DET MAY 7 JOINT STOCK COMPANY

No.: 384 /CBTT-DM7

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Tan Binh 26 November 2026

DISCLOSURE OF EXTRAORDINARY INFORMATION

To:

- The State Securities Commission;
- Hanoi Stock Exchange.

1. Organization name: DET MAY 7 JOINT STOCK COMPANY

- Security ticker: DM7
- Address: 109A Tran Van Du, Ward Tan Binh District, HCMC
- Contact telephone No.: 028.38425372 Fax: 028.38100489
- Email: detmay7cty@gmail.com

2. Disclosed contents

Det May 7 Joint Stock Company announced the Decision No.345/QD-DM7 of the Board of Directors dated 26 November, 2026 on approving the execution of Facility Lease Contract with Cao Gia Phat Group Joint Stock Company as follows: Lease of facilities. Value: 806,955,350 VND/month (including VAT).

3. This information has been post on 26 November, 2026 on the Company's website at detmay7.com.vn.

We hereby undertake that the above information is true and accurate and we shall take responsibility to the laws for the disclosed information./.

Recipients:
- As above;
- Archives in: Office, Department of Organization and Administration. Tu04.

THE DIRECTOR

M.S.D.N: 0300509782 - C.T.C.P - CÔNG TY CỔ PHẦN DỆT MAY 7 - THÀNH PHỐ HỒ CHÍ MINH

Dinh Quang Nhan

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN DỆT MAY 7
Ký ngày: 26/11/2026 09:00:45

DET MAY 7 JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness
No.: 945 /QD-DM7	*Tan Binh, 26 November 2026*

DECISION
Approval of transaction with related person

THE COMPANY'S BOARD OF DIRECTORS

Pursuant to the Law on Enterprises No. 59/2020/QH14 adopted on June 17, 2020 by the National Assembly of the Socialist Republic of Vietnam;

Pursuant to the Law on Securities No. 54/2019/QH14 adopted on November 26, 2019 by the National Assembly of the Socialist Republic of Vietnam;

Pursuant to the Decree No. 155/2020/ND-CP of the Government dated December 31, 2020 on detailing the implementation of a number of Articles of the Law on Securities;

Pursuant to the Charter of Organization and Operation of Det May 7 Joint Stock Company approved on June 30, 2022;

Pursuant to the Operating Regulation No. 168/QC-DM7 of the Board of Directors of Det May 7 Joint Stock Company approved on June 30, 2022;

Pursuant to the Decision No. 133/QD-DM7 of Det May 7 Joint Stock Company dated July 8, 2025 on selecting the property operator.

HEREBY DECIDES:

Article 1. The Board of Directors hereby approves the following content

Approval of the signing of a Facility Lease Contract with a related party, Cao Gia Phat Group Joint Stock Company, specifically as follows:

+ Contents: Lease of facilities

+ Value: **806,955,350 VND/month** (including VAT).

Article 2. The Board of Directors unanimously approved the above content. The General Director is assigned to directly lead, organize, and execute the implementation of the above contents, ensuring compliance with the applicable provisions of the laws and the Company's Charter.

Article 3. This Decision takes effect since approval date. Members of the Board of Directors, the Supervisory Board, the Board of Management, and relevant departments, units, and individuals are responsible for fulfillment of this Decision./.

Recipients:
- As in Article 3;
- Archives in: Office, Department of Organization and Administration. Tu10.

FOR AND ON BEHALF OF BOARD OF DIRECTORS
THE CHAIRMAN

M.S.D.N: 0300507782 C.T.C.P CÔNG TY CỔ PHẦN DỆT MAY 7 THÀNH PHỐ HỒ CHÍ MINH

Nguyen Manh Tung