

No.: 19/V21

Hanoi, 01 June 2026

RESOLUTION

(On Approval of the Detailed Implementation Plan for the Private Placement of Shares)

BOARD OF DIRECTORS VINACONEX 21 JOINT STOCK COMPANY

Pursuant to:

- the Law on Enterprises No. 59/2020/QH14 adopted by the National Assembly of the Socialist Republic of Vietnam on 17 June 2020, as amended and supplemented from time to time;
- the Law on Securities No. 54/2019/QH14 adopted by the National Assembly of the Socialist Republic of Vietnam on 26 November 2019, as amended and supplemented from time to time;
- the Charter of Organization and Operation of Vinaconex 21 Joint Stock Company (the "Company");
- Resolution No. 15/V21 of the General Meeting of Shareholders dated 28 April 2026 and Proposal No. 02/V21 dated 06 April 2026 regarding the private placement of shares for the increase of the Company's charter capital;
- Minutes of the Meeting of the Board of Directors No. 18/V21 dated 01 June 2026.

HEREBY RESOLVES AS FOLLOWS:

Article 1: Approval of the Detailed Implementation Plan for the Private Placement of Shares for Charter Capital Increase in 2026:

- Name of the Shares : Shares of Vinaconex 21 Joint Stock Company
- Number of Shares to be Offered (expected) : 21,000,000 Shares
- Total Offering Value at Par Value (expected) : VND 210,000,000,000
- Type of Shares : Ordinary Shares
- Par Value : VND 10,000 per Share
- Offering Price : VND 10,000 per Share
- Offering Method : Private Placement
- Offerees : Eligibility criteria:
 - ✓ Investors with adequate financial capability;
 - ✓ Investors wishing to make an investment in the Company;
 - ✓ Priority shall be given to investors committed to maintaining a long-term relationship with the Company and capable of supporting the Company in management, technology, competitiveness enhancement and brand development;
 - ✓ Domestic investors.

- List of Investors Registering to Subscribe for Shares : The list of investors registering to subscribe for shares is attached hereto as an Appendix to this Resolution. The Board of Directors may, where necessary and subject to actual circumstances, adjust the number of shares allocated to each professional securities investor and/or replace any selected professional securities investor. Any substitute investor must satisfy the eligibility criteria set out above.
- Transferability of Subscription Rights : Investors whose names appear on the list approved by the Board of Directors shall not be permitted to transfer their subscription rights to any third party.
- Transfer Restrictions : The shares offered under the Private Placement shall be subject to transfer restrictions as follows: A lock-up period of three (03) years from the completion date of the offering in respect of strategic investors; and A lock-up period of one (01) year from the completion date of the offering in respect of professional securities investors.
- Treatment of Unsubscribed Shares : In the event that the shares offered under the Private Placement are not fully subscribed by the investors listed in the Appendix attached to this Resolution, the Board of Directors shall be authorized to offer the remaining unsubscribed shares to other investors having demand therefor, under such terms and conditions as deemed appropriate, provided that: the offering price shall not be lower than the initial offering price; the private placement remains in compliance with regulations governing a single private placement; and all applicable laws and regulations are complied with.
- Share Subscription : Eligible investors approved by the Board of Directors shall register to subscribe for shares and make payment to the Company in accordance with the Company's notification.
- Distribution Period : The Private Placement shall be conducted within ninety (90) days from the date on which approval for the private placement is granted by the competent authority.
- Expected Timeline : From the second quarter of 2026 to the fourth quarter of 2026.
- Measures in the Event that the Expected Minimum Proceeds Are Not Raised : The Company does not prescribe a minimum successful subscription ratio for the offering. In the event that, upon expiry of the offering period, the Company fails to distribute all shares as registered

and the proceeds raised are lower than expected, the Board of Directors shall, depending on actual circumstances, implement one or more of the following measures:

- Adjust the use-of-proceeds plan to align with actual business operations;
- Supplement the funding shortfall through bank borrowings under credit facilities and/or the issuance of corporate bonds.

- Use of Proceeds

The total proceeds expected to be raised from the Private Placement, as approved by the General Meeting of Shareholders, shall be used for advance payments and payments to contractors and suppliers in connection with the implementation of the Nam Ngan Social Housing Project, located in Ham Rong Ward, Thanh Hoa Province, Vietnam.

The detailed allocation of proceeds to contractors and suppliers is set out below.

N o.	Contractor / Supplier	Enterprise Registration Certificate No.	Contract No.	Contract Date	Scope of Work	Contract Value (VND)	Allocation of Offering Proceeds (VND)
1	Viet Incons Joint Stock Company	0105984752	15.12/2025/NN/H ĐXD/V21-VI	15/12/2025	Construction of foundation works, structural frame, masonry, external plastering and finishing works, and loggias for NOXH2 (Tower A3)	95,716,221,612	10,000,000,000
2	Dai Ngan Construction and Trading Joint Stock Company	0200691058	02.11.2025/ĐN- VINA21	16/11/2025	Supply of construction materials for Nam Ngan Social Housing Project (Structural Steel - Area A)	150,000,000,000	25,000,000,000
			05.01.2026/ĐN- VINA21	05/01/2026	Supply of construction materials for Nam Ngan Social Housing Project (Structural Steel - Area B)	161,000,000,000	
3	Vina 21 Concrete Joint Stock Company	0107693692	31/07/2025/HDNT /V21-VINA 21	31/07/2025	Supply of ready-mixed concrete and related services	146,000,000,000	30,000,000,000
4	Minh Viet Urban Consultancy and Construction Joint Stock Company	0108654840	08.05/2026/HĐK T/V21-MV	08/05/2026	Supply of ceramic wall and floor tiles for Area A	27,026,956,152	25,000,000,000
			04.05/2026/HĐK T/V21-MV	04/05/2026	Supply of materials and equipment for internal water systems in Area A	61,337,615,633	
5	Sac Mau Viet Group Joint Stock Company	0106459315	05.05/2026/NN/H ĐTC/V21-SMV	05/05/2026	Supply of materials and execution of painting works for Area A	38,897,414,535	10,000,000,000
6	Hung Gia Construction,	0108342714	22.04/2026/NN/H ĐTC/V21-HG	22/04/2026	Supply of materials and execution of gypsum ceiling works for Area A	24,467,887,987	19,000,000,000

	Trading and Investment Company Limited		24.04/2026/NN/H ĐTC/V21-HG	24/04/2026	Supply of materials and execution of HVAC works and air-conditioning equipment for Area A	35,996,715,360	
			29.04/2026/NN/H ĐTC/V21-HG	29/04/2026	Supply of materials and execution of kitchen cabinet works for Area A	29,400,405,408	
			04.05/2026/NN/H ĐTC/V21-TTH	04/05/2026	Supply of materials and execution of composite door works for Area A	29,383,095,060	
			06.05/2026/NN/H ĐTC/V21-TTH	06/05/2026	Supply of materials and execution of aluminum-glass doors and glass roofing works for Area A	56,538,312,452	
			07.05/2026/NN/H ĐTC/V21-TTH	07/05/2026	Supply of materials and execution of fire-rated door works for Area A	29,787,258,530	
			08.05/2026/NN/H ĐTC/V21-TTH	22/05/2026	Supply of materials and execution of steel railing works for Area A	13,913,070,463	
			05.05/2026/NN/H ĐTCXD/V21-DP	05/05/2026	Supply and installation of electrical systems and indoor electrical cabinets for Area A	104,118,647,000	20,000,000,000
			05.01/2026/NNH ĐXD/V21-OL	05/01/2026	Construction of mass bored piles D1000mm and D1200mm for Area B	58,719,240,991	38,000,000,000
			TOTAL			1,062,302,841,183	210,000,000,000
7	TTH Trading and Manufacturing Joint Stock Company	2803202529					33,000,000,000
8	Dan Phuong Industrial Joint Stock Company	0108414246					
9	Oliver Construction Investment Company Limited	0111143758					

Detailed information relating to the Nam Ngan Social Housing Project, Ham Rong Ward, Thanh Hoa Province, has been published on the official website of the Thanh Hoa Department of Construction.

ARTICLE 2: Approval of Measures to Ensure Compliance with Foreign Ownership Restrictions:

Pursuant to Official Letter No. 3692/UBCK-PTTT dated 15 June 2022 issued by the State Securities Commission of Vietnam, the maximum foreign ownership ratio applicable to Vinaconex 21 Joint Stock Company is 0%.

To ensure compliance with the foreign ownership limit in connection with the 2026 Private Placement, Resolution No. 15/V21 of the General Meeting of Shareholders dated 28 April 2026 approved that no Shares shall be offered to foreign investors.

ARTICLE 3: Approval of Additional Securities Registration and Additional Listing of Successfully Issued Shares

All Shares successfully issued under the Private Placement shall be additionally registered with the Vietnam Securities Depository and Clearing Corporation (VSDC) and additionally listed on the Hanoi Stock Exchange (HNX) in accordance with applicable laws immediately upon completion of the Private Placement.

ARTICLE 4: Authorization

The Chairman of the Board of Directors and the General Director are hereby authorized and empowered to implement all necessary actions, execute all relevant agreements and legal documents, and complete all procedures required for the completion of the Private Placement in accordance with the detailed plan approved by the Board of Directors, ensuring compliance with the Resolution of the General Meeting of Shareholders for 2026 and applicable laws and regulations.

Recipients:

- As specified in Article 3 herein;
- For information disclosure;
- Kept on file at the Company's Office.

FOR AND ON BEHALF OF THE BOARD

OF DIRECTORS

CHAIRMAN



NGUYEN MANH HA

LIST OF INVESTORS SUBSCRIBING FOR THE PRIVATE PLACEMENT SHARES

(Attached to Resolution No. 19/V21 dated 01 June 2026 of the Board of Directors of Vinaconex 21 Joint Stock Company)

No.	Full Name	ID No./Enterprise Registration No.	Investor Classification	Relationship with the Issuer, Members of the Board of Directors, Supervisory Board or Executive Management (if any)	Number of Shares Registered for Subscription
1	Nguyen Xuan Viet	001068003399	Strategic Investor	Shareholder, Company Employee	4,800,000
2	Nguyen Xuan Pha	001098031364	Strategic Investor	None	2,000,000
3	Nguyen Huy Cuong	001078013219	Strategic Investor	Shareholder, General Director	3,500,000
4	Nguyen Manh Ha	042078000534	Strategic Investor	Shareholder, Chairman of the Board of Directors	3,500,000
5	Nguyen Ngoc Xuyen	026075000009	Professional Securities Investor	Shareholder	2,000,000
6	Nguyen Minh Dong	035081001969	Professional Securities Investor	Shareholder	1,000,000
7	Dam Vien Du	001090015501	Professional Securities Investor	Shareholder, Company Employee	1,100,000
8	Vu Duc Hoa	034085021481	Professional Securities Investor	Shareholder, Deputy General Director	2,100,000
9	Pham Tuan Anh	034095004358	Professional Securities Investor	None	1,000,000
TOTAL					21,000,000