

INVESTMENT REGISTRATION CERTIFICATE

Project Code: 1685086137

First Certification: September 27, 2013

1st Amendment Certification: June 22, 2026

2nd Amendment Certification: June 29, 2026

Pursuant to the Law on Investment No. 143/2025/QH15 dated December 11, 2025;

Pursuant to Decree No. 96/2026/ND-CP dated March 31, 2026 of the Government detailing and guiding the implementation of a number of articles of the Law on Investment;

Pursuant to Circular No. 55/2026/TT-BTC dated May 15, 2026 of the Minister of Finance prescribing standard forms of documents and reports relating to investment activities and investment promotion in Viet Nam;

Pursuant to Decision No. 1737/QĐ-UBND dated June 6, 2026 of the Thai Nguyen Provincial People's Committee on permitting the continued allocation and lease of land for implementation of the Ho Xuong Rong Urban Area Project, Thai Nguyen City;

Pursuant to Investment Certificate No. 17 121 000 031 initially issued by the Thai Nguyen Provincial People's Committee on September 27, 2013;

Pursuant to Investment Registration Certificate No. 1685086137 issued by the Department of Finance on June 22, 2026 (1st Amendment Certification);

Pursuant to Decision No. 18/QĐ-UBND dated July 1, 2025 of the Thai Nguyen Provincial People's Committee promulgating the functions, duties, powers and organizational structure of the Department of Finance of Thai Nguyen Province;

Pursuant to the application for project amendment and accompanying documents submitted by Song Da 2 Joint Stock Company on June 11, 2026,

THE DEPARTMENT OF FINANCE OF THAI NGUYEN PROVINCE

Certifies that:

The Ho Xuong Rong Urban Area Construction Investment Project, Thai Nguyen City; Investment Registration Certificate No. 1685086137, issued by the Department of Finance of Thai Nguyen Province under the 1st Amendment Certification dated June 22, 2026, is hereby amended with respect to the project implementation schedule as follows:

Information on the investment project after amendment:



1. Investor:

Enterprise name: Song Da 2 Joint Stock Company

Type of economic organization: Joint Stock Company (*Enterprise Registration Certificate No. 0500236821 issued by the Business Registration Office - Hanoi Department of Planning and Investment; first registered on March 1, 2006 and amended for the 11th time on May 9, 2017*);

Head office: Km10 Nguyen Trai Street, Van Quan Ward, Ha Dong District, Hanoi City.

Tax Code: 0500236821

Telephone: 0433510542

Information on the legal representative

Full name: **Hoang Van Son**

Gender: Male

Position: General Director

Date of Birth: May 19, 1973

Nationality: Vietnamese.

Personal Identification Number: 038073002953

Date of Issue: 21/02/2017

Issuing Authority: Police Department for Administrative Management of Social Order and National Population Database.

Contact Address: Group 26, Cluster 5, Ha Dinh Ward, Thanh Xuan District, Hanoi City.

The investment project is registered for implementation with the following amended contents:

Article 1. Project Contents:

- Project objectives and scale:

+ To develop a complete and integrated urban area with modern technical infrastructure and landscape architecture in accordance with the approved master plan, including: site leveling combined with the formation of Ho Xuong Rong Lake; expansion of the North-South road; construction of transportation infrastructure, pedestrian bridges, internal parking lots; stormwater drainage, wastewater drainage, domestic water supply and drainage systems; power supply system, public lighting, telecommunications infrastructure, and green landscaping.

+ For low-rise residential land: Upon substantial completion of the project's technical infrastructure, the Investor shall invest in and construct a portion of residential buildings for commercial purposes while transferring land use rights for the remaining residential land within the project to secondary investors, being organizations and individuals, for the development of residential buildings in accordance with the approved planning and project.

+ For commercial and service land: Upon substantial completion of the project's technical infrastructure, the Investor shall directly conduct business investment, transfer,



or cooperate in investment under joint venture or partnership arrangements with secondary investors to invest in, construct and operate works in accordance with the approved planning and project.

+ To reduce the area designated for high-rise developments (residential, commercial/service and office land for apartment buildings CT01 and CT02) in accordance with the approved planning.

- Project implementation schedule: The entire project shall be completed by the end of Quarter II of 2029.

Article 2. Obligations of the Investor

1. The Investor and the economic organization shall complete the procedures for registering an account on the National Investment Information System in accordance with the law.

2. Allocate sufficient resources and closely coordinate with relevant departments, agencies, local authorities and related organizations to promptly complete all legal procedures for project implementation in accordance with the committed schedule. Submit quarterly and annual reports on project implementation in accordance with the Law on Investment.

3. Comply with all applicable laws and regulations on planning, land, environment, construction, labor, fire prevention and fighting, enterprise registration, investment registration, fulfillment of financial obligations and other relevant legal regulations throughout the implementation of the investment project.

Article 3. This Investment Registration Certificate shall take effect from the date of signing and shall form an integral part of Investment Certificate No. 17 121 000 031 initially issued by the Thai Nguyen Provincial People's Committee on September 27, 2013, and shall replace Investment Registration Certificate No. 1685086137 issued by the Department of Finance of Thai Nguyen Province under the 1st Amendment Certification dated June 22, 2026.

Article 4. This Investment Registration Certificate is made in two (02) original copies; one (01) original is issued to the Investor, one (01) original is issued to the economic organization implementing the project, one (01) original is retained by the Department of Finance of Thai Nguyen Province, and the Certificate shall be uploaded to the National Investment Information System.

Recipients:

- As stated in Article 4;
- Archived at: Administration Division, Investment Appraisal & Investment Supervision Division.

DIRECTOR

(Signed)

Le Kim Phuc

