

No: 08/2026/NQ-CLX-HĐQT

*Ho Chi Minh City, Date May 13, 2026*

## **RESOLUTION**

**Regarding the adjustment of certain contents of the Investment Project for the construction of rental workshops L10 of Vinh Loc Industrial Park Co.,Ltd**

### **BOARD OF DIRECTORS**

#### **CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION**

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 Cho Lon Investment and Import Export Corporation (Cholimex) approved by the General Meeting of Shareholders of Cho Lon Investment and Import Export Corporation (Cholimex) on April 15, 2026;

Pursuant to the Internal Regulations on corporate governance and the Regulations on Operation of the Board of Directors of Cho Lon Investment and Import Export Corporation (Cholimex) approved by the General Meeting of Shareholders of Cho Lon Investment and Import Export Corporation (Cholimex) on April 15, 2026;

Pursuant to the Financial Management Regulations of Cho Lon Investment and Import Export Corporation (Cholimex) issued under Decision No. 14/QĐ-CHOLIMEX-HĐQT dated July 30, 2021 of the Board of Directors of Cho Lon Investment and Import Export Corporation (Cholimex);

Pursuant to Resolution No. 07-NQ/HĐQT dated June 27, 2025 of the Board of Directors of Cho Lon Investment and Import Export Corporation (Cholimex) regarding the approval of the policy on executing the Investment Project for the construction of rental workshops L10 of Vinh Loc Industrial Park Co.,Ltd;

Having considered Proposal No. 83/TTr-CHOLIMEX-TGD dated April 23, 2026 of the General Director of the Company regarding the adjustment of certain contents of the Investment Project for the construction of rental workshops L10 of Vinh Loc Industrial Park Co.,Ltd;

Pursuant to the Minutes of vote counting for seeking opinions from the Board of Directors dated May 13, 2026.

### **RESOLVES:**

**Article 1.** Unanimously approve the adjustment of certain contents of the Investment Project for the construction of rental workshops L10 of Vinh Loc Industrial Park Co.,Ltd as follows:

- Total investment (after tax): 63,892,442,456 VND.



- Location: Lot II.4-8 (formerly lot B8/II – B9/II), Road No. 2A, Vinh Loc Industrial Park, Binh Tan Ward, Ho Chi Minh City.

- Scale:

+ Land area: 9,993.70 m<sup>2</sup>.

+ Construction area: 5,994.2 m<sup>2</sup> (59.98%).

+ Total gross floor area: 6,372.77 m<sup>2</sup>.

+ Greenery land area: 2,507.4 m<sup>2</sup>.

+ Traffic land area: 1,492.1 m<sup>2</sup>.

+ Construction height: 1 floor + mezzanine.

+ Floor Area Ratio (FAR): 0.64 times.

- Investment efficiency:

+ Net present value (NPV): 125,564,387,000 VND (discount r = 8.26%).

+ Internal Rate of Return (IRR): 21.47%.

+ Payback period: 7 years and 2.5 months (at a rental price of 5 USD/m<sup>2</sup>/month).

- Funding source:

+ Bank loan: 60%.

+ Equity: 40%.

- Organization of implementation:

+ Investor: Vinh Loc Industrial Park Co.,Ltd.

+ Project management: Vinh Loc Industrial Park Co.,Ltd.

+ Contractor selection: Executed in accordance with legal regulations.

+ Implementation time: 28 months (from March 2025 to June 2027).

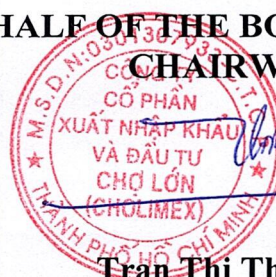
**Article 2.** Assign the General Director of Cho Lon Investment and Import Export Corporation (Cholimex) to oversee the project implementation to ensure compliance with current regulations and economic efficiency.

**Article 3.** This Resolution shall be effective from the date of signing. The Board of Directors, the General Director of Cho Lon Investment and Import Export Corporation (Cholimex), the Board of Members of Vinh Loc Industrial Park Co.,Ltd, relevant departments and individuals shall be responsible for implementing this Resolution./.

**Recipient:**

- As in Article 3;
- Board of Supervisors;
- Archived: Administration Dept., Secretariat.

ON BEHALF OF THE BOARD OF DIRECTORS  
CHAIRWOMAN



Tran Thi Thanh Nhan