



**SCG CONSTRUCTION GROUP
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: *1506*/2026/SCG-CBTT

Hanoi, July...1.7...., 2026

**To: State Securities Commission of Vietnam
Hanoi Stock Exchange
Shareholders**

Name of organization: SCG Construction Group Joint Stock Company

Stock symbol: SCG

Head office address: 8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam.

Phone number: 0247 305 9979

Website: <https://scgr.vn>

Person in charge of information disclosure: Mr. Tran The Long – Authorized Person for Information Disclosure

Type of information disclosure: ☐ Periodic ☐ Extraordinary ☒ 24h ☐ Other

Content of information disclosure:

Resolution of the Board of Directors No. *46*/2026/SCG/NQ-HĐQT dated July *1.7*., 2026 on the approval of the execution of Purchase and Sale Contracts with DIA Investment Joint Stock Company and the Supplement of Collateral for the Credit Facility Granted by Military Commercial Joint Stock Bank ("MB Bank").

This information was disclosed on the Company's website on July *1.7*...., 2026 at the following link: <https://scgr.vn/cong-bo-thong-tin/>.

We hereby certify that the above information is true and correct and we take full legal responsibility for the disclosed information. *Handwritten signature*

Recipients:

- As above.

**AUTHORIZED PERSON FOR
INFORMATION DISCLOSURE**



TRAN THE LONG



SCG CONSTRUCTION GROUP
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 46./2026/SCG/NQ-HĐQT

Hanoi, July...17....., 2026

RESOLUTION OF THE BOARD OF DIRECTORS
SCG CONSTRUCTION GROUP JOINT STOCK COMPANY

BOARD OF DIRECTORS

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- Pursuant to the Charter on organization and operation of SCG Construction Group Joint Stock Company ("Company");
- Pursuant to the Resolution No. 19/2025/SCG/NQ-HĐQT of the Board of Directors dated July 09, 2025;
- Pursuant to the Minutes of the Board of Directors Meeting No. 46./2026/SCG/BBH-HĐQT dated July...17....., 2026.

RESOLUTION

Article 1. Approval of the execution of Purchase and Sale Contracts with DIA Investment Joint Stock Company, specially:

- 1. Subject matter of transaction:** Ten (10) low-rise lots within the Investment and Construction Project of Sunshine Grand Capital New Urban Area (commercial name: Noble Palace Tay Thang Long) – Address: Southwest New Urban Area, O Dien Commune, Hanoi City, invested by the Joint Venture between DIA Investment Joint Stock Company and New Diamond Consultancy, Investment and Trading Joint Stock Company as the project owners, as follows:

No	Land Lot Code	Commercial Unit Code	Land Area (m2)	Transfer Value (VND)
1	D.LK-01.47	V1-47	55.0	11,390,424,479
2	D.LK-02.31	V2-31	75.0	14,158,894,189
3	D.LK-02.32	V2-32	75.0	14,158,894,189
4	D.LK-02.33	V2-33	75.0	14,151,660,171
5	D.LK-02.34	V2-34	75.0	14,151,660,171
6	D.LK-02.35	V2-35	75.0	14,151,660,171
7	D.LK-02.36	V2-36	75.0	14,158,894,189
8	D.LK-02.37	V2-37	75.0	14,158,894,189
9	D.LK-03.20	V3-20	75.0	13,886,737,992
10	D.LK-07.12	V7-12	75.0	14,194,935,696
Total				138,562,655,436

- 2. Estimated value: VND 138,562,655,436** (In words: One hundred thirty-eight billion five hundred sixty-two million six hundred fifty-five thousand four hundred thirty-six Vietnamese Dong), inclusive of VAT and maintenance fees.
- 3. The seller:** DIA Investment Joint Stock Company ("DIA")
- Tax code: 0500468389.

- Address: Lot C21-12, Dan Phuong High-End Ecological Urban Area, Dan Phuong Commune, Hanoi City, Vietnam.
- Related party relationships: Mr. Do Anh Tuan, shareholding representative of Sunshine Group Joint Stock Company (“SSG”) in DIA, is the Vice Chairman of the Board of Directors/Major Shareholder of the Company; DIA is a subsidiary of SSG (*SSG and the Company share common major shareholders, executive management: Mr. Do Van Truong – Chairman of the Board of Directors/Legal Representative/Major Shareholder of the Company is a member of the Board of Directors of SSG; Mr. Do Anh Tuan – Vice Chairman of the Board of Directors/Major Shareholder of the Company is the Chairman of the Board of Directors/Legal Representative/Major Shareholder of SSG; Mr. Ho Duc Viet – Member of the Board of Directors of the Company is the Chief Accountant/Authorized Information Disclosure Officer of SSG; Mr. Nguyen Xuan Anh – General Director/Legal Representative of the Company is the Deputy General Director of SSG; Ms. Nguyen Thi Thanh Huyen – Member of the Board of Supervisors of the Company is the Head of the Board of Supervisors of SSG).*
- 4. **Project Owner:** Joint Venture between DIA Investment Joint Stock Company and New Diamond Consultancy, Investment and Trading Joint Stock Company (“New Diamond”).
- Related Party Relationship between New Diamond and the Company: Ms. Tran Thi Hang – Member of the Board of Supervisors of the Company is the Chief Accountant of New Diamond; Mr. Do Anh Tuan – Vice Chairman of the Board of Directors/Major Shareholder of the Company is the Deputy Director of New Diamond.

Article 2. Approval of the Supplementary of Collateral for the Credit Facility Granted by Military Commercial Joint Stock Bank (“MB Bank”), specially:

- **Loan Amount/Credit Facility Granted:** VND 1,000,000,000,000 (*in words: One trillion dong*).
- **Supplementary collateral:** All property rights and other interests arising from 27 sale and purchase contracts between the Company and DIA Investment Joint Stock Company under the New Lifestyle Urban Area Development Project – Sunshine Grand Capital (commercial name: Noble Palace Tay Thang Long), located at: Southwest Urban Area of O Dien Commune, Hanoi City (*List of sale and purchase contracts in the attached appendix*).

Article 3. Assignment/Authorization to the Company’s General Director for implementation, specifically:

- Authorize the General Director, being the legal representative of the Company, on behalf of the Company, to implement, discuss, negotiate, and decide on all matters related to the above issues approved by the Board of Directors.
- Approve any adjustment or amendment to the value of the above-mentioned Sale and Purchase Agreements based on actual circumstances, provided that the total adjusted value (whether increased or decreased) does not exceed 30% of the estimated value approved by the Board of Directors.
- Depending on each period and the credit arrangements with the bank (if any), the General Director is authorized to decide on all matters relating to the collateral for the above-mentioned loan/credit facility, including but not limited to the amendment, supplementation, or replacement of collateral; conversion or replacement of security

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measures in accordance with the legal status and forms applicable from time to time, including but not limited to forms such as rights arising from sale and purchase agreements, future assets, land use rights, ownership rights over assets attached to land, etc.; and to organize and carry out all relevant procedures in accordance with applicable laws.

- The General Director of the Company is entitled to re-authorize other individuals to perform the authorized contents.

Article 4. Enforceability

This Resolution shall take effect from the date of signing. Members of the Board of Directors, the Board of Management, and all relevant departments and individuals shall be responsible for the implementation of this Resolution. *Minh reu p*

Recipients:

- As Article 4;
- SSC, HNX;
- Archives.

**O/B THE BOARD OF DIRECTORS
CHAIRMAN**



DO VAN TRUONG



List of 27 sale and purchase contracts between the Company and DIA Investment
Joint Stock Company

No.	Sale and Purchase Agreement No.	Commercial Unit Code	Land Area (m2)
1.	V1-47/2026/DVT/HĐMBNO	V1-47	55.0
2.	V2-31/2026/DVT/HĐMBNO	V2-31	75.0
3.	V2-32/2026/DVT/HĐMBNO	V2-32	75.0
4.	V2-33/2026/DVT/HĐMBNO	V2-33	75.0
5.	V2-34/2026/DVT/HĐMBNO	V2-34	75.0
6.	V2-35/2026/DVT/HĐMBNO	V2-35	75.0
7.	V2-36/2026/DVT/HĐMBNO	V2-36	75.0
8.	V2-37/2026/DVT/HĐMBNO	V2-37	75.0
9.	V3-20/2026/DVT/HĐMBNO	V3-20	75.0
10.	V7-12/2026/DVT/HĐMBNO	V7-12	75.0
11.	V2-38/2025/DVT/HĐMBNO	V2-38	75.0
12.	V2-39/2025/DVT/HĐMBNO	V2-39	75.2
13.	V3-22/2025/DVT/HĐMBNO	V3-22	82.0
14.	V4-08A/2025/DVT/HĐMBNO	V4-08A	72.0
15.	V5-25/2025/DVT/HĐMBNO	V5-25	100.0
16.	V5-26/2025/DVT/HĐMBNO	V5-26	100.0
17.	V6-06/2025/DVT/HĐMBNO	V6-06	62.5
18.	V6-08A/2025/DVT/HĐMBNO	V6-08A	62.5
19.	V6-09/2025/DVT/HĐMBNO	V6-09	67.0
20.	V6-27/2025/DVT/HĐMBNO	V6-27	75.0
21.	V6-31/2025/DVT/HĐMBNO	V6-31	65.0
22.	V6-32/2025/DVT/HĐMBNO	V6-32	65.0
23.	V7-42/2025/DVT/HĐMBNO	V7-42	52.5
24.	V8-03/2025/DVT/HĐMBNO	V8-03	74.8
25.	V8-05/2025/DVT/HĐMBNO	V8-05	72.8
26.	V9-01/2025/DVT/HĐMBNO	V9-01	91.4
27.	V9-02/2025/DVT/HĐMBNO	V9-02	95.8