| HANOI TRADE JOINT STOCK CORPORATION | THE SOCIALIST REPUBLIC OF VIETNAM |
|---|---|
| -------- | Independence - Freedom - Happiness |
| | ---------- |
| No :.356./2026/ HAPRO | *Ha noi, October 29, 2026* |

TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI - CÔNG TY CỔ PHẦN
Digitally signed by TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI - CÔNG TY CỔ PHẦN
DN: C=VN, S=Hà Nội, L="Số 38 - 40, phố Lê Thái Tổ, Phường Hàng Trống, Quận Hoàn Kiếm", O=TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI - CÔNG TY CỔ PHẦN, CN=TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI - CÔNG TY CỔ PHẦN, OID.0.9.2342.19200300.100.1.1=MST:0100101273
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**EXTRAORDINARY INFORMATION DISCLOSURE**

**To:** **- The State Securities Commission;**

**- The Hanoi Stock Exchange;**

**1. Name of organization**: Hanoi Trade Joint Stock Corporation ("Hapro")

- Stock code: HTM
- Address: No. 38-40, Le Thai To Street, Hoan Kiem Ward, Hanoi City
- *Tel:* (+84 24) 38.267.984 Fax: (+84 24) 38.267.983
- Email: kttc@haprogroup.vn

**2. Contents of disclosure:**

Hanoi Trade Joint Stock Corporation announces Board of Directors Resolution No. 40/NQ-HĐQT dated October 28, 2026, regarding adjustments to the "Soc Son Comprehensive Trade and Service Center" investment project in Soc Son Commune, Hanoi.

Hapro discloses this unusual information in accordance with Clause 2 of Article 15 of Circular No. 96/2020/TT-BTC dated November 16, 2020.

**3.** This information was published on the company's website on October 29, 2026, as in the link http://www.haprogroup.vn/quan-he-co-dong-va-nha-dau-tu

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.

***Attachments:***
- Board of Directors Resolution No. 40/NQ-HĐQT dated October 28, 2026.

**LEGAL REPRESENTATIVE**
**GENERAL DIRECTOR**

M.S.D.N: 0100101273 - C.T.C.P - TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI - CÔNG TY CỔ PHẦN - P. HOÀN KIẾM - TP. HÀ NỘI

**DUONG THI LAM**

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|---|---|
| **HANOI TRADE JOINT STOCK CORPORATION** | **THE SOCIALIST REPUBLIC OF VIETNAM** |
| | **Independence - Freedom - Happiness** |
| No.: 40/NQ-HDQT | *Hanoi, 28 October 2026* |

# RESOLUTION

**Re: Approval of the Adjustment of the Investment Project for 'Soc Son General Commercial and Service Center' in Soc Son Commune, Hanoi City**

**THE BOARD OF DIRECTORS OF HANOI TRADE JOINT STOCK CORPORATION**

*Pursuant to the Charter of Organization and Operation of Hanoi Trading Corporation - JSC ('Corporation');*

*Pursuant to Decision No. 894/QD-UBND dated October 24, 2008 of the People's Committee of Soc Son District approving the bidding results for investor selection to implement the project;*

*Pursuant to Investment Certificate No. 01121000310 issued on June 29, 2009 by the People's Committee of Hanoi City;*

*Pursuant to Decision No. 60/QD-TCT-BDT dated March 03, 2010 of Hanoi Trading Corporation on approving the investment project for construction of Soc Son General Commercial and Service Center;*

*Pursuant to Decision No. 4288/QD-UBND dated June 06, 2025 of the People's Committee of Soc Son District approving the Detailed Planning for Urban Refurbishment and Renovation of the residential area in Soc Son Town and part of Phu Linh Commune - Area X3, scale 1/500 in Soc Son Town and Phu Linh Commune - Soc Son District (now Soc Son Commune);*

*Pursuant to Official Dispatch No. 1431/UBND-KT dated June 18, 2026 of the People's Committee of Soc Son Commune approving the adjustment to the 1/500 scale master plan and architectural plan of the General Commercial and Service Center Project in Soc Son Commune, Hanoi City;*

*Pursuant to Official Dispatch No. 3358/UBND-NNMT dated July 08, 2026 of the People's Committee of Hanoi City regarding directives on handling post-inspection results for the General Commercial and Service Center Construction Project in Soc Son Commune;*

*Pursuant to Document No. 21300/SXD-TD dated September 25, 2026 of the Department of Construction notifying the appraisal results of the Adjusted Feasibility Study Report for the Soc Son General Commercial and Service Center Project;*

*Pursuant to Document No. 317A/2026/KQThD-HAP dated October 05, 2026 of Hanoi Trading Corporation - JSC regarding the appraisal results of the Feasibility Study Report for the Soc Son General Commercial and Service Center Project;*

*Pursuant to the Minutes of the Board of Directors Meeting of the Corporation dated 28/10/2026 regarding the adjustment of the investment project 'Soc Son General Commercial and Service Center' in Soc Son Commune, Hanoi City.*

**HEREBY RESOLVES:**

**Article 1:** The Board of Directors ('BOD') of the Corporation hereby approves the following contents:

**Item 1:** Approval of the adjustment of the investment project 'Soc Son General Commercial and Service Center' in Soc Son Commune, Hanoi City, which was approved under Decision No. 894/QD-UBND dated October 24, 2008 issued by the People's Committee of Soc Son District on investor selection bidding results, and Investment Certificate No. 01121000310 dated June 29, 2009 issued by the People's Committee of Hanoi City, with the following details:

**1. Project Name:** Soc Son General Commercial and Service Center.

**2. Project Classification & Grade:** Group B Project, Civil Building Work, Grade I Building.

**3. Project Construction Location:** Soc Son Commune, Hanoi City. Total project land area: 6,169 m².

**4. Investment Decision Maker:** Board of Directors of Hanoi Trading Corporation - JSC.

**5. Project Developer / Investor:** Hanoi Trading Corporation - JSC.

**6. Consulting Contractors:**

**6.1. Feasibility Study & Basic Design Consultant:**

- IBSTAC Design Consulting Services JSC (Enterprise Code: 0105917202);
- Thinh Phat Engineering Design and Construction JSC (Enterprise Code: 0105045329 - Fire Safety Design).

**6.2. Engineering Geological Survey Contractor:** Ocean Vietnam Construction JSC (Enterprise Code: 0106832110).

**6.3. Feasibility Study Verification Contractor:** Thanh Cong Construction and Commercial Services Investment Co., Ltd. (Enterprise Code: 0101848653).

**7. Project Objectives:** Construction of a multi-functional general commercial and service center, serviced apartments, and modern rental office spaces; creating a luxurious architectural landmark and enhancing urban aesthetics.

## 8. Construction Investment Scale & Engineering Solutions:

### 8.1. Investment Scale Parameters:

- Project Land Area: 6,169 m².
- Building Footprint Area: 4,203 m².
- Greenery, Landscape & Internal Roads Area: 1,966 m².
- Storey Height: 8 above-ground floors + 01 basement level.
- Total Gross Floor Area (Above-ground): 28,126.7 m².
- Total Gross Floor Area (Basement): 6,134 m².
- Building Coverage Ratio: 68.13%.
- Building Height: 32.2 m.
- Plot Ratio / FAR: 4.56 times.

### 8.2. Design Solutions:

***a) Architectural Design Solutions:*** Scale of 8 above-ground floors + 01 basement. Building footprint approx. 4,203 m², total above-ground GFA: 28,126.7 m², basement GFA: 6,134 m². Total height from 1st floor finished level to top roof parapet/tum is 31.5 m, 1st floor elevation +0.45 m above yard level. Vertical circulation includes 05 elevators and 03 staircases.

- Basement: area approx. 6,134 m², height 5.7 m. Includes parking layout (136 car parking spaces), water tanks, technical rooms.
- 1st Floor: area approx. 3,768.9 m², height 4.2 m. Layout includes main lobby, multi-purpose hall, serviced apartments, kitchen and support areas.
- 2nd Floor: area approx. 3,099.5 m², height 4.2 m. Layout includes lobby, corridors, serviced apartments, support areas.
- 3rd Floor: area approx. 4,177.7 m², height 4.2 m. Layout includes lobby, corridors, serviced apartments, commercial/service space, support areas.
- 4th Floor: area approx. 4,141.3 m², height 4.2 m. Layout includes lobby, corridors, serviced apartments, commercial/service space, support areas.
- 5th Floor: area approx. 4,203 m², height 4.2 m. Layout includes lobby, corridors, serviced apartments, commercial/service space, support areas.
- 6th Floor: area approx. 2,912.1 m², height 3.5 m. Layout includes rental office space, elevator lobby.
- 7th Floor: area approx. 2,912.1 m², height 3.5 m. Layout includes rental office space, elevator lobby.
- 8th Floor: area approx. 2,912.1 m², height 3.5 m. Layout includes rental office space, elevator lobby.

***b) Structural Design Solutions:***

- Foundation: Centrifugal prestressed concrete pile foundation D600; pile tips resting on Soil Layer No. 6 (clayey siltstone, strongly weathered, grey-

green), single pile bearing capacity 285 tons/pile, expected length 20 m. Pile caps height 1,000 mm, 1,200 mm, tied by beams 800x600 (mm), Concrete grade B30.

- Superstructure: Cast-in-place reinforced concrete frame combined with post-tensioned prestressed concrete at large spans. Column sections: 500x500, 600x600, 800x800 mm... Beam sections: 250x400, 250x500, 300x600, 800x600 mm... Wall thickness: 200, 300 mm... Slab thickness: 150, 200, 250 mm...

***c) MEP Technical Systems:***

- Power Supply: Primary source from 22 kV medium-voltage grid, underground conduits to transformer substation at basement. Substation utilizes dry-type transformers 22/0.4 kV (2 units: 1500 kVA and 630 kVA). Emergency backup generator 800 kVA - 380/220V installed at basement for priority loads.
- Lightning Protection: Early Streamer Emission (ESE) air terminal, copper down-conductors, and grounding grid.
- Water Supply: Clean water from main pipe D110 to underground reservoir, pumped to roof water tanks. Max daily domestic water demand (including fire fighting): 94.75 $m^3$/day-night.
- Drainage: Wastewater collected into treatment tank capacity 68 $m^3$/day before discharging to local network. Stormwater collected via vertical downspouts to site stormwater drainage.
- Technical installations: Extra-Low Voltage (ELV), HVAC, Fire Fighting & Prevention (PCCC).

***d) Internal Road Network:*** Directly connected to surrounding planned roads. Paved stone finish. Fire access road meets width, slope, bearing capacity per QCVN 06:2022/BXD. Synchronous lighting.

***e) Landscape & External Works:*** Harmonized with urban context. Planting beds over basement slab reinforced structurally; no large canopy trees near fire truck parking; grass lawns and stone paved footpaths.

**9. Design Steps & Technical Codes:** 02 design steps (Basic Design and Construction Drawing Design). Technical codes listed in Appendix 01.

**10. Total Investment Capital:** VND 669,298,750,000 (In words: Six hundred sixty-nine billion, two hundred ninety-eight million, seven hundred fifty thousand Vietnamese Dong). Breakdown in Appendix 02.

**11. Implementation Schedule:** From August 31, 2026 to December 31, 2027.

**12. Capital Sources:** Equity of Hanoi Trading Corporation - JSC and other legally mobilized capital.

**13. Project Management Model:** Direct management by Hanoi Trading Corporation - JSC.

**Item 2: Assignment and Authorization:**

Assign the Board of Management of the Corporation to direct relevant Departments/Boards/Units to implement subsequent steps, fulfill required procedures with competent state authorities, and carry out other necessary procedures under applicable laws to commence construction and complete the project for operation.

**Article 2:** This Resolution shall take effective from the date of signing. Members of the Board of Directors, Board of Management, Departments/Units of the Corporation, and relevant individuals are responsible for executing this Resolution./.

***Recipients:***
- As per Article 2 (for implementation);
- Supervisory Board (for info);
- Archive: Admin, Project Mgmt Board.

**ON BEHALF OF**
**THE BOARD OF DIRECTORS**
**CHAIRMAN**

*(Signed & Sealed)*

**Nguyen Thai Dung**