

No.: 10

Ho Chi Minh City, July 24, 2026

SUBMISSION

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Approval of the Company's acquisition of real estate from an internal person and related persons

- Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019, and other relevant legal regulations;
- Pursuant to the Charter of Black Cat Insulation Technical Joint Stock Company (the "Charter");
- Pursuant to the actual requirements in the governance and operation of Black Cat Insulation Technical Joint Stock Company ("the Company").
- Pursuant to the Minutes of the Board of Directors' Meeting No.24072026/BB-HĐQT dated July 24, 2026.

The Board of Directors (the "BOD") respectfully submits to the General Meeting of Shareholders (the "GMS") for approval the transaction in which the Company acquires real estate from an internal person and related persons, with details as follows:

1. Transaction information

- Transferor: Mr. Ho Minh Kha – Chairman of the Board of Directors, and Ms. Vo Thi Ngoc Anh Tam – a related person.
- Transferee: Black Cat Insulation Technical Joint Stock Company.
- Transferred asset: Land use rights with an area of 276.4 m² located at No. 137 Hoang Hoa Tham Street, Vung Tau Ward, Ho Chi Minh City.
- Transaction value: Not exceeding VND 50 billion, based on an independent valuation certificate.
- Implementation timeline: Within the fiscal year 2026
- Purpose of acquisition: To serve the Company's investment and business activities; it is expected to be used as capital contribution for the establishment of a subsidiary operating in the restaurant service sector.

2. Authorization

The General Meeting of Shareholders authorizes the Board of Directors to approve detailed terms of the transaction and to supervise the Director/General Director in carrying out procedures related to the execution and implementation of the above-mentioned contracts and transactions, in compliance with applicable laws, the Company's Charter, and resolutions of the General Meeting of Shareholders.

For the General Meeting of Shareholders' consideration and approval.

**FOR AND ON BEHALF OF
THE BOARD OF DIRECTORS
CHAIRMAN**



Ho Minh Kha