

Hồ Chí Minh city, May 06, 2026

## DECISION

*Regarding: The execution of a transaction with a related party –  
Ngoi Sao Tam Thang Co., Ltd.*

### THE BOARD OF DIRECTORS OF BA RIA - VUNG TAU HOUSE DEVELOPMENT JSC

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;
- Pursuant to the Charter on Organization and Operation of the Company;
- Pursuant to the Minutes of the Board of Directors Meeting dated May 06, 2026;
- Pursuant to the business operations of the Company.

## RESOLVES

**Article 1. Approve the transaction contract with the related party. Specifically:**

**Name of the related party:** Ngoi Sao Tam Thang Co., Ltd.

**Relationship:** Subsidiary

**Content:** Provide a loan to Ngoi Sao Tam Thang Co., Ltd. to execute the transaction of receiving the land transfer for the 1.2-hectare Bai Sau project.

Authorize the General Director of the Company to direct and organize the implementation of related matters in accordance with regulations.

**Article 2.** The Board of Directors, the Board of General Directors, Directors of functional departments, and relevant individuals shall be responsible for implementing this Decision within their respective duties and authorities.

This Decision takes effect from the date of signing.

Receipt:

- As above 2;
- Archived.

BA RIA – VUNG TAU  
HOUSE DEVELOPMENT JSC  
CHAIRMAN 



**Doan Huu Thuan**