026, the Company's business operations encountered numerous challenges, impacting its operational efficiency and financial condition.

3. Observations and Recommendations of the Supervisory Board:

3.1 Observations:

- Regarding accounting practices: The Company has implemented the regime of preparing and submitting reports and fulfilling obligations to the State. Accounting books are fully maintained as per regulations, with relatively clear accounting entries, and documents are organized and stored in a manner convenient for inspection and data reconciliation. However, the obligation to pay the state budget remains delayed as the Company lacks sufficient funds to fulfill it.
- In 2025, the Board of Directors and other managers of the Company made significant efforts to reform and streamline the organizational structure, propose business plans, and address many outstanding issues in business operations. However, as the Company is in a difficult phase, it has not yet achieved effective business results.

3.2 Recommendations:

- The Supervisory Board recognizes that in 2025, the Company's leadership made considerable efforts in debt recovery: Short-term receivables at the beginning of the year were VND 21,764 million, reducing to VND 9,968 million by year-end. However, many outstanding debts from previous years remain unresolved. The Company's leadership should continue to implement measures to recover these debts and make adequate provisions as required by regulations.
- Regarding Tan Cang 5 Quarry and Thien Tan 5 Quarry, as well as other projects of the Company: To avoid financial risks, the Executive Board must complete all legal procedures and documentation to commence operations and avoid penalties from regulatory authorities that could affect the Company's business performance.
- For the Long Thanh Tunnel Brick Factory: The Executive Board has implemented changes and improvements to enhance product quality and establish consumption norms for raw materials to strive for cost savings. However, production plans are needed to optimize costs, reduce product prices, and enhance competitiveness with similar products in the market to bring benefits to the Company.
- Regarding the New Material Plant Project (Non-fired Bricks): The production line has been installed and trial runs have been conducted, but it has not yet been accepted and handed over for use. The Executive Board has made efforts to propose various solutions. However, as of now, it has not been accepted and put into use. The Executive Board needs to reassess the project's effectiveness to propose suitable solutions.
- The Executive Board needs to expedite working with relevant authorities to complete the signing of land lease agreements to timely reflect the costs and business results of each fiscal year, as well as to fully comply with the legal documentation procedures as required.
- The Executive Board must comply with the regulations and the Board of Directors' resolutions regarding the signing of related contracts and the disclosure of information as required.
- The recommendations of the Supervisory Board from previous years. The Executive Board needs to review and reassess to implement and address any outstanding issues.

This is the Report on the inspection and supervision of the production and business activities of the Company and the evaluation report of the Supervisory Board's activities for the year 2025. It is respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Respectfully submitted.

Recipients:
- As above;
- Board of Directors;
- Executive Board;
- File: Supervisory Board.

ON BEHALF OF THE SUPERVISORY BOARD
HEAD OF THE BOARD

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT STOCK COMPANY

AUDITED FINANCIAL STATEMENTS
For the financial year ended 31 December 2025

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT STOCK COMPANY
Address: 138, Quarter 1, Nguyen Ai Quoc Street (formerly National Highway 1K),
Trang Dai Ward, Dong Nai Province, Vietnam

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MANAGEMENT'S REPORT

Management of Dong Nai Material & Building Investment Joint Stock Company (hereinafter referred to as "the Company") hereby presents its report and the audited financial statements of the Company for the financial year ended 31 December 2025.

MEMBERS OF THE BOARD OF DIRECTORS, THE SUPERVISORY COMMITTEE AND MANAGEMENT

Members of the Board of Directors during the year and on the date of this report include:

Full name	Position
Mr. Truong Viet Hoang Son	Chairman
Mr. Truong Cuong	Member
Mr. Tran Anh Dien	Member
Mr. Vu Trong Dung	Member
Mr. Huynh Trung Hieu	Member (appointed on 13 April 2025)
Mr. Tran Anh Dung	Member (resigned on 13 April 2025)

Members of the Supervisory Committee during the year and on the date of this report include:

Full name	Position
Ms. Ho Thi Minh Tam	Head
Ms. Nguyen Thi Lien	Member
Ms. Dinh Thi Nhi Uyen	Member (appointed on 13 April 2025)
Ms. Le Thi Yen	Member (resigned on 13 April 2025)

Members of management during the year and on the date of this report include:

Full name	Position
Mr. Tran Anh Dien	General Director
Mr. Huynh Trung Hieu	Vice General Director
Ms. Pham Thai Hoai Huong	Vice General Director (from 01 October 2024 to 20 February 2025)
Mr. Nguyen Tien Toan	Vice General Director (resigned on 15 January 2025)

AUDITOR

The accompanying financial statements of the Company for the financial year ended 31 December 2025 were audited by RSM Vietnam Auditing & Consulting Company Limited, a member firm of RSM International.

RESPONSIBILITY OF MANAGEMENT

The Company's management is responsible for preparing the financial statements of each period which give a true and fair view of the financial position of the Company and the results of its operations and its cash flows. In preparing these financial statements, management is required to:

- Select suitable accounting policies and then apply them consistently.
- Make judgments and estimates that are reasonable and prudent.
- State whether applicable accounting principles have been followed, subject to any departures that need to be disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and

MANAGEMENT'S REPORT (CONTINUED)

- Design and implement the internal control system effectively for a fair preparation and presentation of the financial statements so as to mitigate error or fraud.

Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and ensure that the financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and prevailing accounting regulations in Vietnam. Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirms that the Company has complied with the above requirements in preparing these financial statements.

STATEMENT BY MANAGEMENT

In management's opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2025 and the results of its operations and its cash flows for the financial year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and prevailing accounting regulations in Vietnam.

INVESTORS' COMMITMENT

The Company has suffered accumulated losses by VND 41,083,266,532 up until 31 December 2025 and as of that date, current liabilities exceeded its current assets by VND 10,137,770,561. Moreover, the net cash from operating activities for 2025 was negative in amount of VND 13,402,891,646. These conditions indicate the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. The ability of the Company to continue as a going concern fundamentally depends on the operations returning to profitability and the continued financial support from investors.

At the time of this report, management has prepared a business plan and cash flow projections for the next 12 months, which anticipate cash inflows from operating activities and the continued availability of financial support from investors in 2026. Specifically, the Company has developed a cash flow management plan (including the collection of outstanding receivables and settlement of obligations) to ensure that no liquidity shortfalls arise during the next 12 months.

Based on these considerations, management believes that the Company will be able to meet its obligations as they fall due and continue its operations in the next financial year. As such, the financial statements for the financial year ended 31 December 2025 have been prepared assuming that the Company will continue as a going concern.

For and on behalf of management,

CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ VẬT LIỆU ĐỒNG NAI
TP. BIÊN HÒA - T. ĐỒNG NAI

Tran Anh Dien
General Director

Dong Nai, 12 March 2026

RSM Vietnam

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Ho Chi Minh City, Vietnam

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www.rsm.global/vietnam

No: 105/2026/KT-RSMHCM

INDEPENDENT AUDITOR'S REPORT

To: **Shareholders**
Members of the Board of Directors
Members of management
DONG NAI MATERIAL & BUILDING INVESTMENT JOINT STOCK COMPANY

Report on the financial statements

We have audited the accompanying financial statements of Dong Nai Material & Building Investment Joint Stock Company (hereinafter referred to as "the Company") prepared on 12 March 2026 as set out from page 05 to page 35, which comprise the statement of financial position as at 31 December 2025, and the income statement, and cash-flow statement for the financial year then ended, and the notes to the financial statements.

Management's Responsibility

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System and relevant legislation as to the preparation and presentation of financial statements and for such internal control as management determines is necessary to enable the preparation and presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on 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 financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity'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 financial statements.

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

RSM Vietnam is a member of the RSM network and trades as RSM. RSM is the trading name used by the members of the RSM network.
Each member of the RSM network is an independent accounting and consulting firm which practices in its own right.
The RSM network is not itself a separate legal entity in any jurisdiction.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

Opinion

In our opinion, the accompanying financial statements give a true and fair view of the financial position of Dong Nai Material & Building Investment Joint Stock Company as at 31 December 2025, and of the results of its financial performance and its cash flows for the financial year then ended in accordance with Vietnamese Accounting Standards and Vietnamese Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 by Ministry of Finance and relevant legislation as to the preparation and presentation of financial statements.

Emphasis of Matter

We draw attention to Note 2.5 to the financial statements, which indicates that the Company has suffered accumulated losses by VND 41,083,266,532 up until 31 December 2025 and as of that date, current liabilities exceeded its current assets by VND 10,137,770,561. Moreover, the net cash from operating activities for 2025 was negative in amount of VND 13,402,891,646. These conditions indicate the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

pp GENERAL DIRECTOR

M.S.D.N: 0302361789 - C.T.T.N.H.H - CÔNG TY TNHH KIỂM TOÁN & TƯ VẤN RSM VIỆT NAM - THÀNH PHỐ HỒ CHÍ MINH

Luc Thi Van
Vice General Director
Audit Practice Registration Certificate:
0172-2023-026-1

Le Viet Ha
Auditor
Audit Practice Registration Certificate:
4732-2024-026-1

RSM Vietnam Auditing & Consulting Company Limited

Ho Chi Minh City, 12 March 2026

As disclosed in Note 2.1 to the financial statements, the accompanying financial statements are not intended to present the financial position, financial performance, and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Form B 01 - DN

STATEMENT OF FINANCIAL POSITION
As at 31 December 2025

Expressed in VND

ASSETS	Code	Notes	As at 31 Dec. 2025	As at 01 Jan. 2025
A. CURRENT ASSETS	**100**		**25,264,386,519**	**53,263,331,043**
I. Cash and cash equivalents	**110**		**1,814,779,006**	**23,515,577,887**
1. Cash	111	4.1	1,814,779,006	23,515,577,887
II. Current financial investments	**120**		**209,331,775**	**203,390,685**
1. Held to maturity investments	123		209,331,775	203,390,685
III. Current account receivables	**130**		**5,111,569,216**	**16,359,650,595**
1. Trade receivables	131	4.2	9,968,366,523	21,764,014,386
2. Advances to suppliers	132		2,024,672,444	1,750,021,790
3. Other current receivables	136		1,356,848,844	397,283,720
4. Provision for doubtful debts	137	4.3	(8,238,318,595)	(7,551,669,301)
IV. Inventories	**140**		**12,809,164,888**	**10,170,684,635**
1. Inventories	141	4.4	12,809,164,888	10,170,684,635
V. Other current assets	**150**		**5,319,541,634**	**3,014,027,241**
1. Current prepayments	151	4.5	4,248,777,730	2,262,770,858
2. Value added tax deductible	152	4.10	474,917,847	-
3. Tax and other receivables from the State budget	153	4.10	595,846,057	751,256,383
B. NON-CURRENT ASSETS	**200**		**160,921,702,093**	**149,522,273,313**
I. Non-current account receivables	**210**		**15,483,483,407**	**13,201,709,318**
1. Other non-current receivables	216	4.6	15,483,483,407	13,201,709,318
II. Fixed assets	**220**		**13,033,055,443**	**10,309,577,825**
1. Tangible fixed assets	221	4.8	12,993,055,427	10,259,577,813
Cost	222		71,009,187,006	79,726,714,984
Accumulated depreciation	223		(58,016,131,579)	(69,467,137,171)
2. Intangible fixed assets	227		40,000,016	50,000,012
Cost	228		296,586,100	359,296,027
Accumulated amortisation	229		(256,586,084)	(309,296,015)
III. Non-current assets in process	**240**		**25,029,366,318**	**22,356,347,967**
1. Construction in progress	242	4.7	25,029,366,318	22,356,347,967
IV. Other non-current assets	**260**		**107,375,796,925**	**103,654,638,203**
1. Non-current prepayments	261	4.5	107,375,796,925	103,654,638,203
TOTAL ASSETS (270 = 100 + 200)	**270**		**186,186,088,612**	**202,785,604,356**

(See the next page)

Form B 01 - DN

STATEMENT OF FINANCIAL POSITION (CONTINUED)

As at 31 December 2025

Expressed in VND

RESOURCES	Code	Notes	As at 31 Dec. 2025	As at 01 Jan. 2025
C. LIABILITIES	**300**		**48,343,928,060**	**38,473,659,758**
I. Current liabilities	**310**		**35,402,157,080**	**24,801,031,236**
1. Trade payables	311	4.9	9,621,058,813	6,829,323,933
2. Advances from customers	312		1,551,795,751	780,783,834
3. Taxes and amounts payable to the State budget	313	4.10	20,499,716,359	9,871,398,715
4. Payables to employees	314	4.11	1,345,640,410	1,909,521,921
5. Accrued expenses	315		158,545,455	216,219,455
6. Other current payables	319	4.12	1,432,507,447	1,234,117,148
7. Current loans	320		437,823,865	3,560,053,000
8. Bonus and welfare fund	322		355,068,980	399,613,230
II. Non-current liabilities	**330**		**12,941,770,980**	**13,672,628,522**
1. Other non-current payables	337	4.12	9,716,776,985	10,461,251,765
2. Non-current provisions	342	4.13	3,224,993,995	3,211,376,757
D. OWNER'S EQUITY	**400**		**137,842,160,552**	**164,311,944,598**
I. Equity	**410**	4.14	**137,842,160,552**	**164,311,944,598**
1. Owner's contributed capital	411		128,340,000,000	128,340,000,000
Ordinary shares carrying voting rights	411a		128,340,000,000	128,340,000,000
2. Share premiums	412		32,380,000,000	32,380,000,000
3. Investment and development fund	418		18,205,427,084	18,205,427,084
4. Retained earnings	421		(41,083,266,532)	(14,613,482,486)
Beginning accumulated retained earnings	421a		(14,613,482,486)	(7,541,274,425)
Retained earnings of the current year	421b		(26,469,784,046)	(7,072,208,061)
TOTAL RESOURCES (440 = 300 + 400)	**440**		**186,186,088,612**	**202,785,604,356**

Approved by

Tran Anh Dien
General Director

Prepared by

Le Thi Hong
Chief Accountant

Dong Nai, 12 March 2026

Form B 02 - DN

INCOME STATEMENT

For the financial year ended 31 December 2025

Expressed in VND

ITEMS	Code	Notes	Year 2025	Year 2024
1. Revenue	1	5.1	34,712,779,671	94,510,130,009
2. Net revenue	10		34,712,779,671	94,510,130,009
3. Cost of sales	11	5.2	39,086,324,689	78,144,426,028
4. Gross profit	20		(4,373,545,018)	16,365,703,981
5. Finance income	21		18,871,267	17,890,399
6. Finance expense	22		149,881,012	1,060,341,483
Of which, interest expense	*23*		149,881,012	1,060,341,483
7. Selling expense	25	5.3	264,527,016	2,005,124,324
8. General and administrative expense	26	5.4	11,920,571,557	12,728,107,006
9. Operating profit	30		(16,689,653,336)	590,021,567
10. Other income	31	5.5	3,436,244,157	2,068,517,026
11. Other expense	32	5.6	13,216,374,867	9,730,746,654
12. Net other income	40		(9,780,130,710)	(7,662,229,628)
13. Accounting profit before tax	50		(26,469,784,046)	(7,072,208,061)
14. Current corporate income tax expense	51	5.8	-	-
15. Net profit after tax	60		(26,469,784,046)	(7,072,208,061)
16. Basic earnings per share	70	4.14.4	(2,062)	(760)
17. Diluted earnings per share	71	4.14.4	(2,062)	(760)

Approved by

M.S.D.N:3600259352-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ VẬT LIỆU ĐỒNG NAI
TP.BIÊN HÒA-T.ĐỒNG NAI

Tran Anh Dien
General Director

Prepared by

Le Thi Hong
Chief Accountant

Dong Nai, 12 March 2026

Form B 03 - DN

CASH FLOW STATEMENT
(Indirect method)
For the financial year ended 31 December 2025

Expressed in VND

ITEMS	Code	Notes	Year 2025	Year 2024
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit /(loss) before taxation	**01**		**(26,469,784,046)**	**(7,072,208,061)**
2. Adjustment for:				
Depreciation and amortisation	02		2,931,012,395	3,993,175,833
Provisions	03	5.6	700,266,532	1,182,215,466
Gains/losses from investment	05		(1,972,624,810)	(224,384,473)
Interest expense	06		149,881,012	1,060,341,483
3. Operating profit /(loss) before adjustments to working capital	**08**		**(24,661,248,917)**	**(1,060,859,752)**
Increase or decrease in accounts receivable	09		8,036,547,670	(2,501,214,035)
Increase or decrease in inventories	10		(2,699,825,869)	(751,384,088)
Increase or decrease in accounts payable (excluding interest expense and CIT payable)	11		11,823,226,326	(41,118,604,026)
Increase or decrease prepaid expenses	12		(5,707,165,594)	955,227,469
Interest paid	14		(149,881,012)	(1,060,341,483)
Other cash outflows from operating activities	17		(44,544,250)	(7,000,000)
Net cash from operating activities	**20**		**(13,402,891,646)**	**(45,544,175,915)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other non-current assets	21		(7,250,883,010)	(1,197,807,178)
2. Proceeds from disposals of fixed assets and other non-current assets	22		2,068,533,333	206,494,074
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		-	(200,000,000)
4. Interest and dividends received	27		12,930,177	14,499,714
Net cash from investing activities	**30**		**(5,169,419,500)**	**(1,176,813,390)**

(See the next page)

Form B 03 - DN

CASH FLOW STATEMENT
(Indirect method)
For the financial year ended 31 December 2025

Expressed in VND

ITEMS	Code	Notes	Year 2025	Year 2024
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuing stocks and capital contribution from owners	31		-	72,800,000,000
2. Proceeds from borrowings	33	6.1	1,070,550,865	7,000,000,000
3. Repayment of borrowings	34	6.2	(4,192,780,000)	(14,202,500,000)
4. Dividends paid	36		(6,258,600)	-
Net cash from financing activities	**40**		**(3,128,487,735)**	**65,597,500,000**
NET INCREASE/(DECREASE) IN CASH (50 = 20+30+40)	**50**		**(21,700,798,881)**	**18,876,510,695**
Cash and cash equivalents at beginning of year	**60**		23,515,577,887	4,639,067,192
CASH AND CASH EQUIVALENTS AT END OF YEAR (70 = 50+60+61)	**70**	4.1	**1,814,779,006**	**23,515,577,887**

Approved by

M.S.D.N: 3600259352 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ VẬT LIỆU ĐỒNG NAI
TP. BIÊN HÒA - T. ĐỒNG NAI

Tran Anh Dien
General Director

Prepared by

Le Thi Hong
Chief Accountant

Dong Nai, 12 March 2026

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: /TTr-DNC

Dong Nai, day month year 2026

DRAFT

PROPOSAL
Regarding the Profit Distribution Plan for 2025 And the Profit Distribution Plan for 2026

To: General Meeting of Shareholders of the Company

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025;

Pursuant to the Charter of Dong Nai Material & Building Investment Investment Joint Stock Company;

Pursuant to Resolution No. 91/NQ.ĐHĐCĐ-DNC dated April 13, 2025, of the 2025 Annual General Meeting of Shareholders.

The Board of Directors respectfully submits to the General Meeting of Shareholders the profit distribution plan for 2025 and the profit distribution plan for 2026 as follows:

1. Profit Distribution Plan for 2025

No.	Content	Rate	Value (million VND)
1	Profit after Corporate Income Tax in 2025		(26,470)
2	Appropriation to Funds	0%	0
3	Transfer of Remaining Profit after Tax for 2025 after Fund Appropriation		(26,470)
4	Profit Carried Forward from Previous Year		(14,613)
5	Dividend Distribution	0%	0
6	Remaining Profit Carried Forward to Next Year		(41,083)

2. Profit Distribution Plan for 2026

No.	Content	Rate	Value (million VND)
1	Profit after Corporate Income Tax in 2026		3,673
2	Remaining Profit Carried Forward from Previous Year		(41,083)
3	Appropriation to Funds	0%	0

4	Dividend Distribution	0%	0
5	Remaining Profit Carried Forward to Next Year		(37,410)

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

Recipients:
- As above;
- File: Vt.

Truong Viet Hoang Son

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM Independence – Freedom – Happiness
No.: /TTr-DNC	*Dong Nai, day month year 2026*

DRAFT

PROPOSAL

Regarding the remuneration of executives, salaries, and remuneration for the Board of Directors, Board of Supervisory, and Secretary of the Board of Directors for the year 2025 and the plan for 2026.

To: The General Meeting of Shareholders of the Company

Pursuant to the Law on EnterpriseNo. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025;

Pursuant to the Charter of Dong Nai Material & Building Investment Joint Stock Company;

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval of the remuneration and salaries for the year 2025 and the plan for 2026 as follows:

1. Remuneration of executives for the year 2025.

No.	Full Name	Position	Actual Amount (VND)
1	Tran Anh Dien	General Director	432.129.000
2	Huynh Trung Hieu	Deputy General Director	386.661.000
3	Pham Thai Hoai Huong	Deputy General Director (Dismissed on February 20, 2025)	37,950,000
4	Nguyen Tien Toan	Deputy General Director (dismissed on January 15, 2025)	958,000
5	Le Thi Hong	Chief Accountant (appointed on October 13, 2025)	121,854,000
6	Nguyen Tu Loan	Chief Accountant (dismissed on October 13, 2025)	47,366,000

2. Salaries and remuneration for the Board of Directors, Board of Supervisory, and Secretary of the Board of Directors for the year 2025.

- Salary of the Head of the dedicated Supervisory Board: VND 364,682,000.
- Remuneration fund for non-executive managers: VND 396,000,000.

No.	Content	Plan (VND/person/month)	Implementation (VND/person/month)
1	Chairman of the Board of Directors	5,000,000	5,000,000
2	Member of the Board of Directors	5,000,000	5,000,000
3	Member of the Board of Supervisory	4,000,000	4,000,000
4	Secretary of the Board of Directors	4,000,000	4,000,000

3. Salary and remuneration plan for the Board of Directors, Board of Supervisory, and Secretary of the Board of Directors for the year 2026.

Provisional salary and remuneration levels for the Board of Directors, Board of Supervisory, and Secretary of the Board of Directors for the year 2026 are as follows:

- Provisional salary for the Head of the dedicated Board of Supervisoryis VND 30,000,000/month.

- Remuneration for non-executive managers:

  + Chairman of the Board of Directors: VND 5,000,000/month.

  + Members of the Board of Directors: VND 5,000,000/person/month.

  + Members of theBoard of Supervisory : VND 4,000,000/person/month.

- Remuneration for the Secretary of the Board of Directors: VND 4,000,000/month.

Based on the business results of 2026, the actual salary fund for the Head of the dedicated Board of Supervisory, and the actual remuneration for the Board of Directors and Board of Supervisory will be settled according to regulations.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Respectfully.

Recipients:
- As above;
- File: Vt.

THE BOARD OF DIRECTORS
CHAIRMAN

Truong Viet Hoang Son

DONG NAI CONSTRUCTION AND MATERIALS INVESTMENT JOINT STOCK COMPANY

No.: /TTr-DNC

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

DRAFT

Dong Nai, day month year 2026

PROPOSAL

Regarding the Selection of the Audit Firm for the 2026 Financial Statements

To: The General Meeting of Shareholders.

- *Pursuant to the Enterprise Law;*
- *Pursuant to the Charter of Dong Nai Construction and Materials Investment Joint Stock Company;*
- *Pursuant to Decision No. 3830/QĐ-BTC dated November 14, 2025, of the Ministry of Finance regarding the approval for the audit firm to audit public interest entities in 2026.*

To conduct the audit of the 2026 Financial Statements of the Company as required. The Supervisory Board respectfully submits to the General Meeting of Shareholders the proposal to consider the following three audit firms for auditing the 2026 Financial Statements:

No.	Name of Audit Firm	Contact Address
1	RSM Vietnam Auditing & Consulting Co., Ltd.	147-147 Bis Hai Ba Trung, Xuan Hoa Ward, Ho Chi Minh City
2	VACO Auditing Co., Ltd.	12A Floor, 319 Corporation Building, No. 63 Le Van Luong, Yen Hoa Ward, Hanoi City
3	A&C Auditing and Consulting Co., Ltd.	No. 02 Truong Son, Tan Son Hoa Ward, Ho Chi Minh City

Respectfully submitted to the General Meeting of Shareholders for consideration of authorizing the Board of Directors to negotiate and select one of the aforementioned audit firms to conduct the audit of the 2026 Financial Statements for the Company in accordance with current regulations.

Respectfully submitted./.

Recipients:

- As above;
- Filed: VT, BKS.

ON BEHALF OF THE SUPERVISORY BOARD
HEAD OF THE BOARD

HO THI MINH TAM

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM** **Independence – Freedom – Happiness**
No.: /TTr-DNC	*Dong Nai, day month year 2026*

DRAFT

PROPOSAL

Re: Amendment and supplementation of the Company's charter and regulations.

To: The General Meeting of Shareholders of the Company

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020; the Law on Amendments to Certain Articles No. 03/2022/QH15 dated January 11, 2022, and the Law on Amendments to Law on Enterprises No. 76/2025/QH15 dated June 17, 2025;

Pursuant to Decree No. 245/2025/ND-CP dated September 11, 2025, amending and supplementing certain articles of Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing the implementation of certain articles of the Law on Securities;

Pursuant to the current Charter of Dong Nai Materials & Building Investment Joint Stock Company.

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and voting on the approval of the amendment and supplementation of the Company Charter, specifically as follows:

- Content of amendments and supplements: details as per the attached appendix.
- Reason: to ensure compliance with applicable regulations.
- Effective Date: the amendments and supplements to the Charter shall take effect immediately upon approval by the General Meeting of Shareholders.
- The General Meeting of Shareholders authorizes and assigns the Board of Directors to review, edit, and finalize the content of the Charter in accordance with the content approved by the General Meeting of Shareholders. Concurrently, the Legal Representative is authorized to sign and promulgate the Charter in accordance with regulations.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely.

Recipients:
- As above;
- File: Vt.

ON BEHALF OF
THE BOARD OF DIRECTORS

Truong Viet Hoang Son

APPENDIX: CONTENTS OF AMENDMENTS AND SUPPLEMENTS TO THE COMPANY CHARTER

(Attached to Proposal No.: /TTr-DNC dated / /2026 of the Board of Directors of the Company)

No.	ARTICLE / CLAUSE	CURRENT CONTENT	AMENDED AND SUPPLEMENTED CONTENT	EXPLANATION
1	Amendment Point b, Clause 1, Article 1	**Article 1. Interpretation of Terms** 1. In this Charter, the following terms shall be understood as follows: b. "Enterprise Law" refers to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022.	**Article 1. Interpretation of Terms** 1. In this Charter, the following terms shall be understood as follows: b. "Enterprise Law" refers to Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022, and Law **No. 76/2025/QH15 dated June 17, 2025.**	Update on the latest amendments and supplements to the law
2	Amendment to Clause 3, Article 2	**Article 2. Name, Form, Headquarters, Branches, Representative Offices, and Duration of the Company** ….. 3. The registered headquarters of the Company is: - Address: No. 138, Khu Pho 1, Nguyen Ai Quoc Street, Trang Dai Ward, Bien Hoa City, Dong Nai Province. - Telephone: (84.251) 3 899 886 - ~~Fax: (84.251) 3 997 894~~ - E-mail: dnc@vatlieudongnai.vn - Website: http://www.vatlieudongnai.vn	**Article 2. Name, Form, Headquarters, Branches, Representative Offices, and Duration of the Company** ….. 3. The registered headquarters of the Company is: - Address: **No. 138, Khu Pho 1, Nguyen Ai Quoc Street, Trang Dai Ward, Dong Nai Province.** - Telephone: (84.251) 3 899 886 - E-mail: dnc@vatlieudongnai.vn - Website: http://www.vatlieudongnai.vn	Updated according to the latest administrative boundaries
3	Amendment to Point c, Clause 3, Article 13	**Article 13. General Meeting of Shareholders** 3. The Board of Directors must convene an Extraordinary General Meeting of Shareholders in the following cases: c. At the request of a shareholder or group of shareholders as stipulated in Clause 2, Article 11 of this	**Article 13. General Meeting of Shareholders** 3. The Board of Directors must convene an Extraordinary General Meeting of Shareholders in the following cases: c. At the request of a shareholder or group of shareholders as stipulated in Clause 2, Article 11 of this	Supplemented according to Clause 18, Article 1 of Law No. 76/2025/QH15

No.	ARTICLE / CLAUSE	CURRENT CONTENT	AMENDED AND SUPPLEMENTED CONTENT	EXPLANATION
		Charter; the request to convene the General Meeting of Shareholders must be made in writing, clearly stating the reasons and purposes of the meeting, with sufficient signatures of the relevant shareholders, or the written request may be made in multiple copies and gather sufficient signatures of the relevant shareholders;	Charter; the request to convene the General Meeting of Shareholders must be made in writing, clearly stating the reasons and purposes of the meeting, with sufficient signatures of the relevant shareholders, or the written request may be made in multiple copies and gather sufficient signatures of the relevant shareholders; **accompanied by the request to convene the meeting must be documents and evidence of violations by the Board of Directors, the extent of violations, or decisions beyond authority. The shareholder or group of shareholders shall bear full responsibility before the law for the accuracy and truthfulness of the documents and evidence provided to the competent authority when requesting to convene the General Meeting of Shareholders.**	
4	Amendment to Point c, Clause 4, Article 24	**Article 24. Self-nomination and Nomination for Members of the Board of Directors** 1. If nominees for the Board of Directors have been identified, the Company must disclose information related to the nominees at least ten (10) days prior to the opening of the General Meeting of Shareholders on the Company's website to allow shareholders to review these nominees before voting. Nominees for the Board of Directors must provide a written commitment regarding the honesty and accuracy of the disclosed personal information and must commit to performing their duties honestly, diligently, and in the best interest of the Company if elected as a member of the Board of Directors. Information related to the nominees for the Board of Directors to be disclosed includes: a. Full name, date of birth; b. Professional qualifications;	**Article 24. Self-nomination and Nomination for Members of the Board of Directors** 1. If nominees for the Board of Directors have been identified, the Company must disclose information related to the nominees at least 10 days prior to the opening of the General Meeting of Shareholders on the Company's website to allow shareholders to review these nominees before voting. Nominees for the Board of Directors must provide a written commitment regarding the honesty and accuracy of the disclosed personal information, **family relationships as stipulated in Clause 22, Article 4 of the Law on Enterprises** and must commit to performing their duties honestly, diligently, and in the best interest of the Corporation if elected as a member of the Board of Directors. Information related to	According to the actual preparation of personnel dossiers and Clause 78, Article 1 of Decree No. 245/2025/ND-CP

No.	ARTICLE / CLAUSE	CURRENT CONTENT	AMENDED AND SUPPLEMENTED CONTENT	EXPLANATION
		c. Employment history; d. Other managerial positions (including Board of Directors positions in other companies); đ. Interests related to the Company and the Company's related parties; e. Information about companies where the nominee holds a position as a member of the Board of Directors, other managerial positions, and interests related to the nominee's company (if any). ….. 4. Members of the Board of Directors must meet the following standards and conditions: …… c. May concurrently serve as a member of the Board of Directors in no more than 5 other companies;	the nomineenominees for the Board of Directors to be disclosed includes: a. Full name, date of birth; b. Professional qualifications; c. Employment history; d. Other managerial positions (including Board of Directors/**Members' Council** positions in other companies); đ. Interests related to the Company and the Company's related parties; e. Information about companies where the nomineenominee holds a position as a member of the Board of Directors/**Members' Council**, other managerial positions, and interests related to the Company of the nominee for the Board of Directors (if any). …… 4. Members of the Board of Directors must meet the following standards and conditions: …… c. May concurrently serve as a member of the Board of Directors**or Members' Council** in no more than 5 other companies;	
5	Clause 3, Article 25	**Article 25. Composition and Terms of the Board of Directors** 3. The composition of the Board of Directors must ensure that at least one-third (1/3) of the total members are non-executive members.	**Article 25. Composition and Terms of the Board of Directors** 3. The composition of the Board of Directors **must ensure at least one member of the Board of Directors is a non-executive member.**	Amended according to Clause 79, Article 1 of Decree No. 245/2025/ND-CP
	Supplement points r, s of clause 2, article 26	**Article 26. Powers and Duties of the Board of Directors** 2. The powers and duties of the Board of Directors are prescribed by law, this Charter, and the	**Article 26. Powers and Duties of the Board of Directors** 2. The powers and duties of the Board of Directors are prescribed by law, this Charter, and the General	Supplemented according to Clause 81, Article 1 of Decree No. 245/2025/ND-CP

No.	ARTICLE / CLAUSE	CURRENT CONTENT	AMENDED AND SUPPLEMENTED CONTENT	EXPLANATION
		General Meeting of Shareholders. Specifically, the Board of Directors has the following powers and duties: r. Other rights and duties as prescribed by law and this Charter.	Meeting of Shareholders. Specifically, the Board of Directors has the following powers and duties: r. Organize training and workshops on corporate governance and necessary skills for members of the Board of Directors, the General Director, the Corporate Governance Officer, and other company managers. s. Execute dividend payments to shareholders as prescribed by law after approval by the Annual General Meeting of Shareholders. t. Other rights and duties as prescribed by law and this Charter.	
	Amendment to clause 1, article 47	**Article 47. Profit Distribution** 1. The Company shall allocate funds fromprofits after tax annually after offsetting any previous years' losses (if any), including: development investment fund, employee reward and welfare fund, ~~management reward fund, community social work fund, reward fund for relevant individuals and units, and other funds if approved by the General Meeting of Shareholders.~~	**Article … Profit Distribution** 1. After offsetting any previous years' losses (if any), the Company shall allocate funds from profits after tax, including: Development Investment Fund; Reward and Welfare Fund; Reward Fund for relevant individuals and entities; Community Social Work Fund, and other funds if approved by the General Meeting of Shareholders.	Adjusted to align with the actual situation of the entity.

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM INDEPENDENCE – FREEDOM – HAPPINESS**
No.: /TTr-DNC	Dong Nai, day month year 2026

DRAFT

PROPOSAL

Regarding the dismissal of members of the Board of Directors, members of the Supervisory Board for Term V (2026 – 2031)

To: The General Meeting of Shareholders of the Company

- *Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly on June 17, 2020;*
- *Pursuant to the Charter of Dong Nai Material & Building Investment Joint - Stock Company;*
- *Pursuant to the Resolution of the General Meeting of Shareholders for Term IV (2021 – 2026) of the Board of Directors and Supervisory Board which has concluded.*

To implement the reorganization of governance and control in accordance with regulations, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval of the following:

1. Dismissal of all members of the Board of Directors for Term IV (2021 – 2026)

Reason: Term expiration as per regulations.

2. Dismissal of all members of the Supervisory Board for Term V (2021 – 2026)

Reason: Term expiration as per regulations.

Respectfully submitted to the General Meeting of Shareholders of Dong Nai Material & Building Investment Joint - Stock Company for consideration and approval.

Respectfully.

Recipients:
- As above;
- File: Vt.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

Truong Viet Hoang Son

DONG NAI CONSTRUCTION AND MATERIALS INVESTMENT JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM Independence – Freedom – Happiness
No.: /TTr-DNC	Dong Nai, day month year 2026

LIST OF QUALIFIED CANDIDATES FOR NOMINATION TO THE BOARD OF DIRECTORS AND SUPERVISORY BOARD TERM V (2026 – 2031)

Draft

Pursuant to Enterprise Law No. 59/2020/QH14 dated June 17, 2020; Amended and Supplemented Law No. 03/2022/QH15 dated January 11, 2022, and the Amended and Supplemented Law on Certain Articles of the Enterprise Law No. 76/2025/QH15 dated June 17, 2025;

Securities Law No. 54/2019/QH14 dated November 26, 2019, as amended and supplemented by Law No. 56/2024/QH15 dated November 29, 2024;

- Pursuant to the Charter of Dong Nai Construction and Materials Investment Joint Stock Company;

- Pursuant to the internal governance regulations of Dong Nai Construction and Materials Investment Joint Stock Company;

- Pursuant to Notification No.: …./TB.HĐQT-DNC dated …/…/2026 regarding the nomination and candidacy for election of members to the Board of Directors and Supervisory Board for Term V (2026-2031).

The Board of Directors respectfully submits to the General Meeting of Shareholders the list of candidates for election to the Board of Directors and Supervisory Board for Term V (2026-2031) as follows:

1. List of Candidates for the Board of Directors:

No.	Full Name	Year of Birth		Professional Qualification	Form of Nomination/Candidacy
		Male	Female		
2					
3					
4					
5					

(Curriculum vitae attached)

2. List of Candidates for the Supervisory Board:

No.	Full Name	Year of Birth		Professional Qualification	Form of Nomination/Candidacy
		Male	Female		

2					
3					
4					
5					

(Curriculum vitae attached)

Respectfully submitted to the General Meeting of Shareholders for election proceedings.

Recipients:
- As above;
- Archive: Vt.

ON BEHALF OF
THE BOARD OF DIRECTORS
CHAIRMAN

Truong Viet Hoang Son

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

Date: April 11, 2026

VOTING BALLOT

Shareholder's Name / Shareholder's Representative **……**

Number of Shares Owned/Represented for Voting **: ……... shares**

VOTING MATTERS

No.	*Voting Content*	*Agree*	*Disagree*	*No Opinion*
1	Approval of the List of Vote Counting Committee			
2	Approval of the Working Regulations and Meeting Agenda			
3	Report No. …/BC-DNC dated …/…/2026 on the Business Performance for 2025, Term IV (2021-2026) and Business Plan for 2026, Orientation for Term V (2026-2031)			
4	Report No. …/BC-DNC dated …/…/2026 on the Activities of the Board of Directors for Term IV (2021 – 2026) and Activity Plan for Term V (2026-2031).			
5	Report of the Supervisory Board on the Inspection and Supervision of the Company's Business Activities in 2025 and Term IV (2021-2026);			
6	Audited Financial Statements for 2025;			
7	Proposal No. …/TTr-DNC dated …/…/2026 on the Profit Distribution Plan for 2025 and Profit Distribution Plan for 2026			
8	Proposal No. …/TTr-DNC dated …/…/2026 on Executive Salaries, Salaries and Remuneration of the Board of Directors, Supervisory Board, and Board Secretary for 2025 and Plan for 2026			
9	Proposal No. …/TTr-DNC dated …/…/2026 on the Selection of the Auditing Firm for the 2026 Financial Statements			
10	Proposal No. …/TTr-DNC dated …/…/2026 on the Amendment and Supplementation of the Company's Charter and Regulations			

No.	*Voting Content*	*Agree*	*Disagree*	*No Opinion*
11	Proposal No. …/TTr-DNC dated …/…/2026 on the Dismissal of Board Member Position, Term IV (2021 - 2026).			
12	Proposal No. …/TTr-DNC dated …/…/2026 on the Dismissal of Board Members and Supervisory Board Members, Term IV (2021-2026).			
13	List of Candidates for Election to the Board of Directors and Supervisory Board for Term V (2026 – 2031).			

Voting Instructions:

- Shareholders may select only one voting option for each item.

- Shareholders mark (X) or () in the corresponding column (Agree, Disagree, or No Opinion).

Signature of Shareholder/Shareholder's Representative: .....

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT STOCK COMPANY

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

April 11, 2026

ELECTION BALLOT
BOARD OF DIRECTORS MEMBERS ELECTION - TERM V (2026-2031)

Shareholder's Full Name: ……
(Or Shareholder's Representative)

Number of Shares Owned/Represented: …… **Shares.**

Total Number of Voting Shares: ……**Voting Shares.**

LIST OF CANDIDATES

(Arranged alphabetically by A, B, C)

No	Candidate name	Number of Votes
1	…….	
2	…….	
3	…….	
4	…….	
5	…….	
	Total Number of Votes *(Not exceeding: ……. votes)*	

Instructions:

1. Shareholders/representatives must specify the number of votes for each candidate in the **"Number of Votes"** box.

2. **Do not** mark (X) or (✓)and do not leave the **"Number of Votes"** box blank**.**

3. The total number of votes for all candidates must not exceed the total number of votes of the shareholder.

SHAREHOLDER/REPRESENTATIVE SHAREHOLDER

(Sign and state full name)

……

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT STOCK COMPANY

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

April 11, 2026

ELECTION BALLOT
SUPERVISORY BOARD MEMBERS ELECTION - TERM V (2026 -2031)

Shareholder's Full Name: ……
(Or Shareholder's Representative)

Number of Shares Owned/Represented: ….……Shares.

Total Number of Voting Shares: …… Voting Shares.

LIST OF CANDIDATES

(Arranged alphabetically by A, B, C)

No	Candidate Name	Number of votes
1	……..	
2	……..	
3	……..	
	Total Number of Votes *(Not exceeding: ……votes)*	

Instructions:

1. Shareholders/representatives must specify the number of votes for each candidate in the "Number of Votes" box.

2. **Do not** mark (X) or (✓)and do not leave the **"Number of Votes"** box blank.

3. The total number of votes for all candidates must not exceed the total number of votes of the shareholder.

SHAREHOLDER/REPRESENTATIVE SHAREHOLDER

(Sign and state full name)

……

DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM INDEPENDENCE – FREEDOM – HAPPINESS**
No.: /NQ.ĐHĐCĐ-DNC	Dong Nai, April 2026

DRAFT

RESOLUTION
2026 Annual General Meeting of Shareholders
DONG NAI MATERIAL & BUILDING INVESTMENT JOINT - STOCK COMPANY

Pursuant to Enterprise Law No. 59/2020/QH14 passed by the National Assembly on June 17, 2020;

Pursuant to the Charter of Dong Nai Material & Building Investment Joint - Stock Company;

Pursuant to the Meeting Minutes of the 2026 Annual General Meeting of Shareholders of Dong Nai Material & Building Investment Joint - Stock Company dated April 11, 2026.

RESOLVED:

Article 1. The 2026 Annual General Meeting of Shareholders of Dong Nai Material & Building Investment Joint - Stock Company has voted to approve the following matters:

1. Approval of Report No. …./BC-DNC dated …./…./2026 on the business results for 2025, Term IV (2021-2026), and the business plan for 2026, with strategic directions for Term V (2026-2031).

2. Report No. …./BC-DNC dated …./…/2026 on the activities of the Board of Directors for Term IV (2021 – 2026) and the operational directions for Term V (2026-2031).

3. Report of the Supervisory Board on the inspection and supervision of the Company's business activities in 2025 and Term IV (2021-2026);

4. Approval of the audited Financial Statements for 2025.

5. Proposal No. …./TTr-DNC dated …./…./2026 on the profit distribution plan for 2025 and the profit distribution plan for 2026.

6. Approval of Proposal No. …/TTr-DNC dated …/…./2026 regarding the remuneration of executives, salaries and remuneration of the Board of Directors, Supervisory Board, and Secretariat for 2025 and the plan for 2026:

7. Authorization for the Board of Directors to select one of the three companies to conduct the audit of the financial statements for 2026:

- RSM Vietnam Auditing & Consulting Co., Ltd.
- VACO Auditing Co., Ltd.
- A&C Auditing and Consulting Co., Ltd.

8. Approval of Proposal No. …../TTr-DNC dated …./…./2026 regarding the amendment and supplementation of the Company's Charter and Regulations.

9. Approval of Proposal No. …../TTr-DNC dated …./…/2026 on the dismissal of a member of the Board of Directors, Term IV (2021 - 2026).

10. Approval of the list of candidates for election to the Board of Directors and the Supervisory Board for Term V (2026 – 2031).

11. Approval of the election results for members of the Board of Directors for Term V (2026-2031) including:

1. Mr./Ms..…… - Member of the Board of Directors.
2. Mr./Ms. …… - Member of the Board of Directors.
3. Mr./Ms. …… - Member of the Board of Directors.
4. Mr./Ms. …… - Member of the Board of Directors.
5. Mr./Ms. …… - Member of the Board of Directors.

12. Approval of the election results for members of the Supervisory Board for Term V (2026-2031) includes:

1. Mr./Ms. …… - Member of the Supervisory Board.
2. Mr./Ms. …… - Member of the Supervisory Board.
3. Mr./Ms. …… - Member of the Supervisory Board.

Article 2. This resolution shall take effect as of April 11, 2026. The Board of Directors, Supervisory Board, General Director, and relevant units and individuals are responsible for implementation.

ON BEHALF OF THE GENERAL MEETING OF SHAREHOLDERS
CHAIRMAN OF THE BOARD OF DIRECTORS

Truong Viet Hoang Son

Recipients:
- As stated in Section 2;
- Filed at: Administration Department, Secretary of the Board of Directors