

DUC TRUNG INVESTMENT JOINT STOCK COMPANY

AUDITED REPORT ON THE USE OF CAPITAL
Proceeds from the bond issuance DTIH2223001 outstanding
as of June 30, 2026.



DUC TRUNG INVESTMENT JOINT STOCK COMPANY
Head Office: No. 213 Nam Ky Khoi Nghia, Xuan Hoa Ward, Ho Chi Minh City, Vietnam
REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of Duc Trung Investment Joint Stock Company (hereinafter referred to as the "Company") presents its report together with the Report on the use of capital proceeds from the bond issuance DTIH2223001 outstanding as of June 30, 2026.

1. General Information

Duc Trung Investment Joint Stock Company (abbreviated as the "Company") was established under Enterprise Registration Certificate for Joint Stock Company No. 0301466299, first issued by the Department of Finance of Ho Chi Minh City on June 22, 1994, and amended for the 27th time on September 08, 2025.

Head Office: No. 213 Nam Ky Khoi Nghia, Xuan Hoa Ward, Ho Chi Minh City, Vietnam.

Charter Capital: According to the Enterprise Registration Certificate as of June 30, 2026, the Company's charter capital is VND 134,888,000,000, equivalent to 13,488,800 shares, with a par value of VND 10,000/share.

Business Sector: Office leasing and real estate brokerage.

The primary business activities during the six months of 2026 consist of trading in virgin plastic resins and construction materials.

2. Members of the Board of Directors, Supervisory Board, and Board of Management

The members of the Board of Directors, Supervisory Board, and Management of the Company during the financial period and up to the date of this report include:

BOARD OF DIRECTORS

Mr. Tran Dang Quan	Chairman of the BOD
Ms. Ta Thi Vui	Member
Ms. Tran Thi Thanh Binh	Member

SUPERVISORY BOARD

Ms. Tran Thi Thanh Nhan	Head of Supervisory Board
Ms. Nguyen Thi Kieu Trinh	Member
Ms. Nguyen Thi Trang	Member

BOARD OF MANAGEMENT

Mr. Nguyen Hoang Quan	General Director
Ms. Doan Thi Quynh Trang	Chief Accountant

3. Auditors

AFC Vietnam Auditing Company Limited – Northern Branch was appointed to audit the Report on the use of capital proceeds from the bond issuance DTIH2223001 outstanding as of June 30, 2026 of the Company.

4. Disclosure of the Board of Directors' responsibility regarding the report on the utilization of proceeds from the DTIH2223001 bond issuance that remain outstanding as of June 30, 2026.

The Board of Directors is responsible for preparing the Report on the use of capital proceeds from the bond issuance DTIH2223001 outstanding as of June 30, 2026, ensuring that it presents fairly and accurately the Company's capital usage situation.

This report has been prepared in compliance with Decree No. 155/2020/ND-CP dated December 31, 2020 detailing and guiding the implementation of a number of articles of the Law on Securities; Decree No. 245/2025/ND-CP dated September 11, 2025 amending and supplementing a number of articles of Decree No. 155/2020/ND-CP; Decree No. 200/2026/ND-CP dated June 05, 2026 on corporate bond offerings and trading, and other relevant legal regulations.

The Board of Directors commits that:

- The Report on the use of capital of the Company is prepared in accordance with generally accepted principles in Vietnam regarding the preparation and presentation of reports on the use of capital from public bond issuances.
- Take full responsibility before the law for the truthfulness and accuracy of the report's content.

5. Approval of the Report on Use of Capital

The Board of Directors approves the issuance of the accompanying Report on the use of capital proceeds from the bond issuance DTIH2223001 outstanding as of June 30, 2026, which presents fairly and accurately the status of capital utilization of the Company in accordance with generally accepted principles in Vietnam.

On behalf of the Board of Directors



Tran Dang Quan
Chairman of the BOD

Ho Chi Minh City, August 12, 2026



No.: 060/2026/BCV-PB.00104

INDEPENDENT AUDITOR'S REPORT

**To: Shareholders, Members of the Board of Directors, and Board of Management
Duc Trung Investment Joint Stock Company**

We have audited the Report on the use of capital proceeds from the bond issuance DTIH2223001 outstanding as of June 30, 2026 of Duc Trung Investment Joint Stock Company ("Company"), prepared on August 12, 2026 from page 05 to page 09 ("Report on Use of Capital").

Board of Directors' Responsibility

The Company's Board of Directors is responsible for the preparation and fair presentation of the Report on Use of Capital in accordance with generally accepted principles in Vietnam regarding the preparation and presentation of capital usage reports for public bond offerings. This responsibility includes implementing and maintaining internal controls relevant to the preparation and presentation of the report to ensure it is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the Report on Use of Capital 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 Report on Use of Capital is free from material misstatement.

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

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

In our opinion, the Report on the Use of Proceeds presents fairly, in all material respects, the status of the use of proceeds from the DTIH2223001 bond issuance which remained outstanding as of June 30, 2026 by Duc Trung Investment Joint Stock Company, in accordance with generally accepted principles in Vietnam regarding the preparation and presentation of reports on the use of proceeds from public bond issuances.

As of June 30, 2026, the bond issue (code DTIH2223001) valued at VND 100,000,000,000 had matured on November 4, 2025; however, the Company had not yet fully paid the principal and interest to the bondholder (HD Securities Joint Stock Company), amounting to VND 100,000,000,000 and VND 25,332,876,713, respectively. Of this amount, the interest expense recognized in financial costs for the first six months of 2026 was VND 8,926,027,397, while the bond interest accrued from the maturity date to June 30, 2026, totaled VND 10,800,000,000.



Hanoi, August 12, 2026

Audit Practicing Registration Cert No.: 5701-2023-009-1

DUC TRUNG INVESTMENT JOINT STOCK COMPANY

Head Office: No. 213 Nam Ky Khoi Nghia, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

Report on Capital Utilization Status

Proceeds from the DTIH2223001 bond issuance remaining outstanding as of June 30, 2026.

Pursuant to the regulations set forth in Decree No. 155/2020/ND-CP dated December 31, 2020, detailing and guiding the implementation of a number of articles of the Law on Securities; Decree No. 245/2025/ND-CP dated September 11, 2025, amending and supplementing a number of articles of the Government's Decree No. 155/2020/ND-CP dated December 31, 2020, detailing the implementation of a number of articles of the Law on Securities; Decree No. 200/2026/ND-CP dated June 5, 2026, regarding the offering and trading of corporate bonds; and other relevant legal regulations, Duc Trung Investment Joint Stock Company (the "Company") hereby reports on the utilization of proceeds from the DTIH2223001 bond issuance which remains outstanding as of June 30, 2026, as follows:

I> General Information on Bond Issuance

1. Information on issued bonds

Bond Name:	DTIH2223001
Bond Type:	Non-convertible bonds, secured by assets, without warrants.
Par Value:	VND 100,000,000 (One hundred million Dong) / bond.
Total Quantity:	DTIH2223001: 1,000 (One thousand) bonds.
Issuance Date:	November 04, 2022.
Offering Completion Date:	November 04, 2022.
Tenor:	DTIH2223001: 36 months.
Form of Bond:	Book-entry form.
Nominal Interest Rate & Payment Term:	The fixed interest rate applicable to the entire 36-month term of the bonds is set at 12% per annum; interest payments are scheduled to occur every six months starting from the date of issuance. The overdue interest rate is 150% of the bond's applicable interest rate. Interest payment dates occur at six-month intervals, calculated from the date of issuance.
Collateral	• 9,027,000 (nine million twenty-seven thousand) common shares held by a third party in Vina2 Investment and Construction Joint Stock Company; • 2,000,000 (two million) common shares held by a third party in MST Investment Joint Stock Company; • Capital contribution of VND 120 billion from Trainco Investment and Development Joint Stock Company in District 3 Import-Export Production and Trading Company; • Land use rights and assets attached to the land at No. 23 Nguyen Huy Tuong, Thanh Xuan, Hanoi, owned by KTS Tourism and Trading Co., Ltd., serving as collateral for Duc Trung Investment Joint Stock Company. The appraised value is VND 30,200,000,000;

DUC TRUNG INVESTMENT JOINT STOCK COMPANY

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Report on Capital Utilization Status

Proceeds from the DTIH2223001 bond issuance remaining outstanding as of June 30, 2026.

- Revenue (brokerage fees/commissions) from Do Thanh Real Estate Joint Stock Company: arising from the project development cooperation and distribution representation contract for the I-Tower Quy Nhon Project (Contract No. 1502/2022/HĐHT/DOTHANH-DTI) signed between Do Thanh Real Estate Investment and Development Joint Stock Company and Duc Trung Investment Joint Stock Company on February 15, 2022.

2. Issuance results

Total number of DTIH2223001 bonds issued: 1,000 (one thousand) bonds. Par value: 100,000,000 VND/bond.

Total value of DTIH2223001 bonds issued: 100,000,000,000 VND (one hundred billion VND).

Total proceeds from the issuance: 100,000,000,000 VND (one hundred billion VND).

The entire amount of raised capital was transferred and deposited into the Company's account number 021704070008815 at Ho Chi Minh City Development Joint Stock Commercial Bank.

II> Report on the status of capital utilization

1. Purpose of capital utilization

Pursuant to Resolution No. 08/2022/NQ-HĐQT of the Board of Directors of Duc Trung Investment Joint Stock Company dated October 25, 2022: implementation of investment cooperation project No. 01/2022/TRILIMEX-DTI dated October 12, 2022, between Duc Trung Investment Joint Stock Company and District 3 Import-Export Production and Trading Company Limited regarding the investment cooperation for the repair and renovation of the office building at 487–489 Dien Bien Phu, Ban Co Ward, Ho Chi Minh City, and the execution of projects to supply materials, equipment, and construction materials to customers under long-term contracts.

2. Status of the use of proceeds from the bond issuance

As of June 30, 2026, Duc Trung Investment Joint Stock Company has utilized the proceeds from the issuance of bond DTIH2223001—pursuant to Resolution No. 08/2022/NQ-HĐQT of the Board of Directors of Duc Trung Investment Joint Stock Company dated October 25, 2022—specifically as follows:

No.	Use of proceeds from bond issuance	Amount VND
1	Implementation of investment cooperation project No. 01/2022/TRILIMEX-DTI (dated October 12, 2022) between Duc Trung Investment Joint Stock Company and District 3 Import-Export Production and Trading Company Limited regarding the investment cooperation to repair and renovate the office building at 487–489 Dien Bien Phu, Ban Co Ward, Ho Chi Minh City, and the execution of projects to supply materials, equipment, and construction materials to customers under long-term contracts.	100,000,000,000
	Total	100,000,000,000

DUC TRUNG INVESTMENT JOINT STOCK COMPANY

Head Office: No. 213 Nam Ky Khoi Nghia, Xuan Hoa Ward, Ho Chi Minh City, Vietnam

Report on Capital Utilization Status

Proceeds from the DTIH2223001 bond issuance remaining outstanding as of June 30, 2026.

Details regarding bond proceeds collection, capital utilization, and disbursement are presented in the table below:

Date	Bank	Explanation	Revenue (VND)	Expenditure (VND)
November 4, 2022	HDBANK (TK thu trái phiếu)	HD Securities Joint Stock Company transfers funds for bond purchases.	100,000,000,000	
November 4, 2022	HDBANK (TK người nhận)	Duc Trung Investment Joint Stock Company transferred investment cooperation funds pursuant to Contract No. 01/2022/TRILIMEX – DTI		100,000,000,000
Total			100,000,000,000	100,000,000,000

3. Status of outstanding bond principal as of June 30, 2026

As of June 30, 2026, the bond issue (code DTIH2223001) valued at VND 100,000,000,000 had matured on November 4, 2025; however, the Company had not yet fully settled the principal and interest owed to the bondholder (HD Securities Joint Stock Company), amounting to VND 100,000,000,000 and VND 25,332,876,713, respectively. Of this amount, the interest expense recognized in the financial costs for the first six months of 2026 was VND 8,926,027,397, while the interest accrued from the maturity date to June 30, 2026, totaled VND 10,800,000,000.

To ensure the Company's business continuity, the Board of Management and the Board of Directors have carefully evaluated the situation to formulate production, business, and cash flow plans for the upcoming period.

Accordingly, the Board of Management and the Board of Directors will implement measures to maintain and increase revenue and profits from business operations, as well as recover investment cooperation funds and outstanding loans to generate cash flow for the Company.

The Board of Management and the Board of Directors are confident that the Company will continue to operate effectively in the near future and ensure its solvency.

Ho Chi Minh City, August 12, 2026

Chief Accountant

Chairman of the BOD



DOAN THI QUYNH TRANG



TRAN DANG QUAN

Report on Capital Utilization Status

Proceeds from the DTIH2223001 bond issuance remaining outstanding as of June 30, 2026.

I> Operational characteristics

1. Form of capital ownership

Duc Trung Investment Joint Stock Company (hereinafter referred to as the "Company") was established pursuant to the Enterprise Registration Certificate for a Joint Stock Company No. 0301466299, initially issued by the Department of Finance of Ho Chi Minh City on June 22, 1994, with the 27th amendment registered on September 8, 2025.

Head office: No. 213 Nam Ky Khoi Nghia, Xuan Hoa Ward, Ho Chi Minh City, Vietnam.

As of June 30, 2026, the Company's charter capital, according to the Enterprise Registration Certificate, is VND 134,888,000,000, equivalent to 13,488,800 shares with a par value of VND 10,000 per share.

2. Business lines

The company operates in the fields of office leasing and real estate brokerage.

Its primary activity during the first six months of 2026 is the trading of virgin plastic resins and construction materials.

II> Basis for preparing the report on the utilization of proceeds from the DTIH2223001 bond issuance that remain outstanding as of June 30, 2026.

1. Basis for preparing the Report on Capital Utilization Status

The report on the utilization of proceeds from the DTIH2223001 bond issuance—which remains outstanding as of June 30, 2026, pursuant to Resolution No. 08/2022/NQ-HĐQT of the Board of Directors of Duc Trung Investment Joint Stock Company dated October 25, 2022—has been prepared based on the historical cost principle and in accordance with current Vietnamese accounting standards and enterprise accounting regulations, as well as relevant legal provisions regarding the preparation and presentation of reports on the use of proceeds and regulations on information disclosure in the securities market. Specifically:

- The proceeds received by the Company from the aforementioned bond issuance have been accounted for in accordance with current legal regulations.
- Expenditures from the aforementioned bond issuance have been recorded based on actual disbursement amounts.

2. Purpose of the report

This report on the utilization of proceeds is prepared solely to report on the use of funds raised from the DTIH2223001 bond issuance that remain outstanding as of June 30, 2026, in accordance with Resolution No. 08/2022/NQ-HĐQT dated October 25, 2022, of the Board of Directors of Duc Trung Investment Joint Stock Company.

This report has been prepared in compliance with Decree No. 155/2020/NĐ-CP dated December 31, 2020, detailing and guiding the implementation of a number of articles of the Law on Securities; Decree No. 245/2025/NĐ-CP dated September 11, 2025, amending and supplementing a number of articles of the Government's Decree No. 155/2020/NĐ-CP dated December 31, 2020, detailing the implementation of a number of articles of the Law on Securities; Decree No. 200/2026/NĐ-CP dated June 5, 2026, regarding the offering and trading of corporate bonds; and other relevant legal regulations.

3. Currency unit

The report on the status of capital utilization is prepared in Vietnamese Dong ("VND").

DUC TRUNG INVESTMENT JOINT STOCK COMPANY

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Report on Capital Utilization Status

Proceeds from the DTIH2223001 bond issuance remaining outstanding as of June 30, 2026.

III> Events occurring after the date of the report on capital utilization

No significant events have occurred subsequent to the date of the Report on the Use of Proceeds that would necessitate adjustments to the figures or disclosure within the Report on the Use of Proceeds.

Chief Accountant



DOAN THI QUYNH TRANG

Ho Chi Minh City, August 12, 2026

Chairman of the BOD



TRAN DANG QUAN