



NOTICE

Public Offering

(Certificate of Public Offering Registration No. 561/GCN-UBCK issued by the Chairman of the State Securities Commission on 31 December 2025)

I. INTRODUCTION OF THE ISSUING ORGANIZATION

1. Name of the issuing organization: BIG GROUP HOLDINGS INVESTMENT JOINT STOCK COMPANY
2. Abbreviated name: BIG .,JSC
3. Registered head office address: 62/6 Khuc Thua Du Street, Cau Giay Ward, Hanoi City, Vietnam
4. Telephone: 035 758 3468 Fax: 0911 8888 42 Website: <https://biggroup.vn/>
5. Charter capital: VND 159,895,300,000 *(In words: One hundred fifty-nine billion eight hundred ninety-five million three hundred thousand dong).*
6. Stock code: BIG
7. Payment account opened at: Vietcombank – Bui Thi Xuan Branch
Account number: 1056851204
8. Enterprise Registration Certificate No. 0108045831, first issued by the Hanoi Department of Planning and Investment on 07 November 2017, and amended for the 12th time by the Hanoi Department of Finance on 12 August 2025.
 - Principal business lines: Real estate consultancy, brokerage, real estate auction, and land-use rights auction. Details: Excluding real estate valuation and real estate auction services – Industry code: 6820
 - Principal products/services: Trading, service provision, and real estate business.
9. Establishment and operation license *(if required under specialized laws)*: None.

II. PURPOSE OF THE OFFERING

To increase equity capital in order to repay debts to credit institutions.

III. OFFERING PLAN

1. Name of the share: Shares of Big Group Holdings Investment Joint Stock Company
2. Type of shares: Common shares
3. Number of shares offered: 15,084,689 shares, including:
 - Number of shares offered by the Issuer: 15,084,689 shares
 - Number of shares offered by shareholders/owners/members: 0 shares.
4. Offering price: VND 10,000 per share.
5. Total capital to be raised: VND 150,846,890,000, including:
 - Capital raised by the Issuer: VND 150,846,890,000;
 - Capital raised by shareholders/owners/members: VND 0.
6. Distribution method: Via the exercise of pre-emptive rights by existing shareholders.
7. Minimum subscription quantity: No minimum subscription requirement; shareholders may subscribe up to the number of shares to which they are entitled based on the allocation ratio



and/or the number of shares obtained through the transfer of subscription rights and/or any unsubscribed shares further distributed at the discretion of the Board of Directors.

8. Subscription registration period:

- Record date (for determining entitlement to rights): **January 23, 2026.**
- Subscription registration period: **From February 2, 2026 to March 6, 2026.**
- Rights transfer period: **From February 2, 2026 to March 2, 2026.**

9. Location for share subscription registration:

- For deposited securities: Security holders shall carry out procedures for the transfer of subscription rights, subscription registration, and payment for share purchases at the Depository Members where their depository accounts are maintained;
- For non-deposited securities: Security holders shall carry out procedures for the transfer of subscription rights, subscription registration, and payment for share purchases at the Company's head office (62/6 Khuc Thua Du Street, Cau Giay Ward, Hanoi City, Vietnam).

10. Payment period for share purchases: **From February 2, 2026 to March 6, 2026.**

11. Escrow account for receiving share purchase payments:

- Account number: 116003027939
- Opened at: Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – Hanoi Branch.

12. Related organizations:

Advisory organization:

VIET FIRST SECURITIES CORPORATION

Address: 1st Floor, No. 117 – 119 – 121 Nguyen Du Street, Ben Thanh Ward, Ho Chi Minh City, Vietnam

Telephone: 028 6255 6586

Fax: 028 6255 6580

Auditing organization:

CPA VIETNAM AUDITING COMPANY LIMITED – NORTHERN BRANCH

Address: Room 902, 9th Floor, VG Office Building, No. 235 Nguyen Trai Street, Khuong Dinh Ward, Hanoi City, Vietnam

Telephone: 024 7306 1268

Fax: 024 7306 1269

13. Location for the disclosure of the Prospectus:

BIG GROUP HOLDINGS INVESTMENT JOINT STOCK COMPANY

Address: 62/6 Khuc Thua Du Street, Cau Giay Ward, Hanoi City, Vietnam

Telephone: 0357 583 468

Website: <https://biggroup.vn/>

Hanoi, Day ⁰⁹ Month ⁰¹ Year 2026

LEGAL REPRESENTATIVE

CHAIRMAN OF THE BOARD OF DIRECTORS



VÕ PHU NHAT HUY