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| **DONGNAI ROOFSHEET & CONSTRUCTION MATERIAL JOINT STOCK COMPANY**<br>*No. : 06/2026 /NQHDQT* | **SOCIALIST REPUBLIC OF VIETNAM**<br>Independence – Freedom – Happiness |



*Dong Nai City, September 18, 2026*

# RESOLUTION

*(Re: Approval of Asset Liquidation in Support of Relocation Due to Clearance of Bien Hoa I Industrial Zone)*

## THE BOARD OF DIRECTORS OF DONGNAI ROOFSHEET & CONSTRUCTION MATERIAL JOINT STOCK COMPANY

- *Pursuant to the Law on Enterprises No. 59/2020/QH14 and its amending and supplementing documents;*
- *Pursuant to the Law on Securities No. 54/2019/QH14;*
- *Pursuant to the Charter on Organisation and Operations of Dongnai Roofsheet & Construction Material Joint Stock Company;*
- *Pursuant to Plan No. 198/KH-UBND dated June 6, 2024 of the People's Committee of Dong Nai Province on the roadmap for relocating enterprises out of Bien Hoa I Industrial Zone;*
- *Pursuant to Decision No. 2356/QD-UB dated July 21, 2026 of the People's Committee of Tran Bien Ward on the enforcement and demolition of assets of Dongnai Roofsheet & Construction Material Joint Stock Company subject to clearance for the implementation of the project to convert Bien Hoa 1 Industrial Zone into an Urban – Commercial – Service Zone and to improve the environment in Tran Bien Ward;*
- *Pursuant to the Working Minutes dated July 27, 2026 among the Non-Performing Loan Department of Viet Nam Joint Stock Commercial Bank For Industry And Trade; Asset Management Company Limited - Viet Nam Joint Stock Commercial Bank For Industry And Trade; VietinBank Ho Chi Minh City Branch; and Dongnai Roofsheet & Construction Material Joint Stock Company, regarding the disposal of collateral assets of Dongnai Roofsheet & Construction Material Joint Stock Company;*
- *Pursuant to Official Letter No. 504/2026/CV/AMC/XNL dated September 4, 2026 of Asset Management Company Limited - Viet Nam Joint Stock Commercial Bank For Industry And Trade, regarding the disposal of collateral assets of Dongnai Roofsheet & Construction Material Joint Stock Company;*
- *Pursuant to the Valuation Certificate issued on August 6, 2026 by the Branch of Post Finance Investment And Valuation Joint Stock Company, at the request of the bank;*
- *Pursuant to the most recent audited financial statements as at June 30, 2026;*
- *Pursuant to the depreciation schedule as at August 31, 2026;*

• *Pursuant to Board of Directors Meeting Minutes No. 06/2026-BBHDQT dated September 18, 2026;*

## RESOLVES

### ARTICLE 1: APPROVAL OF ASSET LIQUIDATION POLICY

**1. Assets to be liquidated:**

All assets currently situated on the land of Dongnai Roofsheet & Construction Material Joint Stock Company at Bien Hoa I Industrial Zone, Road 4, Tran Bien Ward, Dong Nai City, as specified under Construction Ownership Certificate No. 157 dated August 5, 2003, issued by the Department of Construction of Dong Nai Province.

All assets to be liquidated are detailed in: "Collateral Assets for Debt Settlement as per the asset list attached to Official Letter No. 504/2026/CV/AMC/XNL of Asset Management Company Limited - Viet Nam Joint Stock Commercial Bank For Industry And Trade, dated September 4, 2026."

**2. Reasons for liquidation:**

2.1 Dongnai Roofsheet & Construction Material Joint Stock Company is subject to clearance for the implementation of the project to convert Bien Hoa 1 Industrial Zone into an Urban - Commercial - Service Zone and to improve the environment in Tran Bien Ward.

2.2 The assets are currently technically obsolete, in a state of significant disrepair, with certain assets no longer required for use, others no longer operational, and most nearly fully depreciated.

**3. Book value at the time of liquidation:**

The book value of the assets to be liquidated for relocation purposes, as recorded in the audited financial statements as at June 30, 2026, and the remaining depreciation value calculated in accordance with the depreciation schedule up to August 31, 2026, is: VND 5,140,670,700.

**4. Appraised value:**

The appraised value is VND 12,835,792,250, pursuant to Valuation Certificate No. 087/2026/SG/HT08TD02349 dated August 6, 2026, issued by the Branch of Post Finance Investment And Valuation Joint Stock Company at the request of Asset Management Company Limited - Viet Nam Joint Stock Commercial Bank For Industry And Trade.

**5. Ratio to total assets:**

Value of assets to be liquidated / Total asset value = 17.8%

At 17.8%, this falls within the authority of the Board of Directors to approve the asset sale pursuant to Article 15(d) of the Company Charter (below 35%).

### ARTICLE 2: METHOD OF LIQUIDATION AND SALE PRICE

**1. Method:**

Given that the People's Committee of Tran Bien Ward has issued Decision No. 2356/QD-UB dated July 21, 2026 on the enforcement and demolition of assets of Dongnai Roofsheet & Construction Material Joint Stock Company subject to clearance for the implementation of the project to convert

Bien Hoa 1 Industrial Zone into an Urban - Commercial - Service Zone and to improve the environment in Tran Bien Ward.

The final deadline for relocation is September 30, 2026, the Company will employ a competitive quotation method to facilitate the asset liquidation process and expedite the relocation schedule in accordance with the committed deadline.

**2. Sale price:**

Pursuant to Official Letter No. 504/2026/CV/AMC/XNL of Asset Management Company Limited - Viet Nam Joint Stock Commercial Bank For Industry And Trade, dated September 4, 2026, the minimum sale price for the collateral assets of Dongnai Roofsheet & Construction Material Joint Stock Company shall not be lower than VND 12,835,792,250 (Twelve billion, eight hundred and thirty-five million, seven hundred and ninety-two thousand, two hundred and fifty dong).

The sale price shall be approved by the Board of Directors based on the results of the competitive quotation process, but shall not be lower than the price notified by the bank.

**3. Purchaser:**

Sale to an independent organisation/individual that is not a Related Person of an Internal Person, as defined under the Law on Enterprises and the Law on Securities.

**ARTICLE 3: DELEGATION OF AUTHORITY**

The Board of Directors delegates to the General Director:

1. To establish an asset liquidation committee, and based on the appraised value and the sale price notified by the bank, to carry out the liquidation procedures in accordance with applicable laws.

2. To execute the asset purchase and sale (liquidation) agreement and to carry out the extraordinary information disclosure procedures within 24 hours in accordance with Circular No. 96/2020/TT-BTC.

**ARTICLE 4: ENTRY INTO FORCE**

This Resolution takes effect from the date of signing.

Members of the Board of Directors, the General Director, and all relevant departments shall be responsible for the implementation of this Resolution.

***Recipients***:
- As per Article 4;
- *Board of Supervisors;*
- *Archive: AD, Board of Directors' Secretary.*

**ON BEHALF OF THE BOARD OF DIRECTORS**

**CHAIRMAN**

CÔNG TY CỔ PHẦN TẤM LỢP VẬT LIỆU XÂY DỰNG ĐỒNG NAI

Nguyễn Công Lý