

**INFORMATION DISCLOSURE
ON THE WEB PORTAL**

To: Hanoi Stock Exchange.

Company name: PISICO Binh Dinh Corporation - Joint Stock Company

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Type of information disclosure: 24h☒ on Periodic☐ irregular☐ requests☐

Information disclosure content: The Board of Directors of PISICO Binh Dinh Corporation – Joint Stock Company decides to approve the appraisal of the project Project: Cat Nhon Industrial Cluster Expansion attached to Decision No. 13/NQ-HDQT dated April 28th, 2026 of the Board of Directors.

This information is published on the Company's website Website:
<http://www.pisico.vn> ⇨ Shareholder Relations ⇨ Disclosure

We would like to commit that the information published above is true and fully responsible before the law for the content of the published information./.

Recipients:

- As above;
- Chairwoman of the BOD;
- Board of Executive;
- Website PISICO;
- The company's professional departments;
- Saved: office. *ke*

CHAIRWOMAN OF THE BOD



Dong Thi Anh

**PISICO BINH DINH CORPORATION
JOINT STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness**

No. 23 /QĐ-HĐQT

Gia Lai, April 28th, 2026

DECISION

Approval of project appraisal

Project: Cat Nhon Industrial Cluster Expansion

**CHAIRWOMAN OF THE BOARD OF DIRECTORS
PISICO BINH DINH COMPANY – JOINT STOCK COMPANY**

Pursuant to the Law on Construction No. 50/2014/QH13 which has been amended and supplemented by Law No. 03/2016/QH14, Law No. 35/2018/QH14, Law No. 40/2019/QH14 and Law No. 62/2020/QH14;

Pursuant to the Government's Decree No. 06/2021/NĐ-CP dated January 26th, 2021 detailing a number of contents on quality management, construction and maintenance of construction works;

Pursuant to the Government's Decree No. 10/2021/NĐ-CP dated Feb. 09th, 2021 on management of construction investment costs;

Pursuant to the Government's Decree No. 175/2024/NĐ-CP dated December 30th, 2024 detailing a number of articles and measures to implement the Law on Construction on management of construction activities;

Pursuant to Decision No. 51/2025/QĐ-UBND dated November 28th, 2025 of the Provincial People's Committee promulgating the Regulation on decentralization and assignment of responsibility for appraisal of economic-technical reports, construction investment feasibility study reports and construction designs implemented after basic design for construction investment projects using public investment capital, non-state capital for public investment decided by provincial and commune-level People's Committees in Gia Lai province;

Pursuant to Decision No. 663/QĐ-UBND dated Feb.27th, 2025 of the Provincial People's Committee approving the investment policy of the project of construction and business of technical infrastructure of Cat Nhon industrial cluster, Phu Cat district (extension);

Pursuant to Decision No. 2141/QĐ-UBND dated Jun.21st, 2025 of the Provincial People's Committee on approving the results of the evaluation of the Dossier of registration for the implementation of the project on construction and business of technical infrastructure of Cat Nhon Industrial Cluster, Phu Cat district (extension);

Pursuant to Decision No. 2473/QĐ-UBND dated Jun. 29th, 2025 of the Provincial People's Committee on the expansion of Cat Nhon Industrial Cluster, Phu Cat district.



Pursuant to Decision No. 1423/QĐ-UBND dated Oct. 30th, 2025 of the People's Committee of Xuan An commune on approving the detailed construction planning at the scale of 1/500 Adjustment and expansion of Cat Nhon Industrial Cluster;

Pursuant to Document No. 1763/SXD-HTKT dated Mar.14th, 2026 of the Department of Construction of Gia Lai province on guiding the dossier of appraisal of the feasibility study report on investment in the construction of the Cat Nhon Industrial Cluster project;

Pursuant to Document No. 11/BCTT-CT dated Apr. 06th, 2026 of Anh Kiet Construction TVTK Co., Ltd. on the report on the results of verification of construction drawing designs and cost estimates,

Considering the proposal of the Project Management Board in Report No. 01/TTr-XNHT dated Apr. 08th, 2026 on the appraisal of the feasibility study report on construction investment, the project: Cat Nhon Industrial Cluster Expands,

DECISION:

Article 1. Approving the appraisal of the feasibility study report on construction investment and works: Cat Nhon Industrial Cluster expanded, with the following contents:

1. Project name: The expanded Cat Nhon industrial cluster.

2. Project group: Group C.

3. Types and grades of principal works, useful life of principal works according to designs:

- Type and grade of works: Technical infrastructure works, grade III.

- Design service life of the works: 50 years.

4. Investment decider: Chairwoman of the Board of Directors of PISICO Binh Dinh Corporation – Joint Stock Company.

5. Investor: PISICO Binh Dinh Corporation – Joint Stock Company.

6. Construction location: Xuan An commune, Gia Lai province.

7. Total investment value: 96,010,000,000 VND (In words: Ninety-six billion, zero hundred and ten million VND). In which:

+ Ground clearance costs	:	39.770.000.000	VND
+ Construction costs	:	36.756.413.000	VND
+ Equipment costs	:	-	VND
+ Project management expenses	:	861.203.000	VND
+ Construction investment consultancy expenses	:	2.255.065.000	VND
+ Other expenses	:	7.710.095.000	VND
+ Contingency costs	:	8.657.282.000	VND

8. Investment capital: Investor capital.

9. Project implementation time: 2025 – 2026.

10. Applicable standards and technical regulations: As specified in the Feasibility Study Report of the project prepared by the consulting unit.

11. Contractor preparing the construction feasibility study report: Nam Phuong Construction and Environment Consulting Co., Ltd.

12. Construction survey contractor: None.

13. Verification contractor: Anh Kiet Construction Design Consulting Co., Ltd.

14. Objectives and scale of construction investment:

14.1. Investment objectives:

- To invest in the construction of technical infrastructure on the entire planned land area of Cat Nhon Industrial Cluster (Extension), with an area of 14.8 hectares, ensuring connection with the current part of Cat Nhon Industrial Cluster to create an industrial production land fund to attract secondary investors to invest in industrial production in the locality.

- To expand industrial production lines, create jobs for local laborers, and at the same time create more products for society, increase profits for enterprises, and develop multiple industries in the direction of national transformation.

- To exploit and take advantage of the strengths and favorable factors of the locality in order to reduce production costs, increase sales revenues and pay taxes, contributing to increasing State budget revenues.

- Synchronously connect the technical infrastructure system in the project formulation area with projects that have been implemented in neighboring areas

- To prepare conditions for safe and favorable technical infrastructure, minimization of environmental pollution, and development of industry and handicrafts in the direction of science.

14.2. Investment scale:

Investment in the construction of technical infrastructure on the entire land area planned for the extension of Cat Nhon Industrial Cluster (14.8 ha), including main items such as: ground leveling; building an internal traffic system; water supply and drainage systems; wastewater collection system; power supply system; trees to ensure connection with the current part of Cat Nhon Industrial Cluster. Specifically, as follows:

a. Land leveling:

- Leveling the ground with a total area of about 13.38 hectares (excluding the area of the road boundary). The direction of the slope is high to the North and gradually lower to the South. The design height of the ground leveling is from +7.50m to +13.20m.

- Laying foundations in areas of functional areas and public works with compaction coefficient $K = 0.90$.

- Source of materials: Use balanced excavated soil for on-site embankment.

b. Road system:

To build the entire road system with the width of the road surface according to the approved planning with a total length of 1,325.52 m. Including external roads and internal roads in the project area.

- External traffic: Connecting the current road of the industrial cluster phase 1.
- + Construction of the road connecting to the industrial park phase 1 with a road width of 19.0m (roadbed width of 12.0m; sidewalks on the side of the extension of 4.0m, sidewalks on the side of industrial parks phase 1 retaining the status quo of 3.0m)
- Internal traffic: To build a 16m road in the center, connecting with the current road in the east-west direction (sidewalks on each side are 4.0m wide, roads are 8m wide).

Statistical table of traffic routes

No	STREET NAME	LENGTH (M)	ROAD BOUNDARY (M)		
			LEFT MARGIN	ROADBED	RIGHT MARGIN
1	Eastern Status Line (external road)	1.180,13	3,0	12,0	4,0
2	Road DS1 (internal road)	145,39	4,0	8,0	4,0
	TOTAL	1.325,52			

- Design Speed: 30 Km/h
 - Standard calculated axle load: P=120KN.
 - The vertical slope is taken according to the approved planning certificate.
 - Horizontal slope of road surface: 2%
 - Sidewalk slope : 1% (slope into the road)
- * Pavement foundation structure**
- Road bed:
 - + Before constructing the roadbed, 1 layer of inappropriate soil 20cm thick must be loaded within the embankment roadbed.
 - + The roadbed is made of excavated soil in the K95 compaction project area.
 - + Land reclamation source: Use excavated soil on the spot for embankment.
 - + The volume of surplus land after being used for embankment shall be transported and gathered within the project scope.
 - Road surface (road pavement)

+ Internal road structure (ĐS 1 road): Cement concrete B22.5 (M300) 2x4 stone, thickness 25cm. Plastic tarpaulin prevents water loss. The compacted hilly soil layer reaches K98 with a thickness of 50cm.

+ External road structure – the current road in the east (applicable to the scope of the road surface to be renovated and upgraded, L=962.16m): BTN C16 layer is 5cm thick. TC adhesive plastic layer 0.5kg/m². Cement concrete B22.5 (M300) 2x4 stone, 25cm thick. Plastic tarpaulin prevents water loss. The current compacted soil layer reaches K98 with a thickness of 50cm.

+ External road structure – the current road in the east (applicable to the scope of the road surface that reuses the current concrete pavement structure, L=217.97m): C16 concrete layer is 5cm thick. TC adhesive plastic layer 0.5kg/m². The current concrete pavement layer.

- Kerb constructed of B20 (M250) cement concrete using 1x2 aggregate, placed on a plastic sheet lining over the subbase.

- Compacted soil sidewalk to K95 standard

- Construction of a 5 m-wide internal road on the western side of the project to serve maintenance and upkeep of the trapezoidal drainage canal.

+ Route length: 1,131.32m.

+ Road width: 5m.

+ Pavement structure: Compacted hilly soil reaching K95, thickness 30cm

- Traffic safety: Built in accordance with the National Technical Regulation on road signs QCVN 41-2024/BGTVT.

c. Rainwater drainage system:

- To build a drainage system outside the project by means of a drainage ditch in the west of the project with a trapezoidal ditch 20m to drain water for the northern basin of the project, drain to the current ditch in the south flowing to Dai An River, L = 1,171.01m.

+ At the beginning section of the drainage channel (L = 979.25 m): the side slopes are reinforced with a reinforced concrete B20 (M250) bracing frame using 1x2 aggregate, and the interior is lined with plain cement concrete B15 (M200) using 1x2 aggregate, 12 cm thickness.

+ At the end section of the drainage channel (L = 191.76 m): the side slopes are reinforced with a reinforced concrete B20 (M250) bracing frame using 1x2 aggregate, and the interior is lined with plain cement concrete B15 (M200) using 1x2 aggregate, 12 cm thick. The toe is reinforced with a system of D600 concrete pipes, 2 m in length.

+ At the downstream section of the drainage channel, a weir system is constructed to retain water for firefighting purposes, using reinforced concrete B20 (M250) with 1x2 aggregate.

- The rainwater drainage system for the project is a separate drainage system. Arranged along roads with dimensions D600 ÷ D1000, with a total length of L=1,058.5 (D600: 192.5m; D800: 162.0m; D1000: 704.0m) to collect and lead to the trapezoidal ditch in the project area at 02 discharge gates in the South and West.

- The stormwater drainage system installed along the sidewalks uses Hvh reinforced concrete pipes, while the cross-road drainage pipes use H30 reinforced concrete pipes.

- Construct manholes using reinforced concrete B20 (M250) with 1×2 aggregate, arranged at an average spacing of 30–40 m per manhole, with cast iron covers.

- Construct road surface catch basins using reinforced concrete B20 (M250) with 1×2 aggregate, equipped with flap valves for odor control, and fitted with cast iron trash grates on top.

d. Wastewater drainage system:

- Investing in a wastewater collection system for the project with HDPE pipes with a diameter of D315 with a total length of 888m designed separately leading to the wastewater treatment station of industrial cluster invested in phase 1, on the route of arranging 30 collection wells, the distance between the collection wells is from 20-30m, between the lots, PVC-D114 plastic pipes are arranged with stoppers waiting for connection.

- Pipe structure:

+ The wastewater collection system with HDPE pipes with a diameter of D315 is designed by the self-flowing method, with a minimum slope of 1/d, ensuring that the depth of burying the pipe at the place where there are vehicles passing and on the sidewalk is $\geq 0.7\text{m}$.

+ Pipelines waiting to be connected from the lots in the industrial cluster to the collection wells by PVC-D114 pipes, with plugs waiting for connection.

- Structure of the collection well:

+ The collection well is made of M250 concrete, 1x2 stone, 20cm thick, the size of the collection well is 100x100cm. The well cover is made of M250 concrete knitting sheet, 1x2 stone.

*. Wastewater Treatment:

Use the 200 m³/day wastewater treatment plant of Phase 1 (*the design capacity of the WWTP for the industrial cluster in Phase 1 is 200 m³/day; however, the current influent flow is only about 30 m³/day, therefore the Phase 1 is capable of accommodating the wastewater from Phase 2 upon connection*).

e. Domestic water supply and fire fighting system:

- The water supply system for production, living and fire fighting of the project is made of HDPE pipes under pressure $\text{PN} \geq 12$, the diameter of the pipe Dn100 (D110) is arranged along the roads (underground with an average pipe laying depth

of 1.0m), the position of the pipe through the road is installed with protective steel channel pipes, Cast iron firefighting water pillars are arranged on the sidewalk, specifically as follows:

- + HDPE Dn100 pipeline: 1,031 m.
- + DN100 management valve pit: 2 holes.
- + Arrange 8 fire-fighting water towers outside the house.

- Water supply: Currently, the project area has a water supply from Cat Nhon clean water plant. The clean water supply system for the project area will be designed to be connected at 02 points by HDPE Dn100 pipe (D110) to HDPE D110 pipe invested in phase 1.

***. Fire Fighting Solutions**

- Inside the project, an open ditch is built to adjust the current stream, with a minimum width of 20m, a bottom surface of 8m, a water surface area of 32,058.2m² according to the land use planning, at the end of the ditch to build 1 dam to retain water with concrete, choose the average height of the water level in the ditch of 1.0m, the minimum water capacity in the ditch is 3,205m³.

- At the location of the weir location, the water barrier is designed to have a door that opens and closes to regulate water, in the rainy season when the water level rises, the door is opened to discharge the amount of water in the ditch, in the sunny season, it is closed to keep the water level in the ditch stable and not depleted and the water level in the ditch is not lower than 0.5m as prescribed.

- Arrange a water intake station for fire trucks with a structure of cement concrete/ asphalt concrete , with a flat surface (with a maximum service radius of 400m from the water intake station to the work as prescribed), have an approach for water suction trucks, arrange anti-drift pillars with a height of 0.25m at least 1.5m away from the outer edge of the wharf, build a barrier 0.8m high to protect, the water level difference between maximum water level and minimum water level is at least 0.7m, minimum water level <5m compared to the wharf surface meets the requirements in section H.1.5.4 of QCVN 10:2025/BCA.

Conclusion: The water available in the improved drainage channel can be utilized for firefighting purposes, as it ensures a continuous supply for 3 hours with a required firefighting water volume of 702 m³ for the project, and a fire reserve replenishment time of 24 hours, since the water source is a perennial stream.

- In addition, the project provides 08 fire hydrants, ensuring a minimum residual pressure at the hydrant outlets greater than 10 m water column (≥ 10 m.c.w.). The water supply is taken from the municipal water supply network, providing continuous 24-hour supply, thereby complying with the requirements of QCVN 10:2025/BCA.

f. Domestic power supply and lighting system, communication:

***. 22kV Transmission Line Section:**

- Relocation items:

+ Relocation of the 22kV distribution line at the branch of Cat Nhon Industrial Cluster about the column from pole C286/10 to pole C286/15 on feeder 22 kV – 476PCA; route length: **Lt = 215 m.**

+ Relocation of the 22 kV distribution line at the branch of Cat Nhon Industrial Cluster from pole C286/15 to pole C286/15-2/6 on feeder 22 kV – 476PCA; route length: **Lt = 420 m.**

+ Relocation of the 22kV distribution line of Hoa Phat Packaging substation from pole C286/11 to Hoa Phat Packaging substation on feeder 22 kV – 476PCA; route length: **Lt = 21 m.**

+ Relocation of the 22 kV distribution line (branch supplying Hoa Phat Packaging Substation No. 2) from pole C286/11A to Hoa Phat Packaging Substation No. 2 on feeder 22 kV – 476PCA; route length: **Lt = 21 m.**

+ Relocation of the 2 kV distribution line (branch supplying Thanh Luan) from pole C286/15 to pole C286/16 on feeder 22 kV – 476PCA; route length: **Lt = 22 m.**

***. Lighting Line Section:**

- Relocation items:

+ Relocation of the existing overhead street lighting line to be compatible with the spun concrete pole system of the relocated 22 kV line; affected lighting line length: **Lt = 290 m.**

- New construction part:

+ To build a new overhead lighting line of the existing Lien Tri - 250kVA-22/0.4kV substation, with a total length of the line **Lt = 352m**, using LV-ABC 4x16mm²-0.6/insulated aluminum cable.

+ Build a new lighting system on DS1 road, use solar-powered lighting system (including 5 sets of solar lighting sets).

g. Landscaping system:

***. Design of sidewalk landscaping system:**

- Planting pits are arranged along the sidewalks on the road corridors, constructed with brick masonry plastered with mortar grade B5 (M75), with dimensions of 100 × 100 cm. The structure of the planting pit is made of Ø100cm concrete pipe, 0.6m in height, made of concrete B15 (M200), with 1×2 aggregate.

- Trees are planted in planting pits arranged along the sidewalks (2 sides of the road). The average distance is 8-10m/tree. The selected species shall be Hopea odorata (Sao den) or other locally suitable species, root diameter D>10cm, height >4m.

+ Number of trees: 20 trees.

***. Green buffer system:**

- Planting green buffer trees according to the approved planning scheme.

- Use Eucalyptus seedlings with a height of $H > 50\text{cm}$ planted in a 2m square grid spacing.

- Number of trees: 4311 trees.

15. The operation of the work managing unit : PISICO Binh Dinh Corporation – Joint Stock Company for the management and use of the work after the completion of the construction work.

Article 2. Organization of implementation.

1. PISICO Infrastructure Development Business Enterprise shall be responsible for:

- Completing legal documents related to the Project. Coordinate with relevant agencies in fulfilling obligations on taxes, fees and environmental protection as prescribed;

- Perform the selection of contractors according to current regulations, make general reports to be submitted to the General Director for approval for project implementation;

- To complete the financial plan and capital mobilization plan in accordance with current regulations, ensuring the feasibility of the project and submit it to the General Director for approval;

Coordinate with the Project Management Board, assume the prime responsibility for accepting and approving the signed consultancy bidding packages in accordance with current regulations.

Advising on the establishment of the project management apparatus and regulations; Assume the prime responsibility for, and coordinate with relevant departments in, declaring, registering and reporting on the situation, progress and results of project implementation of the Board of Directors and competent State agencies periodically and as requested.

2. The Project Management Board shall be responsible for:

Organize the appraisal and control of construction design steps implemented after the basic design according to the provisions of Clause 1, Article 82 of the Law on Construction 2014 amended and supplemented in Clause 24, Article 1 of Law No. 62/2020/QH14.

Organize the complete construction of the work according to the approved contents, ensuring progress. Responsible for management and maintenance until it is completed and put into use and assign project management responsibilities according to regulations.

Organize the appraisal and approval of cost estimates and total cost estimates for design steps according to the approved total investment and in accordance with current regulations. Draft relevant documents and submit them to the General Director for approval.


Coordinate with bid-winning contractors, implement, supervise and accept the implementation of bidding packages under signed contracts.

3. Consultancy contractors for preparation of feasibility study reports, survey consultancy and verification consultancy: Take responsibility for their dossiers, data and consultancy products according to the signed contracts in accordance with current regulations; Carry out the supervision of authors according to regulations.

Article 3. The Board of General Directors, Heads of Departments and Divisions of Pisico Binh Dinh Corporation – Joint Stock Company, Consulting Contractors named in Article 1 and relevant organizations and individuals shall be responsible for the implementation of this Decision.

The Decision takes effect from the date of signing./.

Recipients:

- As in Article 3;
- Member of the Board of Directors (replacing report);
- The Control Board (replacing report);
- The Executive Board of the Corporation (implemented);
- Departments of the Corporation;
- PISICO Infrastructure Enterprise;
- Saved office. 

THE BOARD OF DIRECTORS

CHAIRWOMAN




Dong Chi Anh