

**DONG SON HOLDINGS
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 203 /2026/DSH

Hanoi, September 30, 2026

**CÔNG TY CỔ
PHẦN ĐÔNG
SƠN HOLDINGS**

EXTRAORDINARY INFORMATION DISCLOSURE

Digitally signed by CÔNG TY CỔ PHẦN ĐÔNG
SƠN HOLDINGS
DN: C=VN, CN=CÔNG TY CỔ PHẦN ĐÔNG
SƠN HOLDINGS, O=CÔNG TY CỔ PHẦN ĐÔNG
SƠN HOLDINGS, ST=Hà Nội, UID=
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**To: - STATE SECURITIES COMMISSION;
- HANOI STOCK EXCHANGE.**

1. Name of organization: Dong Son Holdings Joint Stock Company

- Stock code: DSH

- Address: No. 2 Nguyen Thi Due Street, Yen Hoa Ward, Hanoi City

- Contact phone: 024 3556779

Fax:

- E-mail: dsh@htds.vn

2. Contents of information disclosure:

- Resolution of the Board of Directors No. 29.09/2026/NQ-HĐQT/DSH dated 29 September 2026 on the implementation of the plan for a public offering of shares to existing shareholders.
Resolution of the Board of Directors No. 30.09/2026/NQ-HĐQT/DSH dated 30 September 2026 approving the dossier for a public offering of additional shares to existing shareholders.

3. The above information has been published on the company's website on 30/09/2026 at the following link:

<https://htds.vn/quan-he-co-dong?category=ban-tin-co-dong>

We confirm that the information disclosed above is true and accept full legal responsibility for its contents.

**DONG SON HOLDINGS JOINT STOCK COMPANY
PERSON AUTHORIZED TO DISCLOSE INFORMATION**

(Sign, clearly state full name, position, and seal)


NGUYEN THI THU THUY

No.: 29.09/2026/NQ-HĐQT/DSH

Hanoi, 29 September 2026

RESOLUTION

Regarding implementation of the Plan for Public Offering of Shares to Existing Shareholders

**BOARD OF DIRECTORS
DONG SON HOLDINGS JOINT STOCK COMPANY**

Pursuant to the Law on Enterprises No. 59/2020/QH14 promulgated by the National Assembly on 17 June 2020 and its amendments, supplements and implementing guidelines;

Pursuant to the Law on Securities No. 54/2019/QH14 dated 26 November 2019 and its amendments, supplements and implementing guidelines;

Pursuant to the Charter on organization and operation of Dong Son Holdings Joint Stock Company (the "Company"/"DSH");

Pursuant to Resolution of the General Meeting of Shareholders No. 03/2026/NQ/ĐHĐCĐ/DSH dated 28 September 2026, adopted by written consultation of shareholders of Dong Son Holdings Joint Stock Company;

Pursuant to the Minutes of the meeting of the Board of Directors of Dong Son Holdings Joint Stock Company No. 29.09/2026/BB-HĐQT/DSH dated 29 September 2026.

RESOLVES:

Article 1. To approve the Company's signing of a deposit agreement to acquire land use rights and ownership of the house and assets attached to the land at No. 7 Cao Ba Quat Street, Ba Dinh Ward, Hanoi, for use as the Company's office/headquarters, in accordance with the policy approved by the General Meeting of Shareholders on 28 September 2026.

The transfer price is VND 409,000,000,000, and the deposit amount is VND 5,000,000,000. The parties expect to complete the signing of the definitive transfer agreement and make payment as agreed no later than 31 December 2026.

Article 2. To approve the implementation of the Plan for Public Offering of Shares to Existing Shareholders in accordance with Proposal No. 11/2026/TTr/ĐHĐCĐ/DSH dated 11 September 2026, as approved by the General Meeting of Shareholders under Resolution No. 03/2026/NQ/ĐHĐCĐ/DSH dated 28 September 2026, with the following key contents:

- Total number of shares currently outstanding: 35,000,000 shares



- Total number of shares expected to be outstanding after completion of the issuance of shares for payment of the 2025 dividend: 39,200,000 shares
- Expected number of shares to be offered: 35,000,000 shares
- Entitlement ratio (expected after completion of the issuance of shares for payment of the 2025 dividend): 2 : 1.7857. Accordingly, a shareholder holding 01 share shall be entitled to 01 subscription right; every 02 subscription rights shall entitle the holder to subscribe for 1.7857 new shares. Fractional shares (if any) shall be rounded down to the nearest whole share.
- Implementation period: During 2026 and/or until completion of the offering in accordance with applicable regulations.

Article 3. To approve the 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	Estimated Amount (VND)	Expected Utilization Period
1	Payment of part of the transfer price for the real estate at No. 7 Cao Ba Quat Street, Ba Dinh Ward, Hanoi, to be used as the Company's office/headquarters	350,000,000,000	Q4/2026 - Q2/2027
	Total	350,000,000,000	

The Board of Directors shall proactively determine payment tranches in accordance with the transfer agreement, the progress of title transfer procedures and actual disbursement conditions, provided that the purpose of use of proceeds stated above is not changed.

The expected transfer price of the real estate is VND 409,000,000,000. Any 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 where the number of shares is not fully distributed as expected or the proceeds raised from the offering are lower than expected, shall be funded from one or a combination of the following sources: (i) borrowings from banks/credit institutions; (ii) working capital/lawful own funds of the Company; and (iii) other lawful sources of funds.

Article 4. To approve the Plan to ensure that the share offering complies with the foreign ownership limit, specifically as follows:

- Pursuant to Official Letter No. 8456/UBCK-PTTT dated 12 December 2024, the maximum foreign ownership ratio of DSH is 0%.
- According to foreign investor ownership data announced by the Vietnam Securities Depository and Clearing Corporation ("VSDC"), as of 25 September 2026, foreign investors (including individuals and organizations) held 0 shares of the Company, equivalent to an ownership ratio of 0%.

- DSH shareholders may not transfer share subscription rights to foreign investors or to economic organizations in which foreign investors hold more than 50% of charter capital.
- When distributing fractional shares and unsubscribed shares, the Board of Directors of DSH shall not distribute such shares to foreign investors or to economic organizations in which foreign investors hold more than 50% of charter capital.
- The Board of Directors of DSH undertakes to conduct the public offering of shares in compliance with the regulations on the foreign ownership ratio applicable to DSH and with applicable laws.

Article 5. To approve the implementation of the change in the quantity of registered securities and the additional trading registration/listing of shares following the Public Offering of Shares to Existing Shareholders, specifically as follows:

The Board of Directors of the Company undertakes to “implement the change in the quantity of registered securities and the additional trading registration for the entire number of shares issued upon completion of the Public Offering of Shares to Existing Shareholders in accordance with applicable regulations. If the Company’s shares are approved for listing on the Ho Chi Minh Stock Exchange (HOSE), the Company shall carry out the additional listing registration for the newly offered shares on HOSE”.

Article 6. To assign the General Director to direct the relevant units to implement the matters approved under this Resolution in accordance with the Company’s applicable regulations and applicable laws.

Article 7. This Resolution shall take effect from the date of signing. Members of the Board of Directors, the General Director, and relevant units and individuals of Dong Son Holdings Joint Stock Company shall be responsible for implementing this Resolution.

Recipients:

- As stated in Article 7;
- BOD archives.

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



Nguyen Thi Minh Hue

No.: 30.09/2026/NQ-HĐQT/DSH

Hanoi, September 30, 2026

RESOLUTION

Approving the Registration Dossier for Additional Public Offering of Shares to Existing Shareholders

**BOARD OF DIRECTORS
DONG SON HOLDINGS JOINT STOCK COMPANY**

Pursuant to the Law on Enterprises No. 59/2020/QH14 adopted by the National Assembly on 17/06/2020, as amended and supplemented, and its implementing guidelines;

Pursuant to the Law on Securities No. 54/2019/QH14 dated 26/11/2019, as amended and supplemented, and its implementing guidelines;

Pursuant to the Charter on the Organization and Operation of Dong Son Holdings Joint Stock Company;

Pursuant to the Internal Regulations on Corporate Governance of Dong Son Holdings Joint Stock Company;

Pursuant to Resolution of the General Meeting of Shareholders No. 03/2026/NQ/ĐHĐCD/DSH dated 28/09/2026, adopted through the collection of shareholders' written opinions of Dong Son Holdings Joint Stock Company;

Pursuant to Resolution of the Board of Directors of Dong Son Holdings Joint Stock Company No. 29.09/2026/NQ-HĐQT/DSH dated 29/09/2026 on implementation of the Plan for Public Offering of Shares to Existing Shareholders;

Pursuant to the Minutes of the Meeting of the Board of Directors of Dong Son Holdings Joint Stock Company No. 30.09/2026/BB-HĐQT/DSH dated 30/09/2026.



RESOLVES:

Article 1. Approve the Registration Dossier for Public Offering of Additional Shares to Existing Shareholders of Dong Son Holdings Joint Stock Company, comprising:

1. Application for Registration of Additional Public Offering of Shares to Existing Shareholders;
2. Enterprise Registration Certificate;
3. Minutes of Vote Counting for Written Consultation with Shareholders dated 28/09/2026; Resolution of the General Meeting of Shareholders No. 03/2026/NQ/ĐHĐCD/DSH dated 28/09/2026, adopted by way of written

consultation with shareholders, together with Proposal to the General Meeting of Shareholders No. 11/2026/TTr/ĐHĐCĐ/DSH dated 11/09/2026 on approval of the Plan for Public Offering of Shares to Existing Shareholders;

4. Prospectus for Public Offering of Shares to Existing Shareholders;
5. Resolution of the Board of Directors No. 29.09/2026/NQ-HĐQT/DSH dated 29/09/2026 on implementation of the Plan for Public Offering of Shares to Existing Shareholders;
6. Undertaking on implementation of share trading registration;
7. Undertaking to comply with Point e, Clause 1, Article 15 of the Law on Securities;
8. Current Charter;
9. Audited financial statements for 2024 and 2025 and reviewed financial statements for the first six months of 2026 (Separate and Consolidated);
10. Audited report on the use of proceeds from the most recent offering;
11. Advisory agreement for the offering registration dossier;
12. Bank confirmation on the opening of a blocked account.

Article 2. This Resolution shall take effect from the date of signing. Members of the Board of Directors, the General Director, and relevant units and individuals of Dong Son Holdings Joint Stock Company shall be responsible for implementing this Resolution.

Recipients:

- As stated in Article 2;
- Filed: BOD.

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

CHAIRWOMAN



Nguyen Thi Minh Hue