ELECTRICAL MECHANICAL EQUIPMENT AND SPARE PARTS JOINT STOCK COMPANY

No.: 245/2026/CBTT-BOD

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

HaNoi, November 17 , 2026

EXTRAORDINARY INFORMATION DISCLOSURE

To: - State Securities Commission of Vietnam
- Hanoi Stock Exchange

1. Organization name: **ELECTRICAL MECHANICAL EQUIPMENT AND SPARE PARTS JOINT STOCK COMPANY**
2. Stock code: **EMG**
3. Head office address: No. 56, Alley 102, Truong Chinh Street, Kim Lien Ward, Hanoi City, Vietnam
4. Telephone : (+84)24.38686150 - Fax: (+84)24.38689682
5. Email : congthongtin.emesco@gmail.com
6. Disclosed information:

   Decision of the Board of Directors No. 244/2026/QD-HDQT dated 17/11/2026 On the Approval of the Investment and Construction Project for the Office Building – Headquarters of Electrical Mechanical Equipment and Spare Parts Joint Stock Company.
7. This information has been published on the Company's website on 17/11/2026 at: http://www.emesco.com.vn ,Investor Relations.

We hereby confirm that the information disclosed above is true and we take full responsibility before the law for the disclosed information.

Attached documents:

-Decision of the Board of Directors No. 244/2026/QD-HDQT dated 17/11/2026

Recipients:

- As above;
- Emesco Website;
- Archived: Administration Office, Board of Directors.

ON BEHALF OF THE ORGANIZATION
Legal Representative / Authorized Person for Information Disclosure
(Signature, full name, title, and company seal)

CÔNG TY CỔ PHẦN THIẾT BỊ PHỤ TÙNG CƠ ĐIỆN

Mr.Nguyen Ngoc Nam

CÔNG TY CỔ PHẦN THIẾT BỊ PHỤ TÙNG CƠ ĐIỆN
Digitally signed by CÔNG TY CỔ PHẦN THIẾT BỊ PHỤ TÙNG CƠ ĐIỆN
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ELECTRICAL MECHANICAL EQUIPMENT AND SPARE PARTS JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM** **Independence – Freedom – Happiness**
No.: 244/2026/NQ-BOD	*HaNoi, November 17, 2026*

DECISION

On the Approval of the Investment and Construction Project for the Office Building – Headquarters of Electrical Mechanical Equipment and Spare Part Joint Stock Company

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THE BOARD OF DIRECTORS OF ELECTRICAL MECHANICAL EQUIPMENT AND SPARE PARTS JOINT STOCK COMPANY

The Law on Enterprises No. 59/2020/QH14, adopted by the 14th National Assembly of the Socialist Republic of Vietnam at its 9th Session on 17/6/2020;

The Law on Investment No. 143/2025/QH15, adopted by the National Assembly on 11/12/2025;

The Law on Construction No. 135/2025/QH15, adopted by the 15th National Assembly of the Socialist Republic of Vietnam at its 10th Session on 10/12/2025;

Government Decree No. 217/2026/ND-CP detailing certain provisions of the Law on Construction regarding the management of construction activities;

Resolution No. 190/2026/NQ-BOD dated 13/8/2026 of the Board of Directors of Electrical Mechanical Equipment and Spare Part Joint Stock Company approving the investment policy for the Office Building – Headquarters Project of Electrical Mechanical Equipment and Spare Part Joint Stock Company;

Document No. 19645/SXD-TĐ dated 9/9/2026 issued by the Hanoi Department of Construction notifying the appraisal results of the Feasibility Study Report for the investment and construction of the Office Building – Headquarters Project of Electrical Mechanical Equipment and Spare Part Joint Stock Company, located at No. 56, Lane 102, Truong Chinh Street, Kim Lien Ward, Hanoi City;

The Charter of Electrical Mechanical Equipment and Spare Part Joint Stock Company;

Submission No. 222/2026/TTr-EMESCO dated 22/10/2026 of the General Director of Electrical Mechanical Equipment and Spare Part Joint Stock Company;

The Minutes of the Meeting of the Board of Directors No. 243/2026/BBH-BOD dated 17/11/2026.

DECISION

Article 1. Approval is hereby granted for the Investment and Construction Project for the Office Building – Headquarters of Electrical Mechanical Equipment and Spare Part Joint Stock Company, with the following principal details:

1. Project name: Office Building – Headquarters of Electrical Mechanical Equipment and Spare Part Joint Stock Company.

2. Construction location: No. 56, Lane 102, Truong Chinh Street, Kim Lien Ward, Hanoi City.

3. Investment decision-making authority: The Board of Directors of Electrical Mechanical Equipment and Spare Part Joint Stock Company.

4. Project owner: Electrical Mechanical Equipment and Spare Part Joint Stock Company.

5. Consulting organizations:

- Feasibility Study Report preparation consultant: Reenco Vietnam Design Consultancy Joint Stock Company.

- Feasibility Study Report appraisal consultant: Cotana Construction Consultancy Joint Stock Company.

6. Project group, construction type and grade, and design service life of the main structure: Group C project; civil construction; Grade II. The design service life of the structure is 50 years.

7. Construction investment scale:

Construction of an office building serving as the workplace and headquarters of Electrical Mechanical Equipment and Spare Part Joint Stock Company. The building comprises 8 above-ground floors and 2 basement floors, with a building coverage ratio of approximately 70%, a building footprint of approximately 481 m², and a total gross floor area of approximately 3,695.5 m², excluding the basement floors. The main structural system consists of reinforced concrete with bored pile foundations. The building's technical systems and external infrastructure shall be developed in a coordinated manner, with the following specifications:

- Land area: 686.5 m²

- Building coverage ratio: 70%

- Building footprint: 481 m²

- Gross floor area of 8 above-ground floors: 3,695.5 m² (including 1 rooftop structure floor)

- Gross floor area of 2 basement floors: 1,220 m²

- Total gross floor area (including above-ground and basement floors): 4,915.5 m².

- Building height in floors: 8 floors and 1 rooftop structure floor.

- Building height: 30.0 m (measured from the sidewalk elevation to the top of the rooftop stairwell structure)

- Parking area: 708 m².

- Floor area ratio (FAR): approximately 5.42 times..

8. Basic design drawings: The basic design drawings, bearing the relevant certification stamp, are attached to this Decision.

9. Number of design stages and list of principal selected standards:

- Number of design stages: 2 stages, comprising basic design and construction drawing design.

- Applicable principal standards and technical regulations: Current Vietnamese standards and technical regulations.

10. Total construction investment and breakdown of cost items included in the total construction investment: VND 88,887,841,000 (In words: Eighty-eight billion, eight hundred and eighty-seven million, eight hundred and forty-one thousand Vietnamese dong only).

11. Project implementation schedule: 2026 - 2028.

12. Investment capital sources: The Company's own capital and commercial financing, in accordance with the project implementation schedule.

13. Project management arrangement: The Company shall directly undertake project management.

Article 2. The General Director of Electrical Mechanical Equipment and Spare Part Joint Stock Company shall take the lead and coordinate with the consulting organizations and relevant parties in preparing and finalizing the construction drawing design dossier and the total construction cost estimate for the Project following completion of the basic design stage, entitled: "Office Building – Headquarters of Electrical Mechanical Equipment and Spare Part Joint Stock Company"; carry out all relevant legal procedures and submit the application to the competent state authority for issuance of the construction permit in accordance with applicable regulations.

The General Director shall be responsible for reporting to the Board of Directors on the status, progress and results of Project implementation, ensuring compliance with applicable laws and the Company's Charter.

Article 3. This Decision shall take effect from the date of signing..

The members of the Board of Directors, the Executive Management Board and heads of relevant functional departments shall be responsible for implementing this Decision./.

ON BEHALF OF THE BOARD OF DIRECTORS

Chairman



Le Van An

Recipients:

- As stated in Article 3;
- Board of Directors, Supervisory Board;
- Archived: Administration Office.