

Form 08_CBTT/SGDHN

(Issued with the Decision No. 606/QĐ-SGDHN dated September 29, 2016 of the CEO of Hanoi Stock Exchange on the Information Disclosure Regulation of Hanoi Stock Exchange)

**VIET NAM RUBBER INDUSTRIAL ZONE
AND URBAN DEVELOPMENT JOINT
STOCK COMPANY**

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

No.: 280/CBTT-VRG
Re: Information disclosure

Hai Phong, July 31, 2026

**INFORMATION DISCLOSURE ON THE INFORMATION DISCLOSURE
SYSTEM OF THE STATE SECURITIES COMMISSION OF VIETNAM**

**To : - State Securities Commission
- Hanoi Stock Exchange
- Shareholders of the Company**

1. Name of organization: Viet Nam Rubber Industrial zone and Urban development Joint Stock Company
2. Stock code: **VRG**
3. Address: Cong Hoa Industrial Park, Tran Hung Dao Ward, Hai Phong City.
4. Tel: (0220) 3838025 Fax: (0220) 3838024
5. Information discloser: **Mr. Mai The Thu**, position: Chief accountant
6. Type of information disclosure: **24-hour Abnormality**
7. Content of the disclosed information: Regarding the receipt of the Decision approving the investment policy and simultaneously approving the Investor for the Project: High-Tech Forestry Seedling Production Center is located in Subdivision I of the High-Tech Forestry Zone of the North Central Region, Phuc Loc Commune, Nghe An Province.
8. Effective date: *July 30, 2026.*
9. Date of receipt: Decision approving the investment policy and simultaneously approving the investor: July 31, 2026. *Attached is Decision No. 69/QĐ-UBND dated July 30, 2026 of the People's Committee of Nghe An province approving the investment policy and simultaneously approving the investor (first issued on July 30, 2026) in both Vietnamese and English versions.*



10. This information will be published on the Company's website at the link:
<http://vrg-vn.com>
11. We hereby commit that the information disclosed above is true and take full legal responsibility for the content of the disclosed information.

Authorized person to disclose information



Mai The Thu





**PEOPLE'S
COMMITTEE OF
NGHE AN PROVINCE**

No. 69/QĐ-UBND

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

**DECISION TO APPROVE THE INVESTMENT PROPOSAL
SIMULTANEOUSLY APPROVING THE INVESTOR**
(First issued on 30 May 07 2026)

**CHAIRMAN OF THE
PEOPLE'S COMMITTEE OF NGHE AN PROVINCE**

Based on the Law on Organization of Local Government No. 72/2025/QH15;

Based on the Investment Law No. 143/2025/QH15; the Land Law No. 31/2024/QH15;

Based on Resolution No. 254/2025/QH15 dated December 11, 2025 of the National Assembly stipulating a number of mechanisms and policies to remove difficulties and obstacles in the organization and implementation of the Land Law;

Based on Decree No. 96/2026/ND-CP dated March 31, 2026 of the Government detailing and guiding the implementation of a number of articles of the Investment Law;

Based on Decision No. 509/QĐ-TTg dated March 31, 2021 of the Prime Minister establishing the High-Tech Forestry Application Zone in the North Central Region;

Based on Decision No. 746/QĐ-TTg dated April 10, 2025, of the Prime Minister approving the General Planning for the construction of the High-Tech Forestry Application Zone in the North Central region until 2045;

Based on Notice No. 411-TB/TU dated July 30, 2026, of the Standing Committee of the Provincial Party Committee on the investment policy for the High-Tech Forestry Seed Production Center project in Subdivision I of the High-Tech Forestry Application Zone in the North Central region, Phuc Loc commune, Nghe An province; and Official Letter No. 2500-CV/DU dated July 30, 2026, of the Party Committee of the Provincial People's Committee;

According to the proposal of the Southeast Economic Zone Management Board in Appraisal Report No. 63/BC-KKT dated July 23, 2026.



DECISION:

Article 1. Approval of the investment policy and approval of the investor is granted with the following details:

1. Investor:

Organization Name: Vietnam Rubber Industrial Zone and Urban Development Joint Stock Company.

Business Registration Certificate No. 0800300443, issued by the Hai Phong City Department of Finance on October 4, 2005, amended for the 12th time on February 10, 2026.

Head Office Address: Cong Hoa Industrial Park, Tran Hung Dao Ward, Hai Phong City, Vietnam.

2. Project name: High-Tech Forestry Seed Production Center in Subdivision I of the North Central Region High-Tech Forestry Zone, Phuc Loc Commune, Nghe An Province.

3. Project objectives:

- Investing in the construction and operation of the entire infrastructure of Subdivision I - High-tech applied forestry zone in the North Central region.
- Invest in the construction of a high-tech forestry seedling production center in the North Central region, within Sub-zone I of the North Central region's high-tech forestry zone.

4. Land area used: Approximately 48,0 hectares.

5. Project scope:

- Design capacity:
 - + Invest in the construction and operation of infrastructure for the entire Subdivision I – High-Tech Forestry Zone in the North Central region, covering an area of 48,0 hectares.
 - + Approximately 200 million seedlings/year from tissue culture and cuttings.
- Scale of components: Management, research and training area; Tissue culture and seed quality control center; High-tech nursery area; Seed testing and demonstration area; Mother seed area, gene preservation; Production and support facilities; Technical infrastructure; Water bodies, green spaces, internal transportation.

(The specific and precise scale of the project components will be determined according to the approved construction plan).

6. Project location: Phuc Loc commune, Nghe An province, in Subdivision I - High-tech applied forestry zone of the North Central region.



7. Project investment capital: Approximately VND 400.527.753.550. Of which: Investor's contributed capital is VND 69.361.762.914, accounting for 17,32% of the project investment capital; Mobilized capital: VND 331.165.990.636.

8. Project operating period: 70 (seventy) years from the date the investor is granted the Decision approving the investment policy simultaneously with the investor approval.

9. Project progress:

- From Q3/2026 to the end of Q2/2027: Complete the legal procedures for the Project, land allocation, land lease, and design approval.

- From Q2/2027 to the end of Q3/2028: Complete of construction of project components.

- Q4/2028: Investment completed and project put into operation.

10. Investment incentives and support: As per current legal regulations.

Article 2. Implementation Organization

1. Investor:

- Be fully responsible before the law for the legality, accuracy, and truthfulness of the information, documents, and data in the application for approval of investment policy and other documents submitted to competent state agencies as prescribed.

- Coordinate with relevant departments and agencies and the People's Committee of Phuc Loc commune to complete the relevant documents and procedures (land, planning, construction, environmental protection, high-tech zone, fire prevention and control, etc.) before implementing the Project in accordance with regulations. Adjust the zoning plan for the high-tech applied forestry seed production center according to Decision No. 2761/QD-UBND dated August 28, 2025 of the Provincial People's Committee on approving the Plan for implementing the General Planning for the construction of the High-Tech Applied Forestry Zone in the North Central region until 2045.

- Carry out the procedures for registering and obtaining a user account on the National Investment Information System as prescribed by law; Quarterly and annual reports on the implementation of the investment project shall be submitted to the Department of Finance, the Management Board of the Southeast Economic Zone, and the statistical agency in writing as prescribed.

- Fulfill the obligation to deposit a security fund to guarantee project implementation; comply with all legal regulations and pay all amounts to the state budget fully and on time as prescribed by current law.

- Coordinate with Nam Nghe An Irrigation Company Limited and relevant agencies to accurately determine the protected area of Khe Go Reservoir irrigation works; ensure that the boundaries, location, and components of the Project do not encroach upon the protected area of irrigation works. In case of activities within the protected area of irrigation works, the Investor may only proceed after obtaining a permit from the competent authority in accordance with Article 44 of the Law on Irrigation; strictly comply with the regulations on wastewater discharge into irrigation works as prescribed by the Law on Environmental Protection and Clause 2, Article 8 of the Law on Irrigation.

- Coordinate with specialized agencies, forest owners, and local authorities to conduct surveys and determine the current state of the forest in accordance with the law at the time of project implementation. This will serve as the basis for determining the area of forest (if any) requiring land-use conversion procedures. If the survey results determine that there is forest within the project's scope, construction may only commence after the competent state agency decides on the land-use conversion; simultaneously, full responsibility for reforestation or payment of reforestation fees and other obligations as stipulated by forestry laws must be fulfilled.

- Focus resources on completing the project on schedule and in accordance with the content of the Investment Approval Decision.

- The construction and operation of the project must comply with current legal regulations on investment, construction, land, environmental protection, fire prevention and control, management of high-tech forestry zones, labor safety, environmental protection, etc. Collect and treat waste generated from the Project in accordance with current environmental protection standards; comply with current laws and regulations on the protection of irrigation works, ensuring absolutely no impact on the management and operation of the irrigation system; coordinate with relevant agencies to restore irrigation canals, roads, and power lines (if any) passing through the Project area in accordance with regulations, ensuring that it does not affect the continuous daily life and agricultural production of people in the surrounding area; if any artifacts, antiques, or minerals of higher value than ordinary construction materials are discovered, promptly report them to the competent authority for appropriate handling according to regulations.

- During the implementation of the Project, coordinate with the Provincial Military Command and the Provincial Police Department to monitor and resolve issues arising related to national defense, contributing to ensuring political security and social order in the area, without affecting the military posture and operations in the defense zone.

- Based on the opinions of relevant departments, sectors, and localities compiled by the Southeast Economic Zone Management Board in Appraisal Report No. 63/BC-KKT dated July 23, 2026, and the opinion of the Provincial Military Command in Official Letter No. 3429/BCH-TM dated July 30, 2026, the Project will be implemented in accordance with requirements and regulations.

2. People's Committee of Phuc Loc Commune:

- Coordinate with relevant departments and agencies to guide the investor in implementing the project in accordance with the content of Article 1 of this Decision and current legal regulations.

- Be responsible for determining the origin, type of land, and land users of the land parcels planned for the project; direct, guide, and advise on handling the plan for restoring affected structures in the area (if any) in accordance with regulations and without affecting the living conditions and production of people in the surrounding area.

- Monitor, inspect, and supervise the construction and operation of the project in accordance with regulations and approved objectives, ensuring compliance with current legal regulations on investment, construction, land, environmental protection, etc.

- Review, update, and supplement the project into the commune's general planning for submission to the competent authority for appraisal and approval as a basis for implementation in accordance with regulations.

- Regularly update the project implementation status on the province's investment project tracking software in accordance with regulations; periodically report the project implementation status quarterly to the Department of Finance and the Southeast Economic Zone Management Board for compilation and monitoring.

3. The departments and agencies: Southeast Economic Zone Management Board, Finance, Construction, Agriculture and Environment, Culture - Sports and Tourism, Provincial Military Command, Provincial Police, Nghe An Provincial Tax Department and the People's Committee of Phuc Loc Commune are responsible for the content of their opinions in the appraisal and guidance, requiring the Investor to carry out land, construction, environmental protection, high-tech zone, and financial obligations procedures... in accordance with regulations before proceeding with investment, construction and during the operation of the Project; inspect, supervise, and implement the Project procedures in accordance with current laws and regulations. The Management Board of the Southeast Economic Zone is responsible for updating and supplementing the Project into the General Plan for the Expansion of the Economic Zone, which is currently being prepared, ensuring consistency and uniformity as a basis for

implementation in accordance with regulations; promptly reporting and advising on solutions for handling the Project dossier in case the relevant authorities have different opinions that necessitate adjustments to the investment policy.

Article 3. Enforcement Clause

1. This Decision takes effect from the date of signing.

2. The Chief of the Provincial People's Committee Office; Directors and Heads of Departments, Branches, Agencies, and Units: Southeast Economic Zone Management Board, Finance, Construction, Agriculture and Environment, Culture - Sports and Tourism, Provincial Military Command, Provincial Police, Nghe An Provincial Tax Department; Director of Nam Nghe An Irrigation Company Limited; Chairman of Phuc Loc Commune People's Committee; Relevant organizations, individuals, and investors shall comply with this Decision./.

Receipts:

- As in Article 3;
- Chairman, Vice Chairman of the Provincial People's Committee;
- Vice Chiefs of the Provincial People's Committee Office;
- CN Department;
- Archived: Office, CN (N.A. Tuan).

**SIGNED O/B. CHAIRMAN
VICE CHAIRMAN**

(Signed)

Bui Thanh An

