SAI GON VI NA LAND JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM Independence – Freedom – Happiness
No. 813../NQ-LSG.HĐQT	*Ho Chi Minh City, November 13, 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/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**");

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

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN SÀI GÒN VI NA
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public offering of additional shares to existing shareholders ("**Proposal No. 605/TTr-LSG.HĐQT**");

Pursuant to Proposal No. 603/TTr-LSG.HĐQT dated August 14, 2026 of the Board of Directors of the Company on approval of the total investment amount and proposed sources of funding for the implementation of the Dragon Riverside City Project ("**Proposal No. 603/TTr-LSG.HĐQT**");

Pursuant to Proposal No. 809/TTr-LSG.TCKT dated November 13, 2026 of the General Director on the consolidation of votes on approval of the registration dossier for the public offering of additional shares to existing shareholders;

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 dated September 7, 2026, together with Proposal No. 605/TTr-LSG.HĐQT and Proposal No. 603/TTr-LSG.HĐQT;
4. Audited financial statements for 2024, 2025, reviewed interim financial statements for 2026, and financial statements for the third quarter of 2026 prepared by the Company;
5. Charter of Sai Gon Vi Na Land Joint Stock Company;
6. Confirmation letter from a commercial bank regarding the opening of a blocked account for receipt of share subscription proceeds from the offering;
7. Consulting Agreement for the public offering registration dossier No. 01/2026/HDS-LSG/HĐTV dated August 5, 2026;
8. Underwriting commitment for the public offering of shares dated September 14, 2026;
9. Share Underwriting Agreement;
10. 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;
11. 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;

12. Board of Directors Resolution No. 811/NQ-LSG.HĐQT dated November 13, 2026 approving the detailed plan for use of proceeds from the offering;

13. 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;

14. 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;

15. Enterprise Registration Certificate No. 0305316946, 14th amendment registered on June 4, 2025, issued by the Ho Chi Minh City Department of Finance;

16. Documents relating to the plan for use of proceeds from the public offering of additional shares.

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.

Article 3. Effectiveness

This Resolution supersedes Board of Directors Resolution No.752/NQ-LSG.HĐQT dated October 19, 2026. 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

M.S.D.N: 0305316946 - C.T.C.P - CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN SÀI GÒN VI NA - QUẬN 5 - TP. HỒ CHÍ MINH

Nguyễn Quang Hiển