DONG SON HOLDINGS JOINT STOCK COMPANY	**THE SOCIALIST REPUBLIC OF VIETNAM**
---	**Independence - Freedom - Happiness**
No.: 258/2026/DSH	*Hanoi, 23 November 2026*

EXTRAORDINARY INFORMATION DISCLOSURE

To: - The State Securities Commission of Vietnam;
- Ho Chi Minh City Stock Exchange.

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

- Stock symbol: DSH
- Address: No. 2 Nguyen Thi Due Street, Yen Hoa Ward, Hanoi City
- Tel: 024 3556 7799 Fax: 024 3556 2499
- Email: dsh@htds.vn Website: https://htds.vn

2. Contents of disclosure:

On 23/11/2026, the Board of Directors of Dong Son Holdings Joint Stock Company issued the following Resolutions:

- Resolution No. 23.11/2026/NQ-HĐQT/DSH on the adjustment of certain contents of Board Resolution No. 29.09/2026/NQ-HĐQT/DSH dated 29/09/2026;

- Resolution No. 23.11.1/2026/NQ-HĐQT/DSH on the approval of the Funding Plan for the purchase of the real estate at No. 7 Cao Ba Quat Street, Ba Dinh Ward, Hanoi City;

- Resolution No. 23.11.2/2026/NQ-HĐQT/DSH on the approval of the dossier for the additional public offering of shares to existing shareholders.

Details are provided in the attached Resolutions.

3. The above information was published on the Company's website on 23/11/2026 at the following link:

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

We hereby certify that the information provided above is true and correct, and we bear full legal responsibility for the content of the disclosed information.

Recipients:
- As above;
- Archived: Admin.

Attached documents:
- Board Resolution No. 23.11/2026/NQ-HĐQT/DSH;
- Board Resolution No. 23.11.1/2026/NQ-HĐQT/DSH;
- Board Resolution No. 23.11.2/2026/NQ-HĐQT/DSH.

DONG SON HOLDINGS JOINT STOCK COMPANY
PERSON AUTHORIZED TO DISCLOSE INFORMATION
(Signature, full name, position and seal)

CÔNG TY CỔ PHẦN ĐÔNG SƠN HOLDINGS

Nguyen Thi Thu Thuy

DONG SON HOLDINGS JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 23.11/2026/NQ-HĐQT/DSH

Hanoi, 23/11/2026

RESOLUTION

Re: Adjustment of certain contents of Resolution of the Board of Directors No. 29.09/2026/NQ-HĐQT/DSH dated 29/09/2026

THE BOARD OF DIRECTORS

DONG SON HOLDINGS JOINT STOCK COMPANY

- *Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on 17/6/2020, and its amending, supplementing and guiding documents;*
- *Pursuant to the Law on Securities No. 54/2019/QH14 dated 26/11/2019, and its amending, supplementing and guiding documents;*
- *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 28/09/2026 of Dong Son Holdings Joint Stock Company, adopted in the form of collecting shareholders' written opinions;*
- *Pursuant to Resolution of the Board of Directors No. 29.09/2026/NQ-HĐQT/DSH dated 29/09/2026 on the implementation of the Plan for the 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. 23.11/2026/BB-HĐQT/DSH dated 23/11/2026.*

RESOLVES:

Article 1. To approve the adjustment of certain contents of Resolution of the Board of Directors No. 29.09/2026/NQ-HĐQT/DSH dated 29/09/2026 on the implementation of the Plan for the public offering of shares to existing shareholders, as follows:

1. Adjustment of the deadline for completion of the transaction stipulated in Article 1 as follows:

- **Content before adjustment:** The parties expect to complete the signing of the official Transfer Contract and make payment as agreed no later than 31/12/2026.
- **Content after adjustment:** The parties expect to complete the signing of the official Transfer Contract and make payment as agreed no later than 28/02/2027.

2. Adjustment of certain contents of Article 2 as follows:

- **Content before adjustment:**
  - Current total number of outstanding shares: 35.000.000 shares
  - Expected total number of outstanding shares after completion of the share issuance to pay the 2025 dividend: 39.200.000 shares
  - Exercise ratio (expected after completion of the share issuance to pay the 2025

dividend): 2 : 1,7857. Accordingly, each shareholder owning 01 share will receive 01 right, and every 02 rights will entitle the holder to purchase 1,7857 new shares. Fractional shares (if any) will be rounded down to the nearest unit.

- Implementation time: In 2026 and/or until the completion of the offering in accordance with regulations.

- **Content after adjustment:**

  - Current total number of outstanding shares: 39.199.977 shares.
  - Exercise ratio: 2 : 1,7857. Accordingly, each shareholder owning 01 share will receive 01 right, and every 02 rights will entitle the holder to purchase 1,7857 new shares. Fractional shares (if any) will be rounded down to the nearest unit.
  - Implementation time: Quarter IV/2026 – Quarter I/2027.

3. Adjustment of the time of use of the expected proceeds from the offering in Article 3 as follows:

- **Content before adjustment:** Expected time of use: Quarter IV/2026 – Quarter II/2027.
- **Content after adjustment:** Expected time of use: Quarter I/2027

4. Adjustment of the content of Article 5 as follows:

To approve the implementation of the change in the number of registered securities and the additional listing registration of shares after the public offering of shares to existing shareholders, as follows:

The Board of Directors of the Company commits to *"Implement the change in the number of registered securities and the additional listing registration for the entire number of shares issued after the completion of the additional public offering of shares to existing shareholders in accordance with prevailing regulations"*.

Article 2. Other contents of Resolution of the Board of Directors No. 29.09/2026/NQ-HĐQT/DSH dated 29/09/2026 remain unchanged and continue to be in effect.

Article 3. To assign the Chief Executive Officer to direct the relevant units to implement the contents approved in this Resolution in accordance with the prevailing regulations of the Company and the law.

Article 4. This Resolution takes effect from the date of signing. Members of the Board of Directors, the Chief Executive Officer, and relevant units and individuals of Dong Son Holdings Joint Stock Company shall be responsible for implementing this Resolution.

Recipients:
- *As stated in Article 4;*
- *Filed: BOD.*

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN

CÔNG TY CỔ PHẦN ĐÔNG SƠN HOLDINGS

Nguyen Thi Minh Hue

DONG SON HOLDINGS JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM** **Independence – Freedom – Happiness**
No.: 23.11.1/2026/NQ-HĐQT/DSH	*Hanoi, 23/11/2026*

RESOLUTION

Re: Approval of the funding plan for the purchase of the real estate at No. 7 Cao Ba Quat Street, Ba Dinh Ward, Hanoi City

THE BOARD OF DIRECTORS
DONG SON HOLDINGS JOINT STOCK COMPANY

- *Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on 17/6/2020, and its amending, supplementing and guiding documents;*
- *Pursuant to the Law on Securities No. 54/2019/QH14 dated 26/11/2019, and its amending, supplementing and guiding documents;*
- *Pursuant to the Charter on 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/ĐHĐCĐ/DSH dated 28/09/2026 of Dong Son Holdings Joint Stock Company, adopted in the form of collecting shareholders' written opinions;*
- *Pursuant to Resolution of the Board of Directors No. 29.09/2026/NQ-HĐQT/DSH dated 29/09/2026 on the implementation of the Plan for the public offering of shares to existing shareholders;*
- *Pursuant to Resolution of the Board of Directors No. 23.11/2026/NQ-HĐQT/DSH dated 23/11/2026 on the adjustment of certain contents of Resolution of the Board of Directors No. 29.09/2026/NQ-HĐQT/DSH dated 29/09/2026;*
- *Pursuant to the Minutes of the Meeting of the Board of Directors of Dong Son Holdings Joint Stock Company No. 23.11/2026/BB-HĐQT/DSH dated 23/11/2026.*

RESOLVES:

Article 1. To approve the funding plan for the purchase of the real estate at No. 7 Cao Ba Quat Street, Ba Dinh Ward, Hanoi City, as follows:

The Company expects to use the entire VND 350 billion raised from the public offering of shares to existing shareholders to purchase the real estate at No. 7 Cao Ba Quat Street, Ba Dinh Ward, Hanoi City. In case the proceeds from the offering are not released in time to meet the payment schedule and/or are lower than the actual

funding requirement, the Company will proactively arrange alternative funding from its existing sources of funds and other lawful sources of financing, in the following expected order of priority:

Order of priority	Source of funds	Expected amount (VND billion)
1	Cash and cash equivalents	63,4
2	Transfer of short-term investment (9.000.000 shares of Nam Dinh Urban Development and Investment Joint Stock Company)	101,7
3	Withdrawal of term deposits	44,0
4	Bank loans	Up to VND 250 billion

Article 2. To assign the Chief Executive Officer to direct the relevant units to implement the contents approved in this Resolution in accordance with the prevailing regulations of the Company and the law.

Article 3. This Resolution takes effect from the date of signing. Members of the Board of Directors, the Chief Executive Officer, and relevant units and individuals of Dong Son Holdings Joint Stock Company shall be responsible for implementing this Resolution.

Recipients:
- *As stated in Article 3;*
- *Filed: BOD.*

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN

CÔNG TY CỔ PHẦN ĐÔNG SƠN HOLDINGS

Nguyen Thi Minh Hue

DONG SON HOLDINGS JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM Independence – Freedom – Happiness
No.: 23.11.2/2026/NQ-HĐQT/DSH	*Hanoi, 23/11/2026*

RESOLUTION

Re: Approval of the dossier for the additional public offering of shares to existing shareholders

THE BOARD OF DIRECTORS

DONG SON HOLDINGS JOINT STOCK COMPANY

- *Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on 17/6/2020, and its amending, supplementing and guiding documents;*
- *Pursuant to the Law on Securities No. 54/2019/QH14 dated 26/11/2019, and its amending, supplementing and guiding documents;*
- *Pursuant to the Charter on 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/ĐHĐCĐ/DSH dated 28/09/2026 of Dong Son Holdings Joint Stock Company, adopted in the form of collecting shareholders' written opinions;*
- *Pursuant to Resolution of the Board of Directors No. 29.09/2026/NQ-HĐQT/DSH dated 29/09/2026 on the implementation of the Plan for the public offering of shares to existing shareholders;*
- *Pursuant to Resolution of the Board of Directors No. 23.11/2026/NQ-HĐQT/DSH dated 23/11/2026 on the adjustment of certain contents of Resolution of the Board of Directors No. 29.09/2026/NQ-HĐQT/DSH dated 29/09/2026;*
- *Pursuant to the Minutes of the Meeting of the Board of Directors of Dong Son Holdings Joint Stock Company No. 23.11/2026/BB-HĐQT/DSH dated 23/11/2026.*

RESOLVES:

Article 1. To approve the dossier for the additional public offering of shares to existing shareholders of Dong Son Holdings Joint Stock Company, including:

1. Registration form for the additional public offering of shares to existing shareholders;
2. Enterprise Registration Certificate;
3. Minutes of vote counting for the collection of shareholders' written opinions dated 28/09/2026; Resolution of the General Meeting of Shareholders No. 03/2026/NQ/ĐHĐCĐ/DSH dated 28/09/2026 adopted in the form of collecting shareholders' written opinions, together with Proposal to the General Meeting of Shareholders No. 10/2026/TTr/ĐHĐCĐ/DSH dated 11/09/2026 on the approval of the policy to purchase real estate for use as the Company's office/head office and Proposal to the General Meeting of Shareholders No. 11/2026/TTr/ĐHĐCĐ/DSH dated 11/09/2026 on the approval of the plan for the public offering of shares to existing shareholders;

4. Prospectus for the 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 the implementation of the Plan for the public offering of shares to existing shareholders;
6. Resolution of the Board of Directors No. 23.11/2026/NQ-HĐQT/DSH dated 23/11/2026 on the adjustment of certain contents of Resolution of the Board of Directors No. 29.09/2026/NQ-HĐQT/DSH dated 29/09/2026;
7. Letter of commitment to register the shares for listing;
8. Letter of commitment to satisfy the requirement set out at Point e, Clause 1, Article 15 of the Law on Securities;
9. Charter of the Company;
10. The Company's audited (separate and consolidated) financial statements for 2024, audited (separate and consolidated) financial statements for 2025, reviewed (separate and consolidated) financial statements for the first six months of 2026, and self-prepared (separate and consolidated) financial statements for Quarter 3/2026;
11. Audited report on the use of proceeds from the most recent offering;
12. Consultancy contract for the offering registration dossier;
13. Bank's confirmation of the opening of the escrow (blocked) account;
14. Valuation Certificate No. 272/2026/24 dated 11/09/2026, together with Valuation Report No. 0309/2026/BCTĐG/IAV dated 11/09/2026, issued by International Auditing and Valuation Company Limited;
15. Deposit Agreement No. 30.09/2026/HĐĐC/DSH-VHA signed on 30/09/2026 and Appendix No. 01/PLHĐ/HĐĐC/DSH-VHA dated 02/11/2026 to the Deposit Agreement between the Company and Mr. Vu Hoang Anh, together with the draft Contract for the transfer of land use rights and sale and purchase of a house;
16. Certificate of land use rights, ownership of houses and other land-attached assets No. AA05678014;
17. Official Letter No. 10519/CNKV dated 30/10/2026 of the Ba Dinh – Hoan Kiem – Dong Da Area Branch of the Land Registration Office;
18. Official Letter No. 2052/BIDV.MĐ-KHDN3 dated 03/11/2026 of Joint Stock Commercial Bank for Investment and Development of Vietnam – My Dinh Branch on the credit facility orientation for Dong Son Holdings JSC.

Article 2. Members of the Board of Directors, the Chief Executive Officer, and relevant units and individuals of Dong Son Holdings Joint Stock Company shall be responsible for implementing this Resolution. This Resolution takes effect from the date of signing and replaces Resolution of the Board of Directors No. 30.09/2026/NQ-HĐQT/DSH dated 30/09/2026.

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

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN

Nguyen Thi Minh Hue

CÔNG TY CỔ PHẦN ĐÔNG SƠN HOLDINGS

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=MST:0104291191
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