MST INVESTMENT JOINT STOCK COMPANY	THE SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom – Happiness
No.: 223/2026/CV-MST	*Hanoi, Nov 13, 2026*

DISCLOSURE OF INFORMATION ON THE ELECTRONIC INFORMATION PORTALS OF THE STATE SECURITIES COMMISSION OF VIET NAM AND THE HANOI STOCK EXCHANGE

To
- State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

Company name: MST Investment Joint Stock Company

Head office address: No. 2, Alley 159 Tay Son Street, Dan Phuong Commune, Hanoi City, Vietnam

Telephone: +84 24 6674 4305 Fax: +84 24 3555 3592

Authorized person for information disclosure: Mr. Phan Duy Dung – General Director

Type of information disclosure: ☑ 24 hour ☐ 72 hour ☐ Extraordinary ☐ Upon request ☐ Periodic

Content of information disclosure: MST Investment Joint Stock Company hereby announces the Resolution of the Board of Directors regarding the approval of the implementation of the share offering plan, the plan to ensure that the share issuance complies with regulations on foreign ownership limits, and other relevant matters.

Attached document: Resolution No. 22/2026/NQ-BOD dated 12/11/2026.

This information was published on the official website of MST Investment Joint Stock Company on November 13, 2026, at: https://mstgroup.vn/ (Investor Relations section).

We hereby certify that the above-disclosed information is true and accurate and take full legal responsibility for the disclosed information in accordance with the law.

Recipients:
- As above;
- Archives.

AUTHORIZED PERSON FOR INFORMATION DISCLOSURE
GENERAL DIRECTOR

M.S.D.N: 0103983390-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ MST
THÀNH PHỐ HÀ NỘI

PHAN DUY DUNG

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN ĐẦU TƯ MST
Ký ngày: 13/11/2026 11:51:23

MST INVESTMENT JOINT STOCK COMPANY	**THE SOCIALIST REPUBLIC OF VIETNAM** **Independence – Freedom – Happiness**
No.:22/2026/NQ-HĐQT	*Hanoi, November 12, 2026*

RESOLUTION
OF THE BOARD OF DIRECTORS
Re: Approval of the Implementation of the Share Offering Plan, the Plan to Ensure Compliance of the Share Issuance with Foreign Ownership Limit Regulations, and Other Related Matters

- *Pursuant to the Law on Enterprises No. 59/2020/QH14, adopted by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020, and its amendments, supplements and implementing guidelines;*
- *Pursuant to the Law on Securities No. 54/2019/QH14, adopted by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, and its amendments, supplements and implementing guidelines;*
- *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, as amended and supplemented by Decree No. 245/2025/ND-CP;*
- *Pursuant to the Charter of MST Investment Joint Stock Company;*
- *Pursuant to Resolution No. 03/2026/NQ-ĐHĐCĐ of the 2026 Extraordinary General Meeting of Shareholders of MST Investment Joint Stock Company dated November 6, 2026;*
- *Pursuant to the Minutes of the Meeting of the Board of Directors No.22/2026/BB-HĐQT dated 12/11/2026 regarding the implementation of the share offering plan, the detailed plan for the use of proceeds expected to be raised from the offering, the plan to ensure that the share issuance complies with regulations on foreign ownership limits, and other relevant matters,*

RESOLVES:

Article 1: Approval of the implementation of the plan for an additional public offering of shares, as approved under Resolution No. 03/2026/NQ-ĐHĐCĐ of the 2026 Extraordinary General Meeting of Shareholders of MST Investment Joint Stock Company dated November 6, 2026.

Article 2: Approval of the detailed plan for the use of proceeds expected to be generated from the offering (as detailed in Appendix 01 attached hereto).

In the event that the total proceeds from the offering are insufficient to meet the planned amount, the order of priority for repayment of maturing loans shall be determined as follows:

- **Short-term borrowings:** Repayment shall be made sequentially, from top to bottom, to the banks listed in Section I of the table below.
- **Other borrowings:** Repayment shall be made after all obligations to banks have been fully settled.

Article 3: Approval of the plan to ensure that the public offering of shares complies with regulations on foreign ownership limits in the Company, specifically as follows:

According to the shareholder list of MST Investment Joint Stock Company dated October 8, 2026, provided by the Vietnam Securities Depository and Clearing Corporation (VSDC), foreign ownership in the Company is 0.74%. The Company currently maintains its foreign ownership ratio in accordance with applicable laws and Official Letter No. 3861/UBCK-PTTT dated July 23, 2021 of the State Securities Commission, with the maximum foreign ownership ratio being 49%.

The plan to ensure that the share issuance complies with regulations on foreign ownership limits is as follows:

- In the event of transfers of subscription rights by existing shareholders, based on the foreign ownership ratio in the Company as recorded in the List of Securities Holders as of the record date for exercising subscription rights in the offering, the Company shall coordinate with the Vietnam Securities Depository and Clearing Corporation to monitor transfers of subscription rights by existing shareholders (if any), ensuring that the shareholders' ownership ratios in the Company following the offering comply with applicable laws.
- In the event of distributing the remaining shares that have not been fully subscribed due to shareholders not exercising their subscription rights or not fully exercising such rights (if any), the Board of Directors shall give priority to distributing such shares to domestic investors. In the event of distribution to foreign investors, the Company shall ensure compliance with the maximum foreign ownership limit in the Company, which shall not exceed 49% as prescribed by law.

Article 4: Approval of the undertaking to carry out all necessary procedures for the additional registration of securities with the Vietnam Securities Depository and Clearing Corporation and the additional listing of shares on the Stock Exchange for all additional shares issued by the Company upon completion of the offering, in accordance with applicable laws and regulations.

Article 5: The Company's Legal Representative is assigned and authorized to implement the relevant tasks, sign related legal documents, and carry out the necessary procedures to complete the Company's additional public offering of shares, ensuring compliance with this Resolution and applicable laws and regulations.

Article 6: Members of the Board of Directors, the Board of Supervisors, the Executive Board, and relevant departments of MST Investment Joint Stock Company shall be responsible for implementing this Resolution from the date of signing.

Recipients:
- As stated in Article 6;
- State Securities Commission of Vietnam (SSC);
- Filed with the Board of Directors.

THE BOARD OF DIRECTORS
CHAIRMAN

M.S.D.N: 0103983390-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ MST
THÀNH PHỐ HÀ NỘI

NGUYEN HUY QUANG

Appendix 01: Detailed Plan for the Use of Proceeds Expected to Be Raised from the Offering

No.	Credit Institution	Contract	Loan Currency	Maximum Credit Limit / Loan Amount (VND)	Purpose of Loan	Interest Rate	Loan Tenor	Amount of Debt to Be Repaid Using Proceeds from the Public Offering of Additional Shares (VND)	Expected Time of Proceeds Utilization	Related Party
I	SHORT-TERM BANK LOANS									
1.	English Translation Joint Stock Commercial Bank for Investment and Development of Vietnam (SHB)	Credit Facility Agreement No. 0079/2026/HDHM-PN/SHB.112000 dated 12 February 2026	VND	150.000.000.000	+ Supplementing working capital for the Company's business operations. + Credit shall only be granted for transactions with identified off-takers, including enterprises and business chains such as Vietnam Post Corporation, the Stavian Group and the Thuan Duc Plastics Group.	The applicable interest rate for loans within the loan term shall be specifically stipulated in each Debt Acknowledgment Agreement.	The loan term of each loan shall be specifically stipulated in the relevant Debt Acknowledgment Agreement and shall not exceed 06 months.	140.000.000.000	In 2027, when the Company is permitted to use the proceeds from the offering.	No

No.	Credit Institution	Contract	Loan Currency	Maximum Credit Limit / Loan Amount (VND)	Purpose of Loan	Interest Rate	Loan Tenor	Amount of Debt to Be Repaid Using Proceeds from the Public Offering of Additional Shares (VND)	Expected Time of Proceeds Utilization	Related Party
2.	Tien Phong Commercial Joint Stock Bank (TPBank)	Credit Facility Agreement No. 218/2026.HDTD/BTL dated 27 May 2026	VND	480.000.000.000	Supplementing working capital for the Customer's business operations in plastic resins, iron, steel and construction materials.	Flexible interest rate, as specifically stipulated in each loan drawdown document.	12 months from the date of signing the Credit Facility Agreement.	250.000.000.000		No
3.	Vietnam Prosperity Joint Stock Commercial Bank (VPBank)	Individual Credit Facility Agreements	VND	20.000.000.000	Supplementing working capital and issuing Letters of Credit (LCs) to serve the Company's business operations.	As specified in each loan drawdown.	Not exceeding 12 months.	90.000.000.000		No
4.	Military Commercial Joint Stock	Credit Agreement No. 456840.26.831.400	VNĐ	30.000.000.000	Providing credit facilities to support the	The applicable	The loan term shall be	20.000.000.000		No

No.	Credit Institution	Contract	Loan Currency	Maximum Credit Limit / Loan Amount (VND)	Purpose of Loan	Interest Rate	Loan Tenor	Amount of Debt to Be Repaid Using Proceeds from the Public Offering of Additional Shares (VND)	Expected Time of Proceeds Utilization	Related Party
	Bank (MB Bank)	8517.TD			Company's plastic resin trading and business operations.	interest rate shall be specified in the loan drawdown document for each disbursement.	specified in the loan drawdown document for each disbursement.			
	Total Amount Allocated for Repayment of Short-Term and Long-Term Bank Loans							**500.000.000.000**		
II	**OTHER PAYABLES**									
1	Huy Duong Group Joint Stock Company	Investment Cooperation Contract No. 01/2024/BCC/MST-HDG dated 07 November 2024 regarding investment cooperation in the	VND	Huy Duong Company contributes VND 1,680 billion as investment cooperation capital.	Investment cooperation in the "Greenhill Village Quy Nhon Resort Project" and acting as the EPC General Contractor for the	Profit distribution in accordance with the Contract	Until completion of the Project or until otherwise agreed by the	500.000.000.000	In 2027, when the Company is permitted to use the proceeds from the	None

No.	Credit Institution	Contract	Loan Currency	Maximum Credit Limit / Loan Amount (VND)	Purpose of Loan	Interest Rate	Loan Tenor	Amount of Debt to Be Repaid Using Proceeds from the Public Offering of Additional Shares (VND)	Expected Time of Proceeds Utilization	Related Party
		implementation of the Project Development and EPC General Contract for the construction of the "Greenhill Village Quy Nhon Resort Project", and the Appendices thereto			Project		parties		offering	
	Total amount allocated to repayment of other payables							**500.000.000.000**		
	Total (I) + (II)							**1.000.000.000.000**		