MST INVESTMENT JOINT STOCK COMPANY	THE SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom – Happiness
No.: 213/2026/CV-MST	*Hanoi, November 02, 2026*

DISCLOSURE OF INFORMATION ON THE ELECTRONIC INFORMATION PORTALS OF THE STATE SECURITIES COMMISSION OF VIET NAM AND THE HANOI STOCK EXCHANGE

To
- State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

Company name: MST Investment Joint Stock Company

Head office address: No. 2, Alley 159 Tay Son Street, Dan Phuong Commune, Hanoi City, Vietnam

Telephone: +84 24 6674 4305 Fax: +84 24 3555 3592

Authorized person for information disclosure: Mr. Phan Duy Dung – General Director

Type of information disclosure: ☑ 24 hour ☐ 72 hour ☐ Extraordinary ☐ Upon request ☐ Periodic

Content of information disclosure: MST Investment Joint Stock Company hereby announces the Board of Directors' Resolution regarding the adjustment of information on the investment project specified in the Investment Policy Approval Decision (as amended under Decision No. 230/QD-UBND dated February 7, 2025).

Attached document: Resolution No. 19/2026/NQ-BOD dated 02/11/2026.

This information was published on the official website of MST Investment Joint Stock Company on November 02, 2026, at: https://mstgroup.vn/ (Investor Relations section).

We hereby certify that the above-disclosed information is true and accurate and take full legal responsibility for the disclosed information in accordance with the law.

Recipients:
- As above;
- Archives.

AUTHORIZED PERSON FOR INFORMATION DISCLOSURE
GENERAL DIRECTOR

M.S.D.N: 0103983390 - C.T.C.P. CÔNG TY CỔ PHẦN ĐẦU TƯ MST THÀNH PHỐ HÀ NỘI

PHAN DUY DUNG

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN ĐẦU TƯ MST
Ký ngày: 2/11/2026 14:33:58

MST INVESTMENT JOINT STOCK COMPANY

No.: 19./2026/NQ-HDQT

THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Hanoi, November 02. 2026

RESOLUTION

OF THE BOARD OF DIRECTORS

On the Approval of Adjustments to the Investment Project Information Specified in the Decision Approving the Investment Policy (as amended under Decision No. 230/QD-UBND dated 7 February 2025)

- *Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17 June 2020 and the Law Amending and Supplementing a Number of Articles of the Law on Enterprises No. 76/2025/QH15 dated 17 June 2025, promulgated by the National Assembly of the Socialist Republic of Vietnam;*
- *Pursuant to the Charter on Organization and Operation of MST Investment Joint Stock Company;*
- *Pursuant to the Minutes of the Board of Directors' Meeting No. 19 /2026/BB-BOD dated 02 /11/2026 regarding the approval of adjustments to the investment project information specified in the Decision Approving the Investment Policy (as amended under Decision No. 230/QD-UBND dated 7 February 2025),*

HEREBY RESOLVES:

Article 1: To approve the adjustments to the investment project information specified in the Decision Amending the Approval of the Investment Policy No. 230/QD-UBND dated 7 February 2025, with the following details:

I. INVESTORS: The Consortium comprising MST Investment Joint Stock Company and VINA2 Investment and Construction Joint Stock Company (the "MST - VINA2 Consortium").

1. Lead Member of the Consortium: MST INVESTMENT JOINT STOCK COMPANY

- Enterprise Registration Certificate No. 0103983390, first issued on 18 June 2009 and amended for the 36th time on 16 July 2026; Issuing authority: Business Registration and Corporate Finance Division – Hanoi Department of Finance.

- Tax Identification Number (Vietnam): 0103983390.

- Address: No. 2, Alley 159 Tay Son Street, Dan Phuong Commune, Hanoi, Vietnam.

- Telephone: 024.66.744.305.

- Email: info@mstgroup.vn Website: https://mstgroup.vn

Information on the legal representative of the enterprise/organization:

- Full name: Phan Duy Dung Gender: Male

- Position: General Director

- Date of birth: 29 June 1981 Nationality: Vietnamese

- Citizen Identity Card No.: 042081000048; Date of issue: 9 December 2021; Issuing authority: Police Department for Administrative Management of Social Order.

- Permanent residential address: P5-C4, University of Culture Staff Housing Area, O Cho Dua Ward, Hanoi.

- Current residential address: P5-C4, University of Culture Staff Housing Area, O Cho Dua Ward, Hanoi.

2. Consortium Member: VINA2 INVESTMENT AND CONSTRUCTION JOINT STOCK COMPANY

- Enterprise Registration Certificate No. 0100105895, first issued on 24 October 2003 and amended for the 29th time on 5 February 2026; Issuing authority: Business Registration and Corporate Finance Division – Hanoi Department of Finance.

- Address: Floors 2–4, Building B, Kim Van – Kim Lu New Urban Area, Dinh Cong Ward, Hanoi, Vietnam.

- Tax Identification Number (Vietnam): 0100105895.

- Telephone: 024 3753 4256 - Fax: 024 3836 1012.

- Email: info@vina2.com.vn - Website: https://vina2.com.vn

Information on the legal representative of the enterprise/organization:

- Full name: Vu Trong Hung - Gender: Male.

- Position: General Director

- Date of birth: 19 December 1980 Nationality: Vietnamese.

- Citizen Identity Card No.: 036080000312; Date of issue: 12 February 2023; Issuing authority: Police Department for Administrative Management of Social Order.

- Permanent residential address: Room 703, CT4 Building, Hyundai Apartment Complex, Ha Dong Ward, Hanoi.

- Current residential address: Room 703, CT4 Building, Hyundai Apartment Complex, Ha Dong Ward, Hanoi.

Capital Contribution Ratio of Each Investor::

No.	Investor	Nationality	Capital Contribution		Ratio (%)
			VND	Equivalent (USD)	
1	MST Investment Joint Stock Company		156.865.939.910		85%
2	VINA2 Investment and Construction Joint Stock Company		27.682.224.690		15%

II. CONTENTS OF THE ADJUSTMENTS

1. Adjustments to the Decisions Approving the Investment Policy (as amended under Decision No. 230/QD-UBND dated 7 February 2025)

- First adjustment:

- Existing provisions in the Decisions Approving the Investment Policy (as amended under Decision No. 230/QD-UBND dated 7 February 2025)

"b) Schedule for implementation of the project's principal operational objectives: From 2024 to 2028, with the objective of developing an urban residential area in accordance with the approved detailed construction planning at a scale of 1/500.

c) Schedule for basic construction and putting the works into operation or commercial exploitation:

- Schedule for basic construction and putting the works into operation or commercial exploitation:

- Period for organizing the investor selection process: 03 months (to be completed in January 2024)).

- Period for completing land-related, environmental, fire prevention and firefighting procedures and investment preparation: 12 months (expected to be completed in the first quarter of 2025).

- Period for implementing the project's construction investment: 36 months (expected from the second quarter of 2025 to the second quarter of 2028), with the preliminary construction investment phasing plan as follows:

+ Phase I: From the second quarter of 2025 to the second quarter of 2026: investment in the project's synchronized technical infrastructure works and social infrastructure works.

+ Phase II: From the third quarter of 2026 to the third quarter of 2027: completion of construction and commencement of operation of the project's row house component.

+ Phase III: From the fourth quarter of 2027 to the second quarter of 2028: completion of construction and commencement of operation of the remaining project component, namely the 12-storey commercial and service building, with a construction area of 3,925.06 m² and a total floor area of 47,100.72 m², on a total land plot area of 6,541.77 m² (hotel accommodation facilities and a high-end restaurant), together with the surrounding technical infrastructure".

- Proposed revised provisions:

"b) Schedule for implementation of the project's principal operational objectives: From 2024 to 2029, with the objective of developing an urban residential area in accordance with the approved detailed construction planning at a scale of 1/500.

c) Schedule for basic construction and putting the works into operation or commercial exploitation:

- Period for organizing the investor selection process: 03 months (to be completed in January 2024).

- Period for completing land-related, environmental, fire prevention and firefighting procedures and investment preparation: 24 months (to be completed in the first quarter of 2026).

- Period for implementing the project's construction investment: 36 months (expected from the second quarter of 2026 to the second quarter of 2029), with the preliminary construction investment phasing plan as follows::

+ ***Phase I:*** *From the second quarter of 2026 to the second quarter of 2027: investment in the project's synchronized technical infrastructure works and social infrastructure works.*

+ ***Phase II:*** *From the third quarter of 2027 to the third quarter of 2028: completion of construction and commencement of operation of the project's row house component.*

+ ***Phase III:*** *From the fourth quarter of 2028 to the second quarter of 2029: completion of construction and commencement of operation of the remaining project component, namely the 12-storey commercial and service building, with a construction area of 3,925.06 m² and a total floor area of 47,100.72 m², on a total land plot area of 6,541.77 m² (hotel accommodation facilities and a high-end restaurant), together with the surrounding technical infrastructure".*

- Explanation of the reasons and grounds for the proposed adjustment: Due to delays in site clearance and land handover.

2. Documents related to the contents of the adjustments (if any): Land Allocation Decision No. 696/QD-UBND dated 3 April 2026.

Article 2. Implementation Provisions

This Resolution shall take effect from the date of signing.

The Board of Directors, the Executive Management Board and relevant departments shall be responsible for implementing this Resolution.

Recipients:

- As stated in Article 2;
- Dien Bien Provincial People's Committee;
- Dien Bien Provincial Department of Finance;
- Dien Bien Phu City People's Committee;
- Filed at the Company's Office

ON BEHALF OF THE BOARD
OF DIRECTORS CHAIRMAN

CÔNG TY CỔ PHẦN ĐẦU TƯ MST

NGUYEN HUY QUANG