

No.: 09/TTr-DIC No2-HĐQT

Vung Tau, April 29, 2025

PROPOSAL

(Regarding: Capital Raising Plan for 2025 and Asset Borrowing Plan to Secure Bank Loan Collateral for 2025)

**To: The Annual General Meeting of Shareholders 2025
Development Investment Construction Number 2 JSC**

- Pursuant to the Charter on the Organization and Operations of Development Investment Construction Number 2 Joint Stock Company
- Pursuant to The audited financial statements for 2024 and the business plan for 2025 of Development Investment Construction Number 2 Joint Stock Company.

The Board of Directors respectfully submits the following items for consideration by the General Meeting of Shareholders:

1. **The capital raising plan to support the production and business activities for 2025 is as follows:**

Form of Capital Raising	Purpose of Loan	Loan Limit for 2025 (VND billion)	Outstanding Loan as of December 31, 2024 (VND billion)
1. Short-term bank loans	Purchases of materials, tools and instruments, and salary payments	268	130,4
Bank for Investment and Development of Vietnam – Ba Ria – Vung Tau Branch		210	92,9
Vietnam Joint Stock Commercial Bank for Industry and Trade – Ba Ria – Vung Tau Branch		40	37,5
Vietnam Prosperity Joint Stock Commercial Bank – Vung Tau Branch		18	0
2. Other short-term borrowings (Funds mobilized from employees, finance companies, and other individuals)	Purchases of materials, tools and equipment, and salary payments	10	0
Total		278	130,4



- **For the “Other short-term borrowings”** limit (mobilizing capital from employees, finance companies, and other individuals): The legal representative – Chairman of the Board of Directors of DIC No. 2 is authorized to proactively organize the capital mobilization with a maximum interest rate not exceeding the lending interest rate for the same term of the commercial bank currently providing funding to DIC No. 2 and not exceeding 150% of the base interest rate prescribed by the State Bank of Vietnam at the time of borrowing. The Company’s assets must not be used as collateral for these borrowings. The total mobilized amount from such borrowings must not exceed

VND 10 billion, in accordance with the borrowing limit plan approved by the General Meeting of Shareholders. The legal representative – Chairman of the Board of Directors of DIC No. 2 shall be responsible for directing the development of a feasible borrowing/repayment plan, ensuring that borrowed capital is used for the right purposes and efficiently, and ensuring the ability to repay debts to credit institutions and other lenders.

2. Plan to borrow assets for collateralizing bank loans and mobilizing capital from employees and other individuals in 2025:

Pursuant to the 2025 business and production plan and based on the assessment of the economic and credit situation in the real estate and construction sectors, as well as the financial condition of project developers, it is expected that significant difficulties will persist in 2025. Meanwhile, overdue receivables remain high, and the Company's assets are limited. Therefore, in addition to the credit lines granted by banks and other borrowings, the Company will need to borrow additional assets to serve as collateral for loans from credit institutions.

To maintain and increase credit limits from banks and to mobilize capital from employees, the Board of Directors submits the following proposal for the General Meeting of Shareholders' consideration and approval:

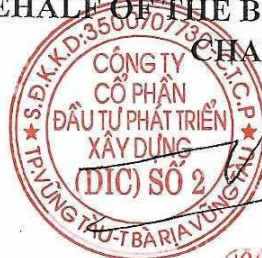
- To enter into asset lease agreements with employees for collateral purposes, with the total appraised value of the leased assets not exceeding VND 15 billion, to secure the Company's working capital loans from commercial banks when an increase in the credit limit is needed and the Company's own assets are insufficient as collateral. The annual payment to employees who lease their assets to the Company shall be based on the value of the collateral accepted by the bank for the Company's loans and will be recorded as financial expenses, with a maximum cost rate of $1.5\%/year \times \text{the actual borrowed amount}$, but not exceeding the appraised value of the collateral assets according to the valuation of the competent authority as prescribed by law.
- The General Meeting of Shareholders authorizes the Chairman of the Board of Directors – the legal representative of the Company – to:
- + Sign asset lease agreements and related documents in connection with the procedures for leasing employees' assets to serve the purpose of maintaining and increasing credit limits for the Company's working capital loans at banks, in accordance with legal regulations and the Company's internal policies; to be responsible for managing the use of employees' assets as collateral in a reasonable and effective manner, ensuring the borrowed capital is used for the right purposes and that the Company is capable of repaying debts secured by employees' collateral assets.
- + Carry out the procedures for pledging and guaranteeing loans with credit institutions.

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

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

Recipients:

- As above
- Archive



Phạm Đức Dũng