CÔNG TY CỔ PHẦN BV LAND
BV LAND JOINT STOCK COMPANY
Số/No. 44/2026/CBTT - BVL

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc
SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness
Hà Nội, ngày 18 tháng 11 năm 2026
Hanoi, November 18, 2026

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
EXTRAORDINARY INFORMATION DISCLOSURE

Kính gửi/To:
- Ủy ban Chứng khoán Nhà nước/ State Securities Commission
- Sở Giao dịch Chứng khoán Việt Nam/ Vietnam Exchange
- Sở giao dịch chứng khoán Hà Nội/ Hanoi Stock Exchange

1. **Tên tổ chức/Name of organization: Công ty Cổ phần BV Land/ *BVLand Joint Stock Company***

- Mã chứng khoán/Mã thành viên/ *Stock code/ Broker code:* BVL
- Địa chỉ/*Address:* Tầng 4, Tòa nhà Rivera Park, Số 69 Đường Vũ Trọng Phụng, Phường Thanh Xuân, TP Hà Nội / *4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City, Vietnam*
- Điện thoại liên hệ/*Tel.:* 024.355 60999 Fax: 024 3556 0088
- E-mail:

2. **Nội dung thông tin công bố/Contents of disclosure:**

- Nghị quyết HĐQT số: 21/2026/NQ/HĐQT-BVL ngày 17/11/2026 về việc thông qua việc phê duyệt dự án Đầu tư xây dựng nhà ở xã hội tại Khu đất đấu giá quyền sử dụng đất xứ Đồng Hạ Khâu, phường Phú Lương, thành phố Hà Nội.
- *Board of Directors' Resolution No.: 21/2026/NQ/HĐQT-BVL dated 17/11/2026 regarding the approval of the Social Housing Construction Investment Project at the Land Plot for Auction of Land Use Rights at Dong Ha Khau Area, Phu Luong Ward, Hanoi City.*

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 18/11/2026 tại đường dẫn https://bvland.vn/danh-muc-quan-he-co-dong./ *This information was published on the company's website on* 18/11/2026, *as in the link https://bvland.vn/danh-muc-quan-he-co-dong.*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/ *We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Tài liệu đính kèm/*Attached documents:*

Nghị quyết HĐQT số: 21/2026/NQ/HĐQT-BVL

Board of Directors' Resolution No.: 21/2026/NQ/HĐQT-BVL

Đại diện tổ chức

Organization representative

Người đại diện theo pháp luật

Legal representative

CÔNG TY CỔ PHẦN BV LAND

Digitally signed by CÔNG TY CỔ PHẦN BV LAND
DN: C=VN, S=HÀ NỘI, L=Đống Đa, CN=CÔNG TY CỔ PHẦN BV LAND, OID.0.9.2342.19200300.100.1.1=MST:0102983609
Reason: I am the author of this document
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Date: 2026-11-18 17:29:00
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LÝ TUẤN ANH

MR.LY TUAN ANH

BV LAND JOINT STOCK COMPANY
4th floor, Rivera Park building, 69 Vu Trong Phung Street,
Thanh Xuan Ward, Hanoi, Vietnam
0243.556.0999 www.bvland.vn

No.: 21/2026/NQ/HĐQT-BVL
Date: 17/11/2026

RESOLUTION

(Re: Approval of the Social Housing Construction Investment Project at the Land Plot for Auction of Land Use Rights at Dong Ha Khau Area, Phu Luong Ward, Hanoi City)

BOARD OF DIRECTORS
BV LAND JOINT STOCK COMPANY

- *Pursuant to the Law on Enterprises 2020 and its implementing regulations;*
- *Pursuant to the Law on Securities 2019 and its implementing regulations;*
- *Pursuant to the Law on Construction No. 135/2025/QH15 dated 10/12/2025 and its implementing regulations;*
- *Pursuant to the Law on Housing No. 27/2023/QH15 dated 27/11/2023 and its implementing regulations;*
- *Pursuant to the Charter of BV Land Joint Stock Company (BVL);*
- *Pursuant to Decision No. 2269/QĐ-UBND dated 28/4/2026 of the People's Committee of Hanoi City on approving the investment policy and concurrently assigning the investor to implement the Social Housing Construction Investment Project at the Land Plot for Auction of Land Use Rights at Dong Ha Khau Area, Phu Luong Ward, Hanoi City;*
- *Pursuant to Document No. 25732/SXD-TĐ dated 12/11/2026 of the Hanoi Department of Construction on the Notice of appraisal results of the Feasibility Study Report of the Social Housing Construction Investment Project at the Land Plot for Auction of Land Use Rights at Dong Ha Khau Area, Phu Luong Ward, Hanoi City;*
- *Pursuant to Document No. 01/2026/TB/ĐT-BVL dated 12/11/2026 of the Investment Department on the Notice of appraisal results of the Feasibility Study Report of the Social Housing Construction Investment Project at the Land Plot for Auction of Land Use Rights at Dong Ha Khau Area, Phu Luong Ward, Hanoi City.*

HEREBY RESOLVES:

Article 1. To approve the Social Housing Construction Investment Project at the Land Plot for Auction of Land Use Rights at Dong Ha Khau Area, Phu Luong Ward, Hanoi City with the following main contents:

1.1 Project name: Social Housing Construction Investment at the Land Plot for Auction of Land Use Rights at Dong Ha Khau Area, Phu Luong Ward, Hanoi City

1.2 Type and group of the project; type and grade of the main works of the project; designed service life of the main works: Group B project; civil works, Grade I; designed service life of the main works: not less than 50 years.

1.3 Identification code: .....

1.4 Construction location: Social housing land lot within the Land Plot for Auction of Land Use Rights at Dong Ha Khau Area, Phu Luong Ward, Hanoi City; land use area of the Project: 4,600.0 m².

1.5 Investment decision-maker: Board of Directors of BV Land Joint Stock Company.

1.6 Investor: BV Land Joint Stock Company.

1.7 Consultant preparing the Feasibility Study Report; consultant preparing the basic design in the Feasibility Study Report; construction survey contractor (if any):

- Consultant preparing the Feasibility Study Report; consultant preparing the basic design in the Feasibility Study Report: Vietnam National Construction Consultant Corporation – JSC (architecture and structure disciplines), enterprise code 0100105278, and Vietnam Investment Consulting and Construction Designing Joint Stock Company (mechanical and electrical disciplines), enterprise code 0100106112.
- Construction survey contractor: Hanoi Construction Design Investigation Consultants Joint Stock Company (enterprise code 0101439259).

1.8 Project objectives: To build a social housing apartment complex to meet the housing needs of beneficiaries of social housing support policies in accordance with the law on housing; to implement the approved zoning plan, detailed plan, and Housing Development Program and Plan of Hanoi City; and concurrently to concretize the Prime Minister's Scheme on "Investment in the construction of at least 01 million social housing apartments" and to supplement the social housing stock of Hanoi City, thereby contributing to the fulfillment of the City's social housing development targets assigned by the Central Government and the Government.

1.9 Construction investment scale:

- The social housing building is constructed on the social housing land lot with an area of 4,600.0 m²; construction area of 1,840.0 m²; building density of 40%; total construction floor area of approximately 31,582.8 m², of which the floor area counted towards the floor area ratio is approximately 25,835.1 m²; floor area ratio of 5.62 times. The building consists of 15 above-ground floors, 01 basement and a rooftop technical floor; height of 60.35 m from the 1st floor level to the top of the roof structure (61.10 m from the lowest sidewalk level); setback of 6.0 m on all four sides; 1st floor level (±0.000) equivalent to an elevation of +5.250 m in the national elevation system.
- Functional layout of the building:
  + The basement accommodates parking areas, technical rooms, a garbage room, water tanks and a wastewater treatment station.

+ The 1st floor accommodates the apartment lobby and commercial and service areas.
+ The 2nd floor accommodates commercial and service areas and community activity space.
+ The 3rd floor accommodates commercial and service areas.
+ The 4th to 15th floors are apartment floors, each with 23 apartments; total of 276 apartments.
+ The rooftop technical floor accommodates pump rooms and technical rooms for building operation.

- Total usable area of the 1st, 2nd and 3rd floors and the apartment floors is approximately 18,784.71 m²; of which the area of the 1st, 2nd and 3rd floors is approximately 3,435.51 m²; the area of community activity space is approximately 230.57 m².

1.10 Number of design steps; list of applicable technical regulations and standards:

- Number of design steps: 02 steps
- List of applicable technical regulations and standards: In accordance with the list of main technical regulations and standards applicable to the Project in the basic design description.

1.11 Total construction investment of the project; value of cost items in the total construction investment:

Total construction investment: **VND 522,553,080,000** ***(In words: Five hundred twenty-two billion, five hundred fifty-three million, eighty thousand Vietnam dong only).***
Of which:

No.	Description	Value (VND)	Notes
1	Construction cost	329,472,811,675	
2	Equipment cost	67,615,243,913	
3	Project management cost	6,696,492,969	
4	Consultancy cost	20,613,533,927	
5	Other costs	32,344,960,016	
6	Contingency cost	65,810,040,059	
	TOTAL	**522,553,082,558**	
	ROUNDED	**522,553,080,000**	

1.12 Project implementation period; project operation duration:

- Project implementation period: Q1/2026 to Q4/2027.
- Project operation duration: 50 years *(counted from the date the investor is allocated land to implement the project in accordance with the law on land).*

1.13 Investment capital sources and expected capital allocation plan according to the project implementation schedule:

- Owner's equity: VND 104,510,616,000
- Lawfully mobilized capital of the investor: VND 418,042,464,000

1.14 Project management form: Hiring a project management consultant

Article 2. Implementation

The Board of Directors assigns Mr. Ly Tuan Anh – The Chief Executive Officer and concurrently Legal Representative to organize the appraisal and approval of the construction design to be implemented after the project is approved according to competence, ensuring compliance with the law on construction and other relevant laws.

The Board of Directors assigns the Management Board of the Social Housing Construction Investment Project at the Land Plot for Auction of Land Use Rights at Dong Ha Khau Area, Phu Luong Ward, Hanoi City to coordinate with relevant Departments/Divisions in carrying out investment, construction, fire prevention and fighting, environmental and other specialized procedures in accordance with regulations.

Article 3. This Resolution takes effect from the date of signing.

Members of the Board of Directors, the Board of Management and relevant individuals and units shall be responsible for implementing this Resolution./.

Recipients:

- As stated in Article 3;
- Saved: Archives.

ON BEHALF OF THE BOD

CÔNG TY CỔ PHẦN BV LAND
M.S.D.N: 0102983609

CHAIRMAN

MR.NGUYEN TAN THANH