

**BINH SON PETROLEUM
PACKAGING AND TRADING
JOINT STOCK COMPANY**

No.:2145CBTT-BSPPT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Quang Ngai, dated October 05 , 2026

**CÔNG TY
CỔ PHẦN
BAO BÌ VÀ
THƯƠNG
MẠI DẦU KHÍ
BÌNH SƠN**

C=VN, S=QUẢNG
NGÃI, L=Bình Sơn
CN=CÔNG TY CỔ
PHẦN BAO BÌ VÀ
THƯƠNG MẠI DẦU
KHÍ BÌNH SƠN,
OID.0.9.2342.19200
300.100.1.1=
MST:4300429492
12.1.2

EXTRAORDINARY INFORMATION DISCLOSURE

**Đính gửi: - State Securities Commission of Vietnam;
- Hanoi Stock Exchange.**

1. Tên tổ chức: Organization Name: BINH SON PETROLEUM
PACKAGING AND TRADING JOINT STOCK COMPANY

- Stock code: PBT

- Head office address: Phuoc Hoa Village, Van Tuong Commune, Quang
Ngai Province, Vietnam

Contact Phone Number: 0255. 3612468

Fax: 0255. 3612469

- E-mail: vanthu@bsppt.com.vn

2. Content of disclosed information

On October 5, 2026, Binh Son Petroleum Packaging and Trading Joint Stock
Company received Decision No. 2767/QĐ-UBND dated October 2, 2026,
*approving a partial adjustment to the Master Construction Plan of Quang Ngai
City through 2040 regarding Sub-zone IIIA1 (De Bao Residential Area) and*
Decision No. 2768/QĐ-UBND dated October 3, 2026, *approving a partial
adjustment to the Urban Zoning Plan for the center of Quang Ngai City (scale
1/2000) regarding Sub-zone IIIA1 (De Bao Residential Area).*

3. This information was disclosed on the Company's website on October 5,
2026 at the following link:

www.bsppt.com.vn/NHA DAU TU/CONG BO THONG TIN BAT THUONG

We hereby commit the above-disclosed information is true and accurate, and
we take full responsibility before the law for the contents of the disclosed
information.

Recipients::

- As stated above;
- Board of Directors,
- Board of Supervisors (for reporting).
- Director (for reporting)
- Filed at: Archives Department, Company
Secretary

*** Attachments**

- Decision No. 2767/QĐ-UBND
dated October 2, 20267
- Decision No. 2768/QĐ-UBND
dated October 3, 20267

Authorized Representative
Authorized Person for Information
Disclosure



Le Xuan Huy

**PEOPLE'S COMMITTEE
OF NGHIA LO WARD**

**SOCIALIST REPUBLIC OF VIET NAM
Independence - Freedom - Happiness**

No. 276/QĐ-UBND

Nghia Lo, October 02, 2026

DECISION

**On approving the partial adjustment to the General Construction Planning of
Quang Ngai City through 2040 in Subzone IIIA1, De Bao Residential Area**

THE PEOPLE'S COMMITTEE OF NGHIA LO WARD

Pursuant to the Law on Organization of Local Government No. 72/2025/QH15;

Pursuant to the Law on Urban and Rural Planning dated November 26, 2024;

*Pursuant to the Law amending and supplementing a number of articles of the Law
on Urban and Rural Planning dated December 11, 2025;*

*Pursuant to the Government's Decree No. 145/2025/ND-CP dated June 12, 2025,
providing for the delineation of authority of the two-tier local government, delegation and
decentralization in the field of urban and rural planning;*

*Pursuant to the Government's Decree No. 178/2025/ND-CP dated July 01, 2025,
detailing a number of articles of the Law on Urban and Rural Planning;*

*Pursuant to the Government's Decree No. 34/2026/ND-CP dated January 22, 2026,
amending and supplementing a number of articles of the Government's Decree No.
178/2025/ND-CP dated July 01, 2025, detailing a number of articles of the Law on Urban
and Rural Planning;*

*Pursuant to Circular No. 16/2025/TT-BXD of the Minister of Construction detailing
a number of articles of the Law on Urban and Rural Planning, as amended and
supplemented by Circular No. 43/2025/TT-BXD amending and supplementing a number
of articles of Circular No. 16/2025/TT-BXD of the Minister of Construction detailing a
number of articles of the Law on Urban and Rural Planning, and Circular No.
24/2026/TT-BXD amending and supplementing a number of articles of the Circulars for
the purposes of decentralization and reduction and simplification of administrative
procedures in the fields of vehicle inspection, roads, railways, and urban and rural
planning under the management of the Ministry of Construction;*

*Pursuant to Decision No. 949/QĐ-UBND dated October 11, 2021 of the People's
Committee of Quang Ngai Province approving the scheme for Adjustment to the General
Construction Planning of Quang Ngai City through 2040;*

*Pursuant to Decision No. 712/QĐ-UBND dated July 26, 2023 of the People's
Committee of Quang Ngai Province approving the scheme for Adjustment to the Zoning
Planning of the Central Urban Area of Quang Ngai City - scale 1/2000 and the
Regulations on management under the Zoning Planning scheme;*

*Pursuant to Decision No. 136/2026/QĐ-UBND dated July 28, 2026 of the People's
Committee of Quang Ngai Province prescribing the order and procedures for
preparation, appraisal, approval and publication of partial adjustments to urban and*

rural planning under the approval authority of the People's Committee of Quang Ngai Province;

Pursuant to Official Letter No. 7808/SXD-QHKT dated September 30, 2026 of the Quang Ngai Department of Construction providing comments on the proposed partial adjustment to the relevant planning in Subzone IIIA1;

At the request in Official Letter No. 5769/BSR-KTDT dated August 13, 2026 of Binh Son Refining and Petrochemical Joint Stock Company (BSR) regarding the urgent completion of dossiers and coordination in carrying out procedures related to BSR's New Office Headquarters Project, and Official Letter No. 1817/BSPT-QTNL&PCRR dated September 08, 2026 of Binh Son Petroleum Packaging and Trading Joint Stock Company; based on the report on planning appraisal results of the Ward Division of Construction, Urban Affairs and Environment in Appraisal Report No. 02/BCTD-XDDTMT dated October 02, 2026 concerning the partial adjustment to the General Construction Planning of Quang Ngai City through 2040 in Subzone IIIA1, De Bao Residential Area, and the consensus of the members of the Ward People's Committee.

HEREBY DECIDES:

Article 1. To approve the partial adjustment to the General Construction Planning of Quang Ngai City through 2040 (under Decision No. 949/QD-UBND dated October 11, 2021 of the Provincial People's Committee) for the land parcel in Subzone IIIA1, De Bao Residential Area, specifically as follows:

To partially adjust the General Construction Planning of Quang Ngai City through 2040 (under Decision No. 949/QD-UBND dated October 11, 2021 of the Provincial People's Committee) for the approximately 2.1-ha land parcel in Subzone IIIA1, De Bao Residential Area, from residential unit land to commercial and service land (approximately 1.94 ha) and land for greenery, physical training and sports (approximately 0.16 ha).

Planning indicators for the commercial and service land: maximum building density of 40%; maximum building height not exceeding 40 storeys; floor area ratio not exceeding 13 times (to be further specified during the adjustment of the Zoning Planning, Detailed Planning and project proposal, ensuring compliance with QCVN 01:2021/BXD).

(The partial planning adjustment dossier is enclosed)

Article 2. Implementation:

1. The Head of the Ward Division of Construction, Urban Affairs and Environment is assigned to advise the Ward People's Committee on the state management of capital construction, and implementation of urban planning and architecture within its competence. The contents of the partial adjustment shall be incorporated into the scheme for Adjustment to the General Construction Planning of Quang Ngai City through 2040; the partial adjustment to the scheme for Adjustment to the Zoning Planning of the Central Urban Area of Quang Ngai City - scale 1/2000 shall be carried out accordingly.

No later than 15 days from the date this Decision is promulgated, the partial planning adjustment shall be publicly announced and its entire contents shall be posted on the

Vietnam Construction Planning and Urban Planning Portal in accordance with regulations; the Decision and relevant dossiers shall be sent to the Provincial People's Committee, the Department of Construction, the Ward People's Council, and the agencies responsible for retaining planning dossiers for updating and monitoring.

2. The Office of the Ward People's Council and People's Committee is assigned to publish the Decision at the headquarters of the Ward People's Committee, post the Decision on the partial planning adjustment on the electronic information portal and mass media, and publicly announce its contents.

3. The Head of Residential Group No. 14 is assigned to post and publicly disclose the contents of the partial planning adjustment at the Group Cultural Activity Venue so that the relevant residential community is informed.

Article 3. This Decision takes effect from the date of signing. Other contents falling outside the scope of adjustment under this Decision shall continue to be implemented in accordance with Decision No. 949/QĐ-UBND dated October 11, 2021 of the People's Committee of Quang Ngai Province.

Article 4. The Chief of the Office of the Ward People's Council and People's Committee; Heads of the Divisions of Construction, Urban Affairs and Environment, Finance, and Industry and Trade; the Head of Residential Group No. 14; and heads of relevant agencies shall be responsible for implementing this Decision./.

Recipients:

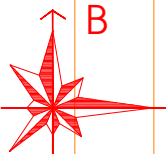
- As specified in Article 4;
- Provincial People's Committee (for reporting);
- Department of Construction (for reporting);
- Standing Board of the Party Committee,
Standing Committee of the Ward People's
Council;
- Chairperson and Vice Chairpersons of the Ward
People's Committee;
- Head of Residential Group No. 14;
- Office of the People's Committee: Deputy Chief
of Office, Specialist (Construction);
- Archived: Records, Division of Construction,
Urban Affairs and Environment (Long).

**FOR THE PEOPLE'S COMMITTEE
CHAIRPERSON**

Signed & Sealed

Tran Dinh Truong

SƠ ĐỒ VỊ TRÍ KHU VỰC ĐỀ XUẤT XIN CHỦ TRƯỞNG LẬP ĐIỀU CHỈNH CỤC BỘ QUY HOẠCH XÂY DỰNG
ĐỂ THỰC HIỆN DỰ ÁN KHU PHỨC HỢP VĂN PHÒNG, THƯƠNG MẠI DỊCH VỤ VÀ CĂN HỘ CHO THUÊ
(BAO GỒM TRỤ SỞ LÀM VIỆC MỚI CỦA TỔNG CÔNG TY LỘC HÓA DẦU VIỆT NAM-BSR)
(Kèm theo Công văn số/BSPPT-QTNL&PCRR ngày 08/9/2026
của Công ty Cổ phần Bao bì và Thương mại Dầu khí Bình Sơn)



ĐƯỜNG CHU VĂN AN (27M)

TÔN ĐỨC THẮNG

TRƯỜNG DÌNH (16.5M)

KHU VỰC ĐỀ XUẤT
ĐIỀU CHỈNH CỤC BỘ QUY HOẠCH
QUY MÔ DIỆN TÍCH KHOẢNG 2,1HA

ĐƯỜNG HAI BÀ TRƯNG

**PEOPLE'S COMMITTEE
OF NGHIA LO WARD**

**SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

No. 43/2026/QĐ-UBND

Nghia Lo, October 03, 2026

DECISION

On approving the partial adjustment to the Central Urban Zoning Plan of Quang Ngai City - scale 1/2000 in Sub-zone IIIA1, De Bao Residential Area

PEOPLE'S COMMITTEE OF NGHIA LO WARD

Pursuant to the Law on Organization of Local Government No. 72/2025/QH15;

Pursuant to the Law on Urban and Rural Planning dated November 26, 2024;

Pursuant to the Law dated December 11, 2025 amending and supplementing a number of articles of the Law on Urban and Rural Planning;

Pursuant to Government Decree No. 145/2025/ND-CP dated June 12, 2025 on the delineation of authority of the two-tier local government, delegation and decentralization of powers in the field of urban and rural planning;

Pursuant to Government Decree No. 178/2025/ND-CP dated July 01, 2025 detailing a number of articles of the Law on Urban and Rural Planning;

Pursuant to Government Decree No. 34/2026/ND-CP dated January 22, 2026 amending and supplementing a number of articles of Government Decree No. 178/2025/ND-CP dated July 01, 2025 detailing a number of articles of the Law on Urban and Rural Planning;

Pursuant to Circular No. 16/2025/TT-BXD of the Minister of Construction detailing a number of articles of the Law on Urban and Rural Planning, as amended and supplemented by Circular No. 43/2025/TT-BXD amending and supplementing a number of articles of Circular No. 16/2025/TT-BXD of the Minister of Construction detailing a number of articles of the Law on Urban and Rural Planning, and Circular No. 24/2026/TT-BXD amending and supplementing a number of articles of the Circulars for the purposes of decentralization, reduction and simplification of administrative procedures in the fields of vehicle inspection, roads, railways, and urban and rural planning under the management of the Ministry of Construction;

Pursuant to Decision No. 949/QĐ-UBND dated October 11, 2021 of the People's Committee of Quang Ngai Province approving the Adjusted General Construction Planning Scheme of Quang Ngai City through 2040;

Pursuant to Decision No. 712/QĐ-UBND dated July 26, 2023 of the People's Committee of Quang Ngai Province approving the Adjusted Central Urban Zoning Plan of Quang Ngai City - scale 1/2000 and the Regulations on management under the Zoning Plan;

Pursuant to Decision No. 136/2026/QĐ-UBND dated July 28, 2026 of the People's Committee of Quang Ngai Province prescribing the order and procedures for

preparation, appraisal, approval and publication of partial adjustments to urban and rural planning under the approval authority of the People's Committee of Quang Ngai Province;

Pursuant to Official Letter No. 7808/SXD-QHKT dated September 30, 2026 of the Quang Ngai Department of Construction providing comments on the proposed partial adjustments to relevant planning schemes in Sub-zone IIIA1;

Pursuant to Decision No. 2767/QD-UBND dated October 02, 2026 of the People's Committee of Nghia Lo Ward approving the partial adjustment to the General Construction Planning of Quang Ngai City through 2040 in Sub-zone IIIA1, De Bao Residential Area;

Considering the proposal in Official Letter No. 5769/BSR-KTDT dated August 13, 2026 of Binh Son Refining and Petrochemical Joint Stock Company (BSR) regarding the urgent completion of dossiers and coordination in carrying out procedures related to the BSR New Office Headquarters Project, and Official Letter No. 1817/BSPPT-QTNL&PCRR dated September 08, 2026 of Binh Son Petroleum Packaging and Trading Joint Stock Company; the report on planning appraisal results of the Division of Construction, Urban Affairs and Environment in Appraisal Report No. 03/KQTD-XDDTMT dated October 03, 2026 regarding the partial adjustment to the Central Urban Zoning Plan of Quang Ngai City - scale 1/2000 in Sub-zone IIIA1, De Bao Residential Area; and the unanimous opinions of the members of the Ward People's Committee.

HEREBY DECIDES:

Article 1. To approve the partial adjustment to the Central Urban Zoning Plan of Quang Ngai City - scale 1/2000 (approved by the People's Committee of Quang Ngai Province under Decision No. 712/QD-UBND dated July 26, 2023) for the land parcel in Sub-zone IIIA1, De Bao Residential Area, specifically as follows:

Partially adjust the Central Urban Zoning Plan of Quang Ngai City - scale 1/2000 (approved by the People's Committee of Quang Ngai Province under Decision No. 712/QD-UBND dated July 26, 2023) for the approximately 2.1 ha land parcel (comprising 1.94 ha of residential-group land and 0.16 ha of green space and sports land) into commercial and service land (1.94 ha) and green space and sports land (0.16 ha).

Partially adjust the planning indicators applicable to the commercial and service land: maximum building density of 40%; maximum building height not exceeding 40 storeys; floor area ratio not exceeding 13 times (to be further specified during preparation of the General Site Plan and project proposal, ensuring compliance with QCVN 01:2021/BXD); the building setback shall be at least 4 m from the road red-line boundaries of the roads surrounding the land parcel.

(The dossier of the partial planning adjustment is enclosed herewith)

Article 2. Organization of implementation:

1. The Head of the Ward Division of Construction, Urban Affairs and Environment shall advise the Ward People's Committee on the exercise of State management over

capital construction, and the implementation of urban planning and architecture within its authority. The partial adjustment contents shall be incorporated into the Adjusted Central Urban Zoning Plan of Quang Ngai City - scale 1/2000 and managed in accordance with regulations.

No later than 15 days from the date of issuance of this Decision, the entire contents of the partial planning adjustment shall be publicly announced and posted on the Vietnam Construction Planning and Urban Planning Portal in accordance with regulations; this Decision and relevant dossiers shall be sent to the Provincial People's Committee, the Department of Construction, the Ward People's Council and agencies responsible for retaining planning dossiers for updating and monitoring.

2. The Office of the Ward People's Council and People's Committee shall make the announcement at the headquarters of the Ward People's Committee and publish the Decision on partial planning adjustment on the electronic information portal and through media channels for public disclosure of its contents.

3. The Head of Residential Group No. 14 shall post and publicly disclose the contents of the partial planning adjustment at the Group's Community Cultural Activity Venue so that the relevant residential community is informed.

Article 3. This Decision takes effect from the date of signing. Other contents falling outside the scope of adjustment under this Decision shall continue to be implemented in accordance with Decision No. 712/QĐ-UBND dated July 26, 2023 of the People's Committee of Quang Ngai Province.

Article 4. The Chief of the Office of the Ward People's Council and People's Committee; Heads of the Divisions of Construction, Urban Affairs and Environment, Finance, and Industry and Trade; the Head of Residential Group No. 14; and heads of relevant agencies shall be responsible for implementing this Decision./.

Recipients:

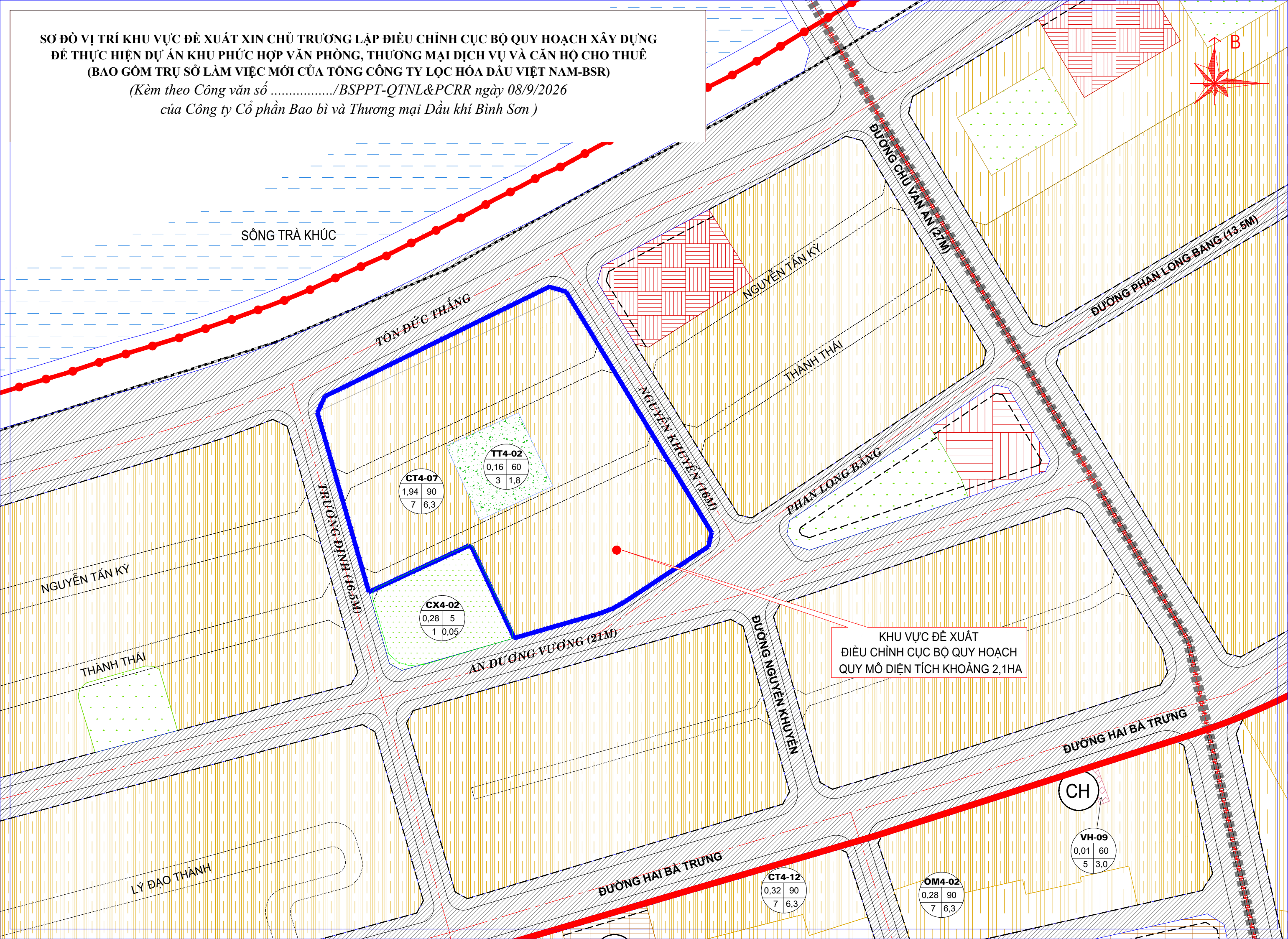
- As stated in Article 4;
- Provincial People's Committee (for report);
- Department of Construction (for report);
- Standing Committee of the Party Committee, Standing Committee of the Ward People's Council;
- Chairman and Vice Chairpersons of the Ward People's Committee;
- Head of Residential Group No. 14;
- Office of the People's Committee: Deputy Chief of Office, specialist (Construction);
- Filed: Records, Construction-Urban Affairs-Environment (Long).

**FOR THE PEOPLE'S COMMITTEE
CHAIRMAN**

Signed & Sealed

Tran Dinh Truong

SƠ ĐỒ VỊ TRÍ KHU VỰC ĐỀ XUẤT XIN CHỦ TRƯỞNG LẬP ĐIỀU CHỈNH CỤC QUY HOẠCH XÂY DỰNG
ĐỂ THỰC HIỆN DỰ ÁN KHU PHỨC HỢP VĂN PHÒNG, THƯƠNG MẠI DỊCH VỤ VÀ CĂN HỘ CHO THUÊ
(BAO GỒM TRỤ SỞ LÀM VIỆC MỚI CỦA TỔNG CÔNG TY LỘC HÓA DẦU VIỆT NAM-BSR)
(Kèm theo Công văn số/BSPPT-QTNL&PCRR ngày 08/9/2026
của Công ty Cổ phần Bao bì và Thương mại Dầu khí Bình Sơn)



KHU VỰC ĐỀ XUẤT
ĐIỀU CHỈNH CỤC QUY HOẠCH
QUY MÔ DIỆN TÍCH KHOẢNG 2,1HA