

No.: 178/2026/DSH

Hanoi, September 11, 2026

EXTRAORDINARY INFORMATION DISCLOSURE

**To: - STATE SECURITIES COMMISSION OF VIETNAM;
- HANOI STOCK EXCHANGE.**

1. Organization name: Dong Son Holdings Joint Stock Company
 - Stock code: DSH
 - Address: No. 2 Nguyen Thi Due Street, Yen Hoa Ward, Hanoi City, Vietnam
 - Telephone: 024 3556779 Fax:
 - E-mail: dsh@htds.vn
2. Contents of information disclosure:
 - Board of Directors Resolution No. 11.09/2026/NQ-HĐQT/DSH dated September 11, 2026 approving documents for the second written consultation with shareholders in 2026.
 - Documents for the second written consultation with shareholders in 2026:
 - Notice of written consultation with shareholders (attached).
 - Written shareholder ballot (attached).
 - Proposal No. 10/2026/TTr/ĐHĐCĐ/DSH dated September 11, 2026 on approval of the policy to acquire real estate for the Company's office/head office (attached).
 - Proposal No. 11/2026/TTr/ĐHĐCĐ/DSH dated September 11, 2026 on approval of the plan for public offering of shares to existing shareholders (attached).
 - Draft General Meeting of Shareholders Resolution (attached document).
3. The above information was disclosed on the Company's website on September 11, 2026 at:

<https://htds.vn/category/quan-he-co-dong/dai-hoi-dong-co-dong/>

We certify that the above information is true and accurate and take full legal responsibility for the disclosed contents.

**DONG SON HOLDINGS JOINT STOCK COMPANY
AUTHORIZED PERSON FOR INFORMATION**

DISCLOSURE
(Signature, full name, title and seal)


NGUYEN THI THU THUY

**DONG SON HOLDINGS
JOINT STOCK COMPANY**

No.: 11.09/2026/NQ-HDQT/DSH

**SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

Hanoi, 11 September 2026

RESOLUTION OF THE BOARD OF DIRECTORS

Re: Approval of documents for the second written shareholder consultation in 2026

BOARD OF DIRECTORS OF DONG SON HOLDINGS JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises and its guiding documents;
- Pursuant to the Company's Charter;
- Pursuant to the Meeting Minutes No. 11.09/2026/BB-HDQT/DSH dated 11 September 2026 of the Board of Directors of the Company.

RESOLVES:

Article 1: To approve the documents for the second written shareholder consultation in 2026 as follows:

- Notice of written shareholder consultation (*attached document*).
- Written Shareholder Opinion Form (*attached document*).
- Proposal No. 10/2026/TTr/ĐHĐCĐ/DSH dated 11 September 2026 on approval of the policy to purchase real estate for use as the Company's office/headquarters (*attached Proposal*).
- Proposal No. 11/2026/TTr/ĐHĐCĐ/DSH dated 11 September 2026 on approval of the plan for public offering of shares to existing shareholders (*attached Proposal*).
- Draft Resolution of the General Meeting of Shareholders (*attached document*).

Article 2: To assign Ms. Nguyen Thi Minh Hue - Chairwoman of the Board of Directors to direct the relevant tasks for organizing the second written shareholder consultation in 2026 in accordance with applicable laws.

Article 3: This Resolution shall take effect from the date of signing.

The Board of Directors, the Board of Management, departments of the Company and relevant persons shall be responsible for implementing this Resolution./.

**FOR AND ON BEHALF OF THE BOARD OF
DIRECTORS**

CHAIRWOMAN



NGUYEN THI MINH HUE

No.: 177/2026/TB-DSH
Re: Written consultation with
shareholders

Hanoi, September 11, 2026

To : ESTEEMED SHAREHOLDERS

- Pursuant to the Law on Enterprises 2020 and its guiding documents;
- Pursuant to the Law on Securities 2019 and its guiding documents;
- Pursuant to the Charter of Dong Son Holdings Joint Stock Company (DSH);
- In consideration of the actual operating situation of the Company.

Company information: Dong Son Holdings Joint Stock Company (stock ticker: DSH), Enterprise Registration No. 0104291191. Registered office: No. 2 Nguyen Thi Due Street, Yen Hoa Ward, Hanoi, Vietnam.

I. Matters/Contents submitted for shareholders' opinions:

The Board of Directors of Dong Son Holdings Joint Stock Company conducts the second written consultation with shareholders in 2026 to approve the following matters:

1. Proposal No. 10/2026/TTr/ĐHĐCĐ/DSH dated September 11, 2026 on approval of the policy to purchase real estate for use as the Company's office/head office (*Proposal attached*).
2. Proposal No. 11/2026/TTr/ĐHĐCĐ/DSH dated September 11, 2026 on approval of the plan for the public offering of shares to existing shareholders (*Proposal attached*).

Detailed contents are set out in the attached Proposals and published on DSH's website. Shareholders may download the documents at: <https://htds.vn/category/quan-he-co-dong/ban-tin-co-dong/>.

II. Voting method:

- Shareholders shall indicate their opinion by marking "X" or "v" in one (01) of the following three (03) options: **Approve**, **Disapprove**, or **No opinion**.
- Where a shareholder authorizes another person to exercise the voting right, the authorized person must submit the completed Written Shareholder Opinion Form together with the original Power of Attorney or a valid notarized/certified true copy thereof issued or certified by a competent authority (the "Power of Attorney"). Any Written Shareholder Opinion Form submitted without the Power of Attorney shall be deemed invalid.

III. Deadline for submission of Written Shareholder Opinion Forms

Shareholders shall submit their completed Written Shareholder Opinion Forms to DSH **before 09:00 on September 28, 2026** by the following method:

- ✓ Dong Son Holdings Joint Stock Company
- ✓ Address: 11th Floor, CIC Tower, No. 2 Nguyen Thi Due Street, Yen Hoa Ward, Hanoi
- ✓ Recipient: Office of the Board of Directors Tel.: 024 39335708

In addition to submission by post to the above address, Shareholders may send a scanned copy of the completed Written Shareholder Opinion Form to the email address: dsh@htds.vn (the time of receipt of the Written Shareholder Opinion Form shall be determined by the time the email is received).

Where a Shareholder submits the Written Shareholder Opinion Form both by post and by email and there is any discrepancy between the voting results on such forms, the voting result stated in the form submitted by post shall prevail.



Shareholders are kindly requested to submit the Written Shareholder Opinion Form in accordance with the above requirements. Any Written Shareholder Opinion Form not received by the above deadline shall be deemed as not participating in the voting.

IV. Rules for counting Written Shareholder Opinion Forms

The Board of Directors shall count the votes in accordance with the following principles:

1. One (01) share corresponds to one (01) vote.
2. Forms participating in the voting are Written Shareholder Opinion Forms submitted by Shareholders in the correct manner, to the correct address and within the deadline specified in Section III of this Notice.

a. Valid Written Shareholder Opinion Forms:

- A Written Shareholder Opinion Form issued by DSH, bearing the full signature and full name of an individual shareholder; or the legal representative of an organizational shareholder or an authorized person where the voting right is exercised under authorization (together with a valid Power of Attorney in accordance with law), and bearing the seal in the case of an institutional shareholder;
- Written Shareholder Opinion Forms submitted by Shareholders in the correct manner, to the correct address and within the deadline specified in Section III of this Notice;
- For a Written Shareholder Opinion Form submitted by post, the form must be enclosed in a sealed envelope and must not be opened before the vote-counting time;
- The form is not torn;
- The voting content is not erased, deleted or altered;
- A valid vote is one for which the Shareholder specifically selects one (01) of the three (03) boxes: *Approve*, *Disapprove*, or *No opinion*.

b. Invalid Written Shareholder Opinion Forms:

- A Written Shareholder Opinion Form that does not satisfy the requirements applicable to a valid Written Shareholder Opinion Form;
- If a Shareholder does not mark any box or marks two (02) or more boxes for the same voting matter, the vote shall be deemed invalid for that voting matter.

3. A non-participating form is a Written Shareholder Opinion Form not submitted by a Shareholder to DSH by the submission deadline specified in Section III.

4. The vote-counting procedures shall be carried out in accordance with applicable law and the DSH Charter.

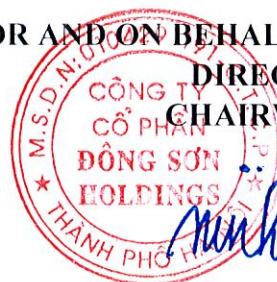
5. A resolution of the General Meeting of Shareholders adopted by way of written consultation shall be passed if approved by Shareholders representing more than 50% of the total number of votes and shall have the same validity as a resolution adopted at a meeting of the General Meeting of Shareholders.

Respectfully,

Recipients:

- As above;
- Filed at the Office of the Board of Directors.

**FOR AND ON BEHALF OF THE BOARD OF
DIRECTORS &
CHAIRWOMAN**



NGUYEN THI MINH HUE

Hanoi, September 11, 2026

WRITTEN SHAREHOLDER BALLOT

I. Shareholder Information

Shareholder Name:

Nationality:

Address:

Telephone:

Shareholder Code:

Ownership Registration No. (Citizen ID/ID Card/Business Registration Certificate):

Number of Shares Owned: shares

Number of Votes: votes

II. Company Information

Company Name: **DONG SON HOLDINGS JOINT STOCK COMPANY**

Head Office: CIC Tower, No. 2 Nguyen Thi Due Street, Yen Hoa Ward, Hanoi.

Stock Code: DSH

Enterprise Registration No.: 0104291191; first registered on December 09, 2009; the 20th amendment registered on May 14, 2026, issued by the Business Registration and Corporate Finance Division - Hanoi Department of Finance.

III. Purpose of Soliciting Written Opinions

The Board of Directors of Dong Son Holdings Joint Stock Company (the “Company”/“DSH”) solicits Shareholders’ written opinions to approve the following matters:

1. Proposal No. 10/2026/TTr/ĐHĐCĐ/DSH dated September 11, 2026 on approval of the policy for purchasing real estate for use as the Company’s office/head office (*Proposal attached*).
2. Proposal No. 11/2026/TTr/ĐHĐCĐ/DSH dated September 11, 2026 on approval of the plan for public offering of shares to existing shareholders (*Proposal attached*).

Detailed contents are set out in the attached Proposals and posted on DSH’s website. Shareholders may download the documents at: <https://htds.vn/category/quan-he-co-dong/ban-tin-co-dong/>

IV. Matters Submitted for Voting

1. Approve Proposal No. 10/2026/TTr/ĐHĐCĐ/DSH dated September 11, 2026 on approval of the policy for purchasing real estate for use as the Company’s office/head office (*Proposal attached*).

Voting

☐ Approve

☐ Disapprove

☐ No opinion

2. Approve Proposal No. 11/2026/TTr/ĐHĐCĐ/DSH dated September 11, 2026 on approval of the plan for public offering of shares to existing shareholders (*Proposal attached*).

Voting

☐ Approve

☐ Disapprove

☐ No opinion

V. Voting Instructions:

- Shareholders shall indicate their opinion by marking “X” or “✓” in one (01) of the following three options: *Approve, Disapprove or No opinion.*



- If a Shareholder authorizes another person to exercise the voting rights, the authorized person must submit the completed Written Shareholder Opinion Form together with the original Power of Attorney or a valid notarized/certified copy thereof issued/certified by a competent authority (the “Power of Attorney”). A Written Shareholder Opinion Form not accompanied by the Power of Attorney shall be deemed invalid.

1. Valid Written Shareholder Opinion Form:

- A Written Shareholder Opinion Form issued by DSH, duly signed and stating the full name of the individual Shareholder; the legal representative of an institutional Shareholder; or the authorized person where voting rights are exercised by authorization (with a valid Power of Attorney enclosed in accordance with applicable law), and affixed with the seal in the case of an institutional Shareholder;
- Written Shareholder Opinion Forms submitted by Shareholders using the correct method, to the correct address and within the deadline specified in Section VI of this Form.
- For Written Shareholder Opinion Forms sent by post, the Form must be enclosed in a sealed envelope and must not be opened before the vote-counting time;
- The Form is not torn;
- The voting content is not erased, scratched out or altered;
- A valid vote is one in which the Shareholder selects exactly one of the following three options: *Approve, Disapprove or No opinion.*

2. Invalid Written Shareholder Opinion Form:

- A Written Shareholder Opinion Form that does not satisfy the requirements for a valid Written Shareholder Opinion Form;
- If a Shareholder does not mark any box, or marks two or more boxes for the same voting matter, the vote for that matter shall be deemed invalid.

VI. Deadline for Submission of the Written Shareholder Opinion Form

1. Shareholders shall submit the completed Written Shareholder Opinion Form to DSH ~~before~~ **09:00 a.m. on September 28, 2026** using the following details:

- ✓ Dong Son Holdings Joint Stock Company
- ✓ Address: 11th Floor, CIC Tower, No. 2 Nguyen Thi Due Street, Yen Hoa Ward, Hanoi
- ✓ Recipient: Office of the Board of Directors Telephone: 024 39335708

2. In addition to sending the Form by post to the above address, Shareholders may email a scanned copy of the completed Written Shareholder Opinion Form to: dsh@htds.vn (the time of receipt shall be the time at which the email is received).

3. If a Shareholder submits the Written Shareholder Opinion Form both by post and by email and there is any discrepancy between the voting results on the Forms, the voting result stated in the Form submitted by post shall prevail.

4. Shareholders are kindly requested to submit the Written Shareholder Opinion Form in accordance with the above requirements. If the Form is not received within the above deadline, the Shareholder shall be deemed not to have participated in the voting.

Thank you for your cooperation.

**SHAREHOLDER/AUTHORIZED
PERSON**

(Sign and state full name if the Shareholder is an individual; sign by the legal representative, state full name and affix the seal if the Shareholder is an organization; or sign and state full name if acting as an authorized person)

**FOR THE BOARD OF DIRECTORS
CHAIRWOMAN**


NGUYEN THI MINH HUE

Hanoi, September 11, 2026

PROPOSAL

Re: Approval in principle of the acquisition of real estate for use as the Company's office/head office

To: General Meeting of Shareholders of Dong Son Holdings Joint Stock Company

Pursuant to:

- Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and its amending, supplementing and implementing documents, including Law No. 76/2025/QH15;
- Law on Securities No. 54/2019/QH14 and its amending, supplementing and implementing documents;
- The current Charter on organization and operation of Dong Son Holdings Joint Stock Company;
- The need to arrange a stable workplace suitable for the Company's scale of operations and long-term development orientation;
- The Company's capital requirements and capital raising plans from time to time.

The Board of Directors ("BOD") respectfully submits to the General Meeting of Shareholders ("GMS") for consideration and approval the in-principle acquisition of real estate for use as the Company's office/head office, with the following contents:

I. NECESSITY AND OBJECTIVES

1. At present, along with the expansion of the Company's operations, increase in personnel and need for centralized working arrangements, the Company requires a stable workplace that meets its operational and governance needs, facilitates the reception of partners and supports its long-term development orientation.
2. Owning real estate for use as an office/head office may enable the Company to be proactive in securing its operating location, reduce dependence on leased premises, mitigate risks from rental price fluctuations and relocation/renovation costs when changing locations, while also creating a long-term asset serving the Company's operations directly.
3. On that basis, the BOD proposes that the GMS approve in principle the Company's search, selection and acquisition of one (01) suitable real estate property for use as an office/head office, on the principles of ensuring efficient use of capital, legal safety, suitability for actual use requirements, and the interests of the Company and its shareholders.

II. INFORMATION ON THE REAL ESTATE AND PROPOSED TRANSACTION

1. Proposed real estate to be acquired

- Address: No. 7 Cao Ba Quat Street, Hanoi City;
- Land area: 420.5 m²;
- Usable floor area: approximately 1,420 m²;
- Land use purpose: Urban residential land;
- Land use term: Long-term;
- Asset attached to land: Individual house;



2. Transferor

Mr. Vu Hoang Anh (the owner of the real estate/Transferor) previously served as Director of DSH from September 2020 to July 2022. As of the date of this Proposal, Mr. Vu Hoang Anh no longer holds any managerial position, insider title, legal representative position or any other position at DSH, and is not a related person of any insider of DSH. As of the record date for the list of shareholders (September 3, 2026) for collecting written opinions to approve this Proposal, neither Mr. Vu Hoang Anh nor his related persons are shareholders of DSH.

3. Transaction value

According to the result determined by the independent valuation organization, the value of the real estate is:

VND 431,996,148,000.

Based on the negotiation results with the Transferor, the proposed acquisition price is: **VND 409,000,000,000** (*In words: Four hundred and nine billion Vietnamese dong*). (Taxes, fees, charges and other financial obligations arising in connection with the transfer transaction shall be performed and borne by the respective obligated party in accordance with applicable law).

Accordingly, the proposed transfer price does not exceed the value determined by the independent valuation organization, providing a basis for the BOD to assess the reasonableness of the transaction price and safeguard the interests of the Company and its shareholders.

III. FUNDING SOURCES AND USE OF FUNDS

The proposed funding sources for payment of the real estate acquisition price include:

- VND 350 billion expected to be raised from the offering of shares to existing shareholders under the plan to be considered and approved by the GMS; and
- The remaining amount to be funded by borrowings, working capital and/or other lawful funding sources of the Company.

The specific funding structure shall be balanced and determined by the BOD at the time of implementation on the principles of ensuring payment capability and financial safety, and avoiding any adverse impact on the capital required for the Company's ordinary business operations.

Upon completion of the acquisition, the real estate is intended to be used as the Company's long-term head office and workplace.

IV. MATTERS SUBMITTED TO THE GENERAL MEETING OF SHAREHOLDERS

The BOD respectfully submits the following matters to the GMS for consideration and approval:

1. To approve in principle the Company's acquisition of the real estate at No. 7 Cao Ba Quat Street, Hanoi City for use as the Company's head office and workplace and for its long-term operations.
2. To approve a maximum transfer price of VND 409,000,000,000. The BOD is authorized to continue negotiations to determine the final transfer price on terms favorable to the Company, provided that such price does not exceed the above amount.
3. To approve the principle for arranging funding sources, including proceeds from the offering of shares to existing shareholders, borrowings, working capital and other lawful funding sources of the Company.
4. In the event that the Company is unable to complete the acquisition of the real estate at No. 7 Cao Ba Quat Street due to objective reasons, the transaction conditions fail to meet the Company's requirements, or the BOD determines that continuing the transaction no longer safeguards the Company's interests, the GMS assigns and authorizes the BOD to search for, select and decide on the



acquisition of another real estate property for use as the Company's head office and workplace, subject to the following principles and conditions:

- Be suitably located in the central area of Hanoi City, convenient for the Company's operations and transactions and consistent with its long-term development orientation;
- Have a scale, usable area and functions suitable for the Company's requirements for a head office and workplace;
- Have complete legal documentation, lawful ownership and land use rights, be eligible for transfer, and be suitable for the Company to receive, manage and use for the intended purpose;
- The real estate must be valued by an independent valuation organization duly qualified under applicable law before the Company decides to acquire it;
- The acquisition price must not exceed the value determined by the independent valuation organization, and the total transaction value must not exceed VND 409,000,000,000;
- The selection of the real estate must ensure efficient use of capital, financial safety, and the lawful interests of the Company and its shareholders.

Where a replacement real estate property is selected pursuant to the above authorization, the BOD is authorized to decide on the specific property, transferor, transaction price, payment method and schedule, funding structure, and other transaction conditions, provided that all principles, limits and conditions approved by the GMS under this Proposal and relevant laws are fully complied with.

5. To assign and authorize the BOD, based on actual circumstances, to decide on and organize the implementation of all necessary matters relating to the transaction, including but not limited to:

- Fully review and conduct due diligence on the documents and legal status of the real estate, including ownership, land use rights, planning, construction, financial obligations, disputes, mortgages, and restrictions on the management and use of the asset under applicable law;
- Decide on the specific terms and conditions of the transaction on the principle that the transfer price shall not exceed the amount approved by the GMS;
- Select and decide on an appropriate funding structure;
- Negotiate, execute, amend, supplement and perform the deposit agreement, transfer agreement and related dossiers and documents;
- Carry out payment, notarization and registration procedures, receive the asset and put it into management and use;
- Carry out information disclosure procedures and other legal procedures in accordance with applicable regulations.

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

Respectfully submitted./.

Recipients:

- As above;
- BOD, Supervisory Board;
- Filed at: Administration Office, BOD.

FOR AND ON BEHALF OF THE BOARD OF



DIRECTORS
CHAIRWOMAN

NGUYEN THI MINH HUE

No.: 11/2026/TTr/DHDCD/DSH

Hanoi, September 11, 2026

PROPOSAL

(Re: Approval of the Plan for Public Offering of Shares to Existing Shareholders)

To: General Meeting of Shareholders of Dong Son Holdings Joint Stock Company

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and relevant implementing regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019; Law No. 56/2024/QH15 dated November 29, 2024 amending and supplementing a number of articles of the Law on Securities, and relevant implementing regulations;
- Pursuant to the Charter on organization and operation of Dong Son Holdings Joint Stock Company (the "Company"/"DSH");
- Pursuant to the Company's plans and capital requirements for business development.

The Board of Directors ("BOD") respectfully submits to the General Meeting of Shareholders ("GMS") for consideration and approval the plan for public offering of additional shares to existing shareholders and the plan for use of proceeds from the offering, with the following contents:

I. INFORMATION ON THE ISSUER

- Name: Dong Son Holdings Joint Stock Company
- Address: No. 2 Nguyen Thi Due Street, Yen Hoa Ward, Hanoi City, Vietnam
- Telephone: 024 3556 7799
- Charter capital (as of the date of this Proposal): VND 350,000,000,000 (Three hundred and fifty billion Vietnamese dong)
- Number of issued shares (as of the date of this Proposal): 35,000,000 shares (Thirty-five million shares)
- Number of outstanding shares (as of the date of this Proposal): 35,000,000 shares (Thirty-five million shares)
- Number of treasury shares: 0 shares

II. PLAN FOR PUBLIC OFFERING OF ADDITIONAL SHARES TO EXISTING SHAREHOLDERS TO INCREASE CHARTER CAPITAL AND PLAN FOR USE OF PROCEEDS FROM THE OFFERING, WITH DETAILS AS FOLLOWS:

1	Name of issuer	:	Dong Son Holdings Joint Stock Company
2	Name of shares offered	:	Shares of Dong Son Holdings Joint Stock Company
3	Stock code	:	DSH

4	Type of shares offered	:	Ordinary shares
5	Par value	:	VND 10,000/share
6	Total outstanding shares prior to the offering	:	Total outstanding shares as of the date of this Proposal: 35,000,000 shares. The actual number of outstanding shares immediately prior to the offering shall be updated by the BOD after completion of the issuance of shares to pay dividends for 2025.
7	Expected number of shares to be offered	:	35,000,000 shares
8	Total offering value (at par value)	:	VND 350,000,000,000 (Three hundred and fifty billion Vietnamese dong)
9	Eligible participants	:	Existing shareholders whose names appear on the shareholder list as of the record date for exercising the right to subscribe for shares offered to existing shareholders
10	Offering method	:	Public offering of additional shares to existing shareholders
11	Rights entitlement ratio	:	The GMS authorizes the BOD to determine the rights entitlement ratio based on the Company's actual number of outstanding shares after completion of the issuance of shares to pay dividends for 2025.
12	Rounding principle	:	The number of additional shares offered to existing shareholders shall be rounded down to the nearest whole share. Any fractional portion (if any) shall be aggregated and handled in accordance with the plan for handling fractional shares and undistributed shares set out in Item 18 below.
13	Plan to ensure compliance with foreign ownership limits	:	The GMS authorizes the BOD to decide on the plan to ensure that the share offering complies with applicable foreign ownership limits.
14	Basis for determining the offering price	:	Based on the book value and market value of DSH shares and pursuant to Clause 2, Article 126 of the Law on Enterprises 2020, and in order to facilitate a successful offering, the BOD proposes that the GMS approve an offering price to existing shareholders of VND 10,000/share.
15	Offering price	:	VND 10,000/share
16	Transfer restrictions	:	Shares offered to existing shareholders shall not be subject to transfer restrictions, except as provided in Item 18 below.
17	Transfer of subscription rights	:	Shareholders holding subscription rights may transfer their rights to another person only once; the transferee of the subscription rights may not further transfer such rights to a third party.
18	Plan for handling fractional shares and undistributed shares (if any)	:	(1) Fractional shares and undistributed shares include: (i) shares remaining because shareholders and/or transferees of subscription rights do not subscribe for, or do not fully subscribe for, the shares they are entitled to purchase, or have registered to purchase but fail to make payment within the prescribed period and/or for other reasons; (ii)

		fractional shares (if any) arising from rounding down when calculating the number of shares that existing shareholders are entitled to purchase; and (iii) the difference, if any, between the number of shares registered for offering and the number of shares actually offered to existing shareholders based on the applicable rights entitlement ratio. (2) Plan for handling fractional shares and undistributed shares (if any): The General Meeting of Shareholders authorizes the Board of Directors to decide on the handling of fractional shares and undistributed shares (if any), including cancellation or continued distribution of such shares in accordance with applicable laws and the Company's Charter. If the BOD decides to continue distributing such shares, the distribution shall be carried out in accordance with the following provisions: (i) The BOD shall determine the criteria, list of investors and number of shares to be distributed to each investor, provided that the offering conditions and the rights and obligations applicable to such investors are no more favorable than those applicable to existing shareholders; (ii) The handling of fractional shares and shares not fully distributed to existing shareholders shall comply with Article 42 of Decree No. 155/2020/ND-CP dated December 31, 2020, Clause 2, Article 195 of the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and other relevant provisions of applicable laws; (iii) Fractional shares and undistributed shares distributed to other investors pursuant to a decision of the BOD shall be subject to a transfer restriction for one (01) year from the completion date of the offering; (iv) Upon expiry of the statutory share distribution period (including any extension, if applicable), if any shares remain undistributed, such undistributed shares shall be cancelled and the BOD shall issue a decision to close the offering.
19	Minimum successful offering ratio	: Not applicable
20	Expected implementation period	: Expected during 2026-2027, after receipt of the Certificate of Registration for Public Offering of Shares issued by the State Securities Commission of Vietnam. The GMS authorizes the BOD to select and decide an appropriate implementation time.

21	Additional securities registration and additional trading/listing registration of the offered shares	:	The additional shares offered shall be additionally registered with the Vietnam Securities Depository and Clearing Corporation (VSDC) and additionally registered for trading on the UPCoM trading system. If the Company's shares are approved for listing on the Ho Chi Minh Stock Exchange (HOSE), the Company shall carry out procedures for additional listing registration of the offered shares on HOSE in accordance with applicable laws.
22	Amendment to the Charter	:	Amend Clause 1, Article 6 of the Company's Charter to reflect the new charter capital upon completion of the public offering of shares to existing shareholders.

23. Plan for use of proceeds from the offering

- All proceeds expected to be raised from the offering shall be used for the following purpose:

No.	Purpose of use of proceeds	Expected amount (VND)	Expected utilization period
1	Partial payment of the transfer price for the real estate located at No. 7 Cao Ba Quat Street, Ba Dinh Ward, Hanoi City, for use as the Company's office/headquarters	350,000,000,000	Q4/2026 - Q2/2027
	Total	350,000,000,000	

All actual proceeds from the offering shall be used to partially pay the purchase price for the real estate located at No. 7 Cao Ba Quat Street, Ba Dinh Ward, Hanoi City, for use as the Company's office/headquarters. The BOD is authorized to determine the payment tranches in accordance with the transfer agreement, progress of title transfer and actual disbursement conditions, provided that the above use of proceeds is not changed.

The expected real estate transfer price is VND 409,000,000,000. The funding shortfall for payment of the real estate purchase price and any taxes, fees, charges and related costs for which the Company is responsible (if any), including in the event that the offered shares are not fully distributed as planned or the proceeds raised from the offering are lower than expected, shall be funded from one or a combination of the following sources: (i) bank/credit institution borrowings; (ii) working capital/the Company's lawful own funds; and (iii) other lawful funding sources.

III. INFORMATION ON THE REAL ESTATE PROPOSED TO BE ACQUIRED

Item	Information
Address	No. 7 Cao Ba Quat Street, Ba Dinh Ward, Hanoi City
Land use purpose	Urban residential land
Land area	420.5 m ²
Form of use	Private use
Land use term	Long-term
Assets attached to land	Individual house; Usable floor area: 1,420 m ² ; Form of ownership: private ownership
Owner/Transferor	Mr. Vu Hoang Anh
Certificate	No. AA 05678014, Certificate registration book No. CN 6536, issued by the Hanoi Land Registration Office on February 2, 2026

Item	Information
Valuation firm	International Auditing and Valuation Company Limited
Valuation Certificate/Report	No. 272/2026/24 dated September 11, 2026 Valuation date: September 2026
Appraised value	VND 431,996,148,000
Expected transfer price	VND 409,000,000,000
Intended use	To be used as the Company's office/headquarters.

IV. REVIEW OF RELATED-PARTY TRANSACTIONS AND CONFLICTS OF INTEREST

1. Mr. Vu Hoang Anh (the real estate owner/Transferor) previously served as Director of DSH from September 2020 to July 2022. As of the date of this Proposal, Mr. Vu Hoang Anh no longer holds any management position, insider position, legal representative position or other position at DSH and is not a related person of any insider of DSH.
2. As of the record date (September 3, 2026) for obtaining shareholders' written opinions to approve this Proposal, Mr. Vu Hoang Anh and his related persons were not shareholders of DSH.
3. The transfer/acquisition of the real estate shall be conducted on an arm's-length basis, supported by an independent valuation, complete legal documentation and payment terms linked to the progress of completion of title transfer procedures, and shall not cause any loss to the Company or its shareholders.

Based on the Company's actual circumstances and the actual proceeds raised from the offering, the GMS authorizes the BOD to formulate a detailed plan for use of proceeds, determine the specific allocation of proceeds from the share offering and/or amend, adjust or supplement details of the use-of-proceeds plan on the basis of ensuring the interests of the Company and its shareholders. Any change to the use-of-proceeds plan or the proceeds raised from the offering must comply with applicable laws. The BOD shall report such matters to shareholders at the next GMS meeting.

V. EXPECTED DILUTION ARISING FROM THE OFFERING

The public offering of new shares to increase the Company's charter capital will dilute net earnings per share (EPS), book value per share, and the ownership and voting rights of existing shareholders (if existing shareholders do not exercise their subscription rights).

- Dilution of earnings per share (EPS): Upon completion of the offering, basic earnings per share (EPS) will be diluted due to the increase in the total number of outstanding shares while the proceeds from the issuance of new shares has not yet generate material revenue and profit. The risk of EPS dilution will be mitigated if the Company optimizes the use of the raised capital, maintains sound operations, and strengthens and leverages its core capabilities to support continued business growth following the offering.
- Dilution of book value per share: Upon completion of the offering, the book value per share may change depending on the growth rate of shareholders' equity. The voting rights of

- existing shareholders will not be reduced after the offering, except where an existing shareholder does not exercise the right to subscribe for the additional offered shares.
- Dilution of ownership and voting rights: For an offering of shares to existing shareholders, where a shareholder fully exercises his/her/its subscription rights, such shareholder's ownership percentage and voting rights will remain unchanged. Where a shareholder waives or transfers subscription rights, the shareholder's ownership percentage and voting rights will decrease accordingly.

VI. MATTERS AUTHORIZED BY THE GENERAL MEETING OF SHAREHOLDERS TO THE BOARD OF DIRECTORS:

The GMS authorizes the Company's BOD to carry out the following matters:

1. Decide on the implementation of the Plan for Public Offering of Shares to Existing Shareholders;
2. Decide on and carry out the tasks and procedures required to complete the share offering;
3. Decide on amendments, supplements, revisions, completion or changes to the offering plan approved by the GMS (if deemed necessary and/or as required by competent State authorities) in order to implement the share offering effectively, in compliance with applicable laws and the Company's Charter and to protect the interests of the Company's shareholders; and report to the GMS at its next meeting;
4. Prepare and provide explanations in connection with the share offering registration dossier submitted to the State Securities Commission of Vietnam and other relevant competent authorities;
5. Decide on the plan to ensure that the share offering complies with the maximum foreign ownership ratio applicable to the Company;
6. Determine the rights entitlement ratio based on the Company's actual number of outstanding shares after completion of the issuance of shares to pay dividends for 2025;
7. Decide the record date for determining the list of shareholders entitled to subscribe for shares offered to existing shareholders; decide the timing and schedule of the share offering, the timing of additional securities registration and additional listing/trading registration of the offered shares, ensuring shareholders' interests and compliance with applicable laws;
8. Decide on the plan for handling fractional shares and undistributed shares (if any);
9. Carry out relevant legal procedures after completion of the share offering, including amendment of the Enterprise Registration Certificate and amendment of the provisions on charter capital and shares in the Charter following completion of the offering based on the new charter capital;
10. Approve draft contracts, documents and other transactions related to the share offering to increase charter capital and implementation of the use-of-proceeds plan set out in this Proposal, including transactions and contracts between the Company and Related Parties under Article 167 of the Law on Enterprises 2020 that fall within the approval authority of the BOD (if any);

11. Decide on adjustments, changes or supplements to the plan for use of proceeds from the offering where the value of such change is less than 50% of the proceeds raised; select the implementation approach and disbursement timing consistent with the Company's plans in order to best serve the interests of the Company and its shareholders. Any change to the use-of-proceeds plan must be reported to the GMS at its next meeting and comply with applicable laws;
12. Organize and carry out the procedures for additional registration of the offered shares with VSDC and additional trading registration of the offered shares on the UPCoM trading system. If the Company's shares are approved for listing on HOSE, carry out the additional listing registration for the offered shares on HOSE;
13. In addition to the authorizations set out above, during implementation of the share offering plan, the GMS authorizes the BOD to supplement, amend and finalize the offering plan (including decisions on matters not specified in this Plan) as required by State regulatory authorities so that the Company's capital raising is conducted lawfully, in compliance with applicable regulations and with due protection of the interests of the Company and its shareholders./.

The Board of Directors respectfully submits the above matters to the General Meeting of Shareholders of the Company for consideration and approval.

Recipients:

- GMS;
- Members of the BOD, Supervisory Board and Board of Management;
- Filed: Office.

**FOR AND ON BEHALF OF THE
BOARD OF DIRECTORS
CHAIRWOMAN**



NGUYEN THI MINH HUE





**DONG SON HOLDINGS
JOINT STOCK COMPANY**

No.: 03/2026/NQ/ĐHĐCĐ/DSH

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, 28 September 2026

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RESOLUTION OF THE GENERAL MEETING OF SHAREHOLDERS

**GENERAL MEETING OF SHAREHOLDERS OF
DONG SON HOLDINGS JOINT STOCK COMPANY**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17 June 2020;
- Pursuant to the Charter of Dong Son Holdings Joint Stock Company;
- Pursuant to the Minutes of Vote Counting for Collection of Shareholders' Written Opinions dated 28 September 2026.

RESOLVES:

Article 1: Approves Proposal No. 10/2026/TTtr/ĐHĐCĐ/DSH dated 11 September 2026 on the approval of the policy to purchase real estate for use as the Company's office/headquarters (Proposal attached).

Article 2: Approves Proposal No. 11/2026/TTtr/ĐHĐCĐ/DSH dated 11 September 2026 on the Plan for the public offering of shares to existing shareholders (Proposal attached).

Article 3: This Resolution shall take effect from the date of signing. The Board of Directors, the General Director and relevant departments/divisions shall be responsible for implementing this Resolution in accordance with applicable laws, the Charter and other internal regulations of the Company.

Recipients:

- *Company shareholders;*
- *Board of Directors; Supervisory Board;*
- *State Securities Commission; Stock Exchange;*
- *Filed: Office of the Board of Directors.*

**FOR AND ON BEHALF OF THE
GENERAL MEETING OF SHAREHOLDERS
CHAIRWOMAN OF THE BOARD OF
DIRECTORS**

NGUYEN THI MINH HUE