

No: 653/NQ-LSG.HĐQT

Ho Chi Minh City, September 14, 2026

RESOLUTION

**On approval of the Detailed Plan for Use of Proceeds from the Public Offering
of Additional Shares to Existing Shareholders**

BOARD OF DIRECTORS

SAI GON VI NA LAND JOINT STOCK COMPANY

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, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022 and Law No. 76/2025/QH15 dated June 17, 2025 (the “Law on Enterprises”);

Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, as amended and supplemented by Law No. 56/2024/QH15 dated November 29, 2024 (the “Law on Securities”);

Pursuant to Decree No. 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities (“Decree 155”), as amended and supplemented by Decree No. 245/2025/NĐ-CP dated September 11, 2025 (“Decree 245”);

Pursuant to Circular No. 118/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance guiding a number of contents regarding securities offering and issuance, public tender offers, share buybacks, registration of public companies, and cancellation of public company status (“Circular 118”), as amended and supplemented by Circular No. 115/2025/TT-BTC dated December 15, 2025 (“Circular 115”);

Pursuant to the Charter of Sai Gon Vi Na Land Joint Stock Company (the “Company”);

Pursuant to Resolution No. 645/NQ-LSG.ĐHĐCĐ dated September 7, 2026 of the General Meeting of Shareholders of the Company (“Resolution No. 645/NQ-LSG.ĐHĐCĐ”);



SAI GON VI NA LAND JOINT STOCK COMPANY

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Pursuant to Proposal No. 605/TTr-LSG.HĐQT dated August 14, 2026 of the Board of Directors of the Company on approving the amendments to the plan for the public offering of additional shares to existing shareholders (“Proposal No. 605/TTr-LSG.HĐQT”);

Pursuant to Minutes of Meeting No. 652/BB-LSG.HĐQT dated September 14, 2026 of the Board of Directors of the Company,

RESOLVES:

Article 1. To approve the Detailed Plan for Use of the Proceeds expected to be received from the public offering of additional shares to existing shareholders.

The Company conducts the public offering of additional shares to existing shareholders to increase its equity capital for the purposes of project implementation and supplementation of working capital.

The total expected proceeds from the offering are VND 1,650,000,000,000 (One trillion six hundred and fifty billion Vietnamdong). The Company has prepared the detailed plan for use of proceeds as follows:

No.	Use of Proceeds	Amount (VND)	Expected Disbursement Period
1	Investment in the development of the Dragon Riverside City Project	1,500,000,000,000	2026-2030
2	Supplementation of working capital	150,000,000,000	2026-2027
Total		1,650,000,000,000	

- In the event that completion of the offering occurs later than the payment schedule under the plan for use of proceeds approved by the General Meeting of Shareholders/Board of Directors, the Board of Directors of the Company shall use other funds of the Company to fulfill the payment obligations under the aforesaid plan for use of proceeds, and shall subsequently use the proceeds from the offering to reimburse the due payment obligations arising from the use of such other funds, thereby ensuring that the proceeds raised from the offering are used for their originally approved purposes.
- Pending disbursement for the implementation of the aforesaid plans for use of proceeds, the Company may use temporarily idle funds not yet disbursed for the following purposes: (i) deposits with commercial banks; (ii) short-term financial investments; (iii) short-term lending; (iv) and other short-term business activities. Such temporary use of idle funds shall be made on the basis of ensuring capital safety and efficient use of funds, in compliance with



applicable laws and the Company's internal regulations and delegation of authority, while ensuring the principles of capital safety and optimization and without affecting the plan for use of proceeds for the purposes of the offering.

Article 2. Depending on the actual circumstances at the time of completion of the offering, the Board of Directors shall balance and allocate the proceeds in a manner consistent with the approved purposes of use, so as to ensure compliance with applicable laws and maximize the interests of the shareholders of Sai Gon Vi Na Land Joint Stock Company.

Article 3. To assign the General Director (the Legal Representative of the Company) to organize the implementation of the relevant tasks and decide on related matters necessary to complete the public offering of additional shares to existing shareholders in accordance with the aforesaid plan for use of proceeds.

Article 4. Effectiveness

Members of the Board of Directors, the Board of General Directors, and relevant departments, units and individuals of Sai Gon Vi Na Land Joint Stock Company are responsible for implementing this Resolution.

This Resolution takes effect from the date of issuance. / 

Recipients:

- As stated in Article 4;
- BOD; Head of Supervisory Board;
- Archive: VT, TK, BP.TCKT (Nhon).

ON BEHALF OF THE BOARD OF
DIRECTORS
CHAIRMAN

Nguyễn Quang Hien



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No: 654/NQ-LSG.HĐQT

Ho Chi Minh City, September 14, 2026

RESOLUTION

**On approval of the Plan to Ensure Compliance of the Share Issuance with the
Foreign Ownership Ratio Regulations**

BOARD OF DIRECTORS

SAI GON VI NA LAND JOINT STOCK COMPANY

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, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022 and Law No. 76/2025/QH15 dated June 17, 2025 (the “Law on Enterprises”);

Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, as amended and supplemented by Law No. 56/2024/QH15 dated November 29, 2024 (the “Law on Securities”);

Pursuant to Decree No. 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities (“Decree 155”), as amended and supplemented by Decree No. 245/2025/ND-CP dated September 11, 2025 (“Decree 245”);

Pursuant to Circular No. 118/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance guiding a number of contents regarding securities offering and issuance, public tender offers, share buybacks, registration of public companies, and cancellation of public company status (“Circular 118”), as amended and supplemented by Circular No. 115/2025/TT-BTC dated December 15, 2025 (“Circular 115”);

Pursuant to the Charter of Sai Gon Vi Na Land Joint Stock Company (the “Company”);

Pursuant to Resolution No. 645/NQ-LSG.ĐHĐCĐ dated September 7, 2026 of the General Meeting of Shareholders of the Company (“Resolution No. 645/NQ-LSG.ĐHĐCĐ”);



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Pursuant to Proposal No. 605/TTr-LSG.HĐQT dated August 14, 2026 of the Board of Directors of the Company on approving the amendments to the plan for the public offering of additional shares to existing shareholders (“Proposal No. 605/TTr-LSG.HĐQT”);

Pursuant to Minutes of Meeting No. 652/BB-LSG.HĐQT dated September 14, 2026 of the Board of Directors of the Company,

RESOLVES:

Article 1. To approve the Plan to Ensure Compliance of the Share Issuance with the Foreign Ownership Ratio Regulations, specifically as follows:

- The maximum foreign ownership ratio at Sai Gon Vi Na Land Joint Stock Company (“LSG” or the “Company”), pursuant to Official Letter No. 8935/UBCK-PTTT dated December 27, 2021 of the State Securities Commission, is 0% of the charter capital.
- As of August 11, 2026, the number of shares held by foreign investors was 30,000 shares, representing 0.033% of the charter capital (based on the list of securities holders provided by the Vietnam Securities Depository and Clearing Corporation (“VSDC”). This is because the Company had existing foreign shareholders prior to the determination of the maximum foreign ownership ratio at 0%.
- The Company’s plan for the public offering of additional shares to existing shareholders is a rights offering under which subscription rights are allocated to existing shareholders in proportion to their shareholdings. Shareholders shall be allocated subscription rights based on the list of securities holders as of the record date for exercising such rights, as provided by VSDC.
- The Board of Directors approves the plan for the share issuance to comply with the foreign ownership ratio regulations, specifically as follows:
 - Shareholders of the Company shall not transfer their subscription rights to foreign investors or economic organizations in which foreign investors hold more than 50% of the charter capital.
 - When distributing any remaining undistributed shares (if any) pursuant to the authorization of the General Meeting of Shareholders under Proposal No. 605/TTr-LSG.HĐQT dated August 14, 2026, the Board of Directors shall not distribute such shares to foreign investors or economic organizations in which foreign investors hold more than 50% of the charter capital.



Article 2. To assign the General Director and/or the Legal Representative of the Company to take the lead in and organize the implementation of all tasks relating to the review of legal conditions, preparation of documents and completion of necessary procedures to ensure that the share issuance complies with the foreign ownership ratio regulations in accordance with applicable laws.

Article 3. Effectiveness

Members of the Board of Directors, the Board of General Directors, and relevant departments, units and individuals of Sai Gon Vi Na Land Joint Stock Company are responsible for implementing this Resolution.

This Resolution takes effect from the date of issuance./.

Recipients:

- As stated in Article 3;
- BOD; Head of Supervisory Board;
- Archive: VT, TK, BP.TCKT (Nhơn).

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



Nguyễn Quang Hiền



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No: 655/NQ-LSG.HDQT

Ho Chi Minh City, September 14, 2026

RESOLUTION

**On approval of the detailed implementation of the public offering of additional
shares to existing shareholders to increase the charter capital**

BOARD OF DIRECTORS

SAI GON VI NA LAND JOINT STOCK COMPANY

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, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022 and Law No. 76/2025/QH15 dated June 17, 2025 (the “Law on Enterprises”);

Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, as amended and supplemented by Law No. 56/2024/QH15 dated November 29, 2024 (the “Law on Securities”);

Pursuant to Decree No. 155/2020/NĐ-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities (“Decree 155”), as amended and supplemented by Decree No. 245/2025/NĐ-CP dated September 11, 2025 (“Decree 245”);

Pursuant to Circular No. 118/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance providing guidance on a number of contents regarding securities offering and issuance, public tender offers, share buybacks, registration of public companies, and cancellation of public company status (“Circular 118”), as amended and supplemented by Circular No. 115/2025/TT-BTC dated December 15, 2025 (“Circular 115”);

Pursuant to the Charter of Sai Gon Vi Na Land Joint Stock Company (the “Company”);

Pursuant to Resolution No. 645/NQ-LSG.ĐHĐCĐ dated September 7, 2026 of the General Meeting of Shareholders of the Company (“Resolution No. 645/NQ-LSG.ĐHĐCĐ”);



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Pursuant to Proposal No. 605/TTr-LSG.HĐQT dated August 14, 2026 of the Board of Directors of the Company on approval of the amendments to the plan for the public offering of additional shares to existing shareholders (“Proposal No. 605/TTr-LSG.HĐQT”);

Pursuant to Minutes of Meeting No. 652/BB-LSG.HĐQT dated September 14, 2026 of the Board of Directors of the Company,

RESOLVES:

Article 1. To approve the detailed implementation of the public offering of additional shares to existing shareholders to increase the charter capital of Sai Gon Vi Na Land Joint Stock Company (the “Offering Plan”), as approved by the General Meeting of Shareholders (“GMS”) under GMS Resolution No. 645/NQ-LSG.ĐHĐCĐ.

1. Issuing organization : Sai Gon Vi Na Land Joint Stock Company
2. Name of Shares : Shares of Sai Gon Vi Na Land Joint Stock Company
(Stock code: LSG)
3. Type of Share : Ordinary share
4. Par value : VND 10,000/share
5. Current Charter Capital : VND 900,000,000,000 (Nine hundred billion dong).
6. Number of Outstanding Shares : **90,000,000 (Ninety million) shares.**
7. Current Number of Treasury Shares : 0 share
8. Expected Number of Shares to be Offered : **165,000,000 (One hundred sixty-five million) shares.**
9. Total Expected Offering Value (at par value) : **VND 1,650,000,000,000 (One thousand six hundred fifty billion dong).**
10. Rights exercise ratio : 6 : 11
At the record date for rights exercise (the final registration date), a shareholder holding 01 share shall



be entitled to 01 purchase right. A shareholder holding 06 purchase rights shall be entitled to purchase 11 additional newly issued shares.

11. Estimated Number of Shares after Issuance : **255,000,000 (Two hundred fifty-five million) shares.**
12. Estimated Charter Capital after Issuance : **VND 2,550,000,000,000 (Two thousand five hundred fifty billion dong).**
13. Method of Offering : Public offering of additional shares to existing shareholders.
14. Potential Purchasers : All existing shareholders whose names appear on the list of shareholders as of the record date for exercising the rights to purchase the additional shares, as provided by the Vietnam Securities Depository and Clearing Corporation (“VSDC”) in accordance with regulations.
15. Estimated Offering Price : VND 10,000/share.
16. Principles of rounding and handling fractional shares and undistributed shares : The number of shares that existing shareholders are entitled to purchase shall be rounded down to the nearest whole share. Any fractional shares (if any) shall be aggregated into fractional shares and handled by the BOD as authorized by the GMS.

*Example: On the record date, shareholder A owns 100 shares. With the rights exercise ratio of 6:11, shareholder A is entitled to purchase $100 * 11 / 6 = 183.33$ shares. After being rounded down to the nearest whole share, shareholder A is entitled to purchase 183 additional shares.*

As authorized by the GMS, the BOD shall decide on the continued offering of: (i) fractional shares arising from rounding down; and (ii) shares offered to existing shareholders that are not fully subscribed and/or for which shareholders decline to exercise their purchase rights and/or fail to make payment by the payment deadline (collectively, the “Shares to be Further



Distributed”), to other investors (which may include existing shareholders wishing to purchase additional shares) at an offering price not lower than the offering price for existing shareholders. The BOD shall determine the criteria and the list of investors entitled to purchase the Shares to be Further Distributed.

- The distribution of the Shares to be Further Distributed to other investors must comply with Article 195 of the Law on Enterprises and Article 42 of Decree 155.

- If the BOD decides not to continue offering the Shares to be Further Distributed, or where the statutory share distribution period (including any extension, if applicable) is about to expire while such shares remain undistributed, such shares shall be purchased by the underwriter in accordance with its commitment under the underwriting agreement.

17. Transfer Restrictions

: The additional shares offered to existing shareholders in proportion to their rights exercise ratio shall not be subject to transfer restrictions.

Existing shareholders holding shares that are subject to transfer restrictions shall still be allocated purchase rights. Additional shares purchased through the exercise of such purchase rights shall not be subject to transfer restrictions. Shares purchased by the underwriter pursuant to its commitment under the underwriting agreement shall not be subject to transfer restrictions.

All Shares to be Further Distributed pursuant to the BOD’s decision shall be subject to a transfer restriction for 01 (one) year from the completion date of the offering.

18. Transfer of Share Purchase Rights

: Existing shareholders whose names appear on the list of shareholders as of the record date for exercising the rights to purchase the additional shares shall be entitled to transfer their share purchase rights to other persons within the prescribed period, provided that such transfer complies with the maximum foreign ownership ratio applicable to the Company.

The subscription right can be transferred only one (01)



time to one or other different inventors (the transferee is not allowed to transfer for the third party).

The transferor and transferee are responsible for transferred price, payment and fulfilling their obligations as stipulated regarding the transfer.

19.Expected Offering : Expected in 2026 - 2027.
Period

20.Minimum : As this additional public share offering is underwritten
Successful with firm commitment by the underwriting organization,
Offering Ratio and the offering is guaranteed to be 100% successful.
Plan to Cover Any
Shortfall in
Proceeds Expected
to be Raised from
the Offering for
Project
Implementation

21.Additional : All additional shares issued shall be additionally
Securities registered with the Vietnam Securities Depository and
Registration and Clearing Corporation (VSDC) and registered for
Additional additional trading on the securities trading system of the
Trading Stock Exchange upon completion of the offering.
Registration for
the Newly Issued
Shares

Article 2. To approve the underwriting plan for the Shares to be Further Distributed as follows:

- Underwriter: HD Securities Corporation.
- Underwritten shares: All Shares to be Further Distributed that remain undistributed where the BOD decides not to continue offering such Shares to be Further Distributed or where the statutory share distribution period (including any extension, if applicable) is about to expire, provided that in all cases the number shall not exceed 165,000,000 shares.
- Underwriting price: VND 10,000/share.
- Underwriting method: Firm commitment.



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Article 3 To approve the additional registration with VSDC and registration for trading on the Stock Exchange of all shares arising from the additional share offering to existing shareholders upon completion of the offering in accordance with regulations.

Article 4. To approve the amendment of the Enterprise Registration Certificate with the competent State authority and the amendment of the provisions relating to charter capital, shares and stocks in the Company's Charter upon completion of the offering.

Article 5. To authorize the General Director of the Company to carry out and direct the relevant departments to carry out all necessary procedures to:

- Implement the plan for the offering of additional shares to existing shareholders set out in Article 1 above.
- Select and determine the record date for finalizing the list of shareholders entitled to exercise the rights to purchase the additional shares and carry out the procedures with the competent State regulatory authorities;
- Carry out the procedures for registration, depository and additional trading registration as set out in Article 3 above;
- Carry out the procedures with the competent State authority to amend the Company's Enterprise Registration Certificate in relation to the change in charter capital based on the results of the offering of additional shares to existing shareholders;
- Amend the provisions relating to charter capital and the number of shares/stocks in the Company's Charter upon completion of the share issuance based on the results of the offering;
- Sign relevant documents, instruments and supporting documents in accordance with this Resolution and applicable laws.
- The General Director may assign relevant departments and individuals of the Company to decide on and execute relevant documents for the implementation of the specific matters stated above, in accordance with the scope of authority of such departments and individuals.

Article 6. Effectiveness

Members of the Board of Directors, the Board of General Directors and relevant departments, units and individuals of Sai Gon Vi Na Land Joint Stock Company shall be responsible for implementing this Resolution.

This Resolution takes effect from the date of issuance./

Recipients:

- As stated in Article 6;
- BOD; Head of Supervisory Board;
- Archive: VT, TK, BP.TCKT (Nhon).

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



Nguyễn Quang Hiễn



SAI GON VI NA LAND JOINT STOCK COMPANY

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No. 656/NQ-LSG.HĐQT

Ho Chi Minh City, September 14, 2026

RESOLUTION

**On approval of the registration dossier for the public offering
of additional shares to existing shareholders**

BOARD OF DIRECTORS

SAI GON VI NA LAND JOINT STOCK COMPANY

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, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022 and Law No. 76/2025/QH15 dated June 17, 2025 (the “Law on Enterprises”);

Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, as amended and supplemented by Law No. 56/2024/QH15 dated November 29, 2024 (the “Law on Securities”);

Pursuant to Decree No. 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities (“Decree 155”), as amended and supplemented by Decree No. 245/2025/ND-CP dated September 11, 2025 (“Decree 245”);

Pursuant to Circular No. 118/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance providing guidance on a number of contents regarding securities offering and issuance, public tender offers, share buybacks, registration of public companies, and cancellation of public company status (“Circular 118”), as amended and supplemented by Circular No. 115/2025/TT-BTC dated December 15, 2025 (“Circular 115”);

Pursuant to the Charter of Sai Gon Vi Na Land Joint Stock Company (the “Company”);

Pursuant to Resolution No. 645/NQ-LSG.ĐHĐCĐ dated September 7, 2026 of the General Meeting of Shareholders of the Company (“Resolution No. 645/NQ-LSG.ĐHĐCĐ”);



Pursuant to Proposal No. 605/TTr-LSG.HĐQT dated August 14, 2026 of the Board of Directors of the Company on approval of the amendments to the plan for the public offering of additional shares to existing shareholders (“Proposal No. 605/TTr-LSG.HĐQT”);

Pursuant to Minutes of Meeting No. 652/BB-LSG.HĐQT dated September 14, 2026 of the Board of Directors of the Company,

RESOLVES:

Article 1. To approve the registration dossier for the public offering of additional shares to be submitted to the State Securities Commission of Vietnam, comprising:

1. Application for registration of the public offering;
2. Prospectus;
3. Resolution of the General Meeting of Shareholders No. 645/NQ-LSG.ĐHĐCĐ;
4. Minutes of the written shareholder consultation No. 644/BB-LSG.ĐHĐCĐ dated September 7, 2026;
5. Proposal No. 605/TTr-LSG.HĐQT;
6. Audited financial statements for 2024;
7. Audited financial statements for 2025;
8. Reviewed interim financial statements for 2026;
9. Charter of Sai Gon Vi Na Land Joint Stock Company;
10. Confirmation letter from a commercial bank regarding the opening of a blocked account for receipt of share subscription proceeds from the offering;
11. Consulting Agreement for the public offering registration dossier No. 01/2026/HDS-LSG/HĐTV dated August 5, 2026;
12. Underwriting commitment for the public offering of shares dated September 14, 2026;
13. Share Underwriting Agreement;
14. Board of Directors Resolution No. 653/NQ-LSG.HĐQT dated September 14, 2026 approving the detailed plan for use of proceeds from the public offering of additional shares to existing shareholders;

15. Board of Directors Resolution No. 654/NQ-LSG.HĐQT dated September 14, 2026 approving the plan to ensure compliance of the share issuance with the regulations on foreign ownership ratio;
16. Board of Directors Resolution No. 655/NQ-LSG.HĐQT dated September 14, 2026 approving the detailed implementation of the public offering of additional shares to existing shareholders for the purpose of increasing charter capital;
17. Board of Directors Resolution No. 656/NQ-LSG.HĐQT dated September 14, 2026 approving the registration dossier for the public offering of additional shares to existing shareholders;
18. Commitment Letter of the Board of Directors No. 657/LSG-TCKT dated September 14, 2026 regarding the implementation of registration for trading of shares on the securities trading system;
19. Commitment Letter of the Issuer No. 658/LSG-TCKT dated September 14, 2026 confirming that the Issuer is not subject to criminal prosecution and has not been convicted of any offence against economic management order for which the criminal record has not been expunged;
20. Enterprise Registration Certificate No. 0305316946, 14th amendment registered on June 4, 2025, issued by the Ho Chi Minh City Department of Finance;
21. Official Letter No. 8935/UBCK-PTTT dated December 27, 2021 of the State Securities Commission of Vietnam regarding the notification dossier for the maximum foreign ownership ratio;
22. Documents relating to the plan for use of proceeds from the public offering of additional shares;
23. Other documents as prescribed by law and/or as requested by the competent State authorities (if any).



Article 2. Assignment and authorization for implementation

The Board of Directors assigns and authorizes the General Director to organize the implementation of the relevant work and procedures and to decide on the issuance, amendment and supplementation of documents and materials for the implementation of the public offering of additional shares to existing shareholders in order to satisfy the requirements of the competent State authorities and comply with applicable laws.



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Article 3. Effectiveness

Members of the Board of Directors, the Board of General Directors, and relevant departments, units and individuals of Sai Gon Vi Na Land Joint Stock Company are responsible for implementing this Resolution.

This Resolution takes effect from the date of issuance. / 

Recipients:

- As stated in Article 3;
- BOD; Head of Supervisory Board;
- Archive: VT, TK, BP.TCKT (Nhon).

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




Nguyễn Quang Hiến