

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
EXTRAORDINARY INFORMATION DISCLOSURE

Kính gửi / To : - Sở Giao dịch chứng khoán Việt Nam/ *Vietnam Exchange*
- Sở Giao dịch Chứng khoán Hà Nội/ *Hanoi Stock Exchange*

1. Tên tổ chức: Công ty Cổ phần Xuất nhập khẩu và Đầu tư Chợ Lớn
Name of organization: Cho Lon Investment and Import Export Corporation

- Mã chứng khoán / *Stock code: CLX*

- Địa chỉ: 631- 633 Nguyễn Trãi, Phường 11, Quận 5, Thành phố Hồ Chí Minh
Address: 631 – 633 Nguyen Trai, Ward 11, District 5, Ho Chi Minh city

- Điện thoại liên hệ/Tel.: 08.38547102 Fax: 08.38555682

- E-mail: info@cholimex.vn

2. Nội dung thông tin công bố/ *Contents of disclosure:*

Nghị quyết số 07/NQ-CHOLIMEX-HĐQT ngày 27 tháng 6 năm 2025 của Hội đồng quản trị Công ty Cổ phần Xuất nhập khẩu và Đầu tư Chợ Lớn (Cholimex)
Resolution No. 07/NQ-CHOLIMEX-HĐQT on 27/6/2025 of Board of Directors of Cho Lon Investment and Import Export Corporation (Cholimex).

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 27/6/2025 tại đường dẫn <https://www.cholimex.vn/vi/cong-bo-thong-tin/>
This information was published on the company's website on 27 June 2025, as in the link https://www.cholimex.vn/vi/cong-bo-thong-tin/

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

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

Nơi nhận/ Recipients:

- Như trên/ As above;
- Lưu: VT/ Archived: Secretary.

Tài liệu đính kèm/

Attached documents:

07/NQ-CHOLIMEX-HĐQT

NGƯỜI ĐƯỢC ỦY QUYỀN CÔNG BỐ THÔNG TIN
PERSON AUTHORIZED TO DISCLOSE INFORMATION



NGUYỄN THỊ THÙY TRÂM

Thư ký công ty / *Company secretary*

No: 07 /NQ-CHOLIMEX-HĐQT

Ho Chi Minh City, Date 27 June 2025

RESOLUTION
BOARD OF DIRECTORS
CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION

Pursuant to the Enterprise Law No. 59/2020/QH14 adopted by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

Pursuant to the Charter on Organization and Operation of Cho Lon Investment and Import Export Corporation and Investment (Cholimex) approved by the General Meeting of Shareholders of Cho Lon Investment and Import Export Corporation (Cholimex) on April 14, 2023;

Pursuant to the Internal Regulations on Governance and the Regulations on Operation of the Board of Directors of Cho Lon Investment and Import Export Corporation (Cholimex) approved by the General Meeting of Shareholders of Cho Lon Investment and Import Export Corporation (Cholimex) on April 14, 2023;

Pursuant to the Financial Management Regulations of Cho Lon Investment and Import Export Corporation (Cholimex) issued under Decision No. 14/QĐ-CHOLIMEX-HĐQT on July 30, 2021, by the Board of Directors of Cho Lon Investment and Import Export Corporation (Cholimex);

Considering Proposal No. 110/TTr-CHOLIMEX-TGD dated June 10, 2025, from the General Director of the Company regarding the approval of the policy for implementing the L10 Leasable Workshop Construction Investment Project of Vinh Loc Industrial Park Co.,Ltd;

Pursuant to the Minutes of the Board of Directors' Meeting dated June 27, 2025.

RESOLVES:

Article 1. Unanimously approved the policy for implementing the L10 Leasable Workshop Construction Investment Project with the following main contents:

1. Location: Lot II.4-8 (formerly lots B8/II – B9/II), Street No. 2A, Vinh Loc Industrial Park, Binh Hung Hoa B Ward, Binh Tan District, Ho Chi Minh City.

2. Scale:

- Land area: 9,993.70 m².
- Construction area: 5,992.58 m² (59.96%).
- Total construction floor area: 6,371.15 m².
- Green space area: 2,502.94 m².
- Traffic land area: 1,498.18 m².
- Number of floors: 2 floors.

- Land use coefficient: 0.64 times.
- Type, class of construction: Industrial building, Class III.
- 3. Total investment (after tax): VND 51,174,492,758.
- 4. Investment Efficiency:
 - Net Present Value (NPV): VND 60,899,488,000 (discount rate $r = 8.47\%$).
 - Internal Rate of Return (IRR): 26.5%.
 - Payback period: 6 years and 2.7 months (with rental price of 5 USD/m²/month).
- 5. Capital Source:
 - Bank loan: 70%.
 - Equity: 30%.
- 6. Implementing Entity:
 - Investor: Vinh Loc Industrial Park Co.,Ltd.
 - Project management: Vinh Loc Industrial Park Co.,Ltd.
 - Contractor selection: To be carried out in strict compliance with legal regulations.
 - Implementation period: 22 months (from March 2025 to December 2026).

Article 2. Authorize the General Director of Cholimex Company to supervise the project implementation process, ensuring compliance with current regulations and achieving economic efficiency.

Article 3. This Resolution shall be effective from the signing date. The Board of Directors, the General Director of Cho Lon Investment and Import Export Corporation (Cholimex), the Members' Council of Vinh Loc Industrial Park Co.,Ltd, departments and relevant individuals shall be responsible for implementing this Resolution./.

Recipients:

- As in Article 3;
- Board of Supervisors;
- Archive: Office, Secretary.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRWOMAN



Trần Thị Thanh Nhan