

No: 751/NQ-LSG.HĐQT

*Ho Chi Minh City, October 19, 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 Proposal No. 750/TTr-LSG.TCKT dated October 19, 2026 of the General Director on the consolidation of votes on the approval of the Detailed Plan for Use of Proceeds from the Public Offering of Additional Shares to Existing Shareholders,

### 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                    |
|              | Land use levy, land rent and other land-related costs (Estimated)      | 719,000,000,000          | 2026–2027                    |
|              | Construction costs (Estimated)                                         | 781,000,000,000          | 2027–2030                    |
| 2            | Supplementation of working capital (**)                                | 150,000,000,000          | 2026-2027                    |
|              | Selling and marketing expenses and distribution commissions            | 125,000,000,000          | 2026–2027                    |
|              | General and administrative expenses                                    | 25,000,000,000           | 2026–2027                    |
| <b>Total</b> |                                                                        | <b>1,650,000,000,000</b> |                              |

(\*) The allocation and use of the above funds are expected to be carried out in accordance with the actual implementation progress of the Project, the payment requirements for each item, and applicable laws. The amount allocated for land-related financial obligations is an estimate and does not

represent the official amount determined by the competent authorities. Upon receipt of official decisions or notices, the Company shall reconcile the land use levy provisionally paid in the amount of VND 262.3 billion and any amounts eligible for deduction or offset in accordance with applicable regulations to determine the outstanding amount payable.

(\*\*) The above working capital expenses are estimated based on the funding requirements for the Company's business operations. The funds shall be used in accordance with actual needs as they arise and the Company's operating plan.

- 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 take responsibility for organizing the implementation of the tasks set out in the detailed plan under this Resolution.

#### **Article 4. Effectiveness**

This Resolution takes effect from the date of signing and supersedes Resolution No. 653/NQ-LSG.HDQT dated September 14, 2026 of the Board of



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Directors. 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./.

**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 Hiến**