



THE SOCIALIST REPUBLIC OF VIETNAM

*Independence – Freedom – Happiness*



No.: 01/2026/NQ-HĐQT

*Ho Chi Minh City, January 07, 2026*

## RESOLUTION

**Regarding the approval of the receipt of transfer of land use rights and ownership of assets attached to land at the Company's Head office**

### **BOARD OF DIRECTORS HAI MINH CORPORATION**

- 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;
- 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;
- Pursuant to the Charter of Hai Minh Corporation;
- Pursuant to the Minutes of the Board of Directors' meeting dated January 07, 2026.

## RESOLVES

**Article 1:** To approve the receipt of transfer of land use rights and ownership of assets attached to land of Offices No. 01 and No. 05, 17th Floor of the Commercial – Service – Office and Apartment Center Pearl Plaza, No. 561A Dien Bien Phu Street, Thanh My Tay Ward, Ho Chi Minh City:

a. Main contents of the Transfer Contract for Office No. 01, 17th Floor are as follows:

**- Information on land parcel:**

- + Land parcel No.: 41, map sheet No.: 96
- + Area: 5,983.2 m<sup>2</sup>
- + Land type: Urban residential land
- + Term of land use: Land use term until December 26, 2058
- + Form of land use: Shared use
- + Address: No. 561A Dien Bien Phu Street, Ward 25, Binh Thanh District (now Thanh My Tay Ward), Ho Chi Minh City.

**- Information on assets attached to land:**

- + Asset name: Office No. 01, 17th Floor
  - + Usable area: 212.2 m<sup>2</sup>
  - + Form of ownership: Private ownership
  - + Ownership term: 50 years from December 26, 2008 pursuant to Investment Certificate No. 411032000060 issued by the People's Committee of Ho Chi Minh City, first issuance dated December 26, 2008
  - + Address: Office No. 01, 17th Floor, Commercial – Service – Office and Apartment Center Pearl Plaza, No. 561A Dien Bien Phu Street, Ward 25, Binh Thanh District (now Thanh My Tay Ward), Ho Chi Minh City.
  - The transfer value of the Transfer Contract is VND **8,731,597,795** (in words: Eight billion seven hundred thirty-one million five hundred ninety-seven thousand seven hundred ninety-five dong), including:
    - + Selling price (including land use rights value): VND **7,967,221,749** (in words: Seven billion nine hundred sixty-seven million two hundred twenty-one thousand seven hundred forty-nine dong).
    - + Value-added tax: VND **764,376,046** (in words: Seven hundred sixty-four million three hundred seventy-six thousand forty-six dong).
  - Payment method: The Parties confirm the offset of amounts already paid between Office Sale Contract No. VP17.1-5/HĐMB dated August 15, 2014 and the Transfer Contract.
  - The execution of the Transfer Contract does not give rise to any additional financial obligations between the related parties in connection with the asset transfer.
- b. Main contents of the Transfer Contract for Office No. 05, 17th Floor are as follows:**
- **Information on land parcel:**
    - + Land parcel No.: 41, map sheet No.: 96
    - + Area: 5,983.2 m<sup>2</sup>
    - + Land type: Urban residential land
    - + Term of land use: Land use term until December 26, 2058
    - + Form of land use: Shared use
    - + Address: No. 561A Dien Bien Phu Street, Ward 25, Binh Thanh District (now Thanh My Tay Ward), Ho Chi Minh City
  - **Information on assets attached to land:**
    - + Asset name: Office No. 05, 17th Floor
    - + Usable area: 181.6 m<sup>2</sup>

- + Form of ownership: Private ownership
- + Ownership term: 50 years from December 26, 2008 pursuant to Investment Certificate No. 411032000060 issued by the People's Committee of Ho Chi Minh City, first issuance dated December 26, 2008
- + Address: Office No. 05, 17th Floor, Commercial – Service – Office and Apartment Center Pearl Plaza, No. 561A Dien Bien Phu Street, Ward 25, Binh Thanh District (now Thanh My Tay Ward), Ho Chi Minh City
- The transfer value of the Transfer Contract is VND **7,499,813,693** (in words: Seven billion four hundred ninety-nine million eight hundred thirteen thousand six hundred ninety-three dong), including:
  - + Selling price (including land use rights value): VND **6,843,269,716** (in words: Six billion eight hundred forty-three million two hundred sixty-nine thousand seven hundred sixteen dong)
  - + Value-added tax: VND **656,543,977** (in words: Six hundred fifty-six million five hundred forty-three thousand nine hundred seventy-seven dong)
- Payment method: The Parties confirm the offset of amounts already paid between Office Sale Contract No. VP17.1-5/HĐMB dated August 15, 2014 and the Transfer Contract.
- The execution of the Transfer Contract does not give rise to any additional financial obligations between the related parties in connection with the asset transfer.

**Article 2:** To assign Mr. Tran Quang Tien, the legal representative of the Company, to sign dossiers and transaction documents relating thereto, including the transfer contract of land use rights and ownership of assets attached to land, documents of amendment, supplementation and termination (if any) relating to the Transfer Contract, and to carry out necessary procedures to implement the contents approved by the Board of Directors in accordance with the Company's regulations and the law.

**Article 3:** This Resolution takes effect from the date of signing. Members of the Board of Directors shall supervise and inspect the implementation; Mr. Tran Quang Tien, relevant departments and individuals shall be responsible for implementation in accordance with the Charter of Hai Minh Corporation.

**Recipients::**

- As stated in Article 3;
- Board of Supervisors;
- Filing: Board of Directors.

**FOR THE BOARD OF DIRECTORS  
CHAIRMAN**



**Tran Quang Tien**