

GARMEX SAIGON CORPORATION
(GARMEX SAIGON)



No: 06/CBTT-2026

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness



Ho Chi Minh City, January 16, 2026

IRREGULAR INFORMATION DISCLOSURE

To: - State Securities Commission
- Hanoi Stock Exchange

1. Name of Organization: GARMEX SAIGON CORPORATION

- Stock Code: **GMC**
- Address: 252 Nguyen Van Luong, Go Vap Ward, Ho Chi Minh City
- Contact phone: 028 39844822 Fax: 028 39844746
- E-mail: headoffice@garmex.vn website: <https://www.garmex.vn>

2. Content of Disclosure:

Garmex Saigon Corporation announces Board of Directors Resolution No. 02/NQ-HDQT/2026 dated January 16, 2026 regarding non-implementation of the right to purchase terraced townhouses - Phu My Residential Area due to unfavorable business conditions.

3. This information was disclosed on the Company's website on January 16, 2026 at the link <https://www.garmex.vn/vi/quan-he-co-dong/>

We hereby commit that the information disclosed above is true and accurate and take full legal responsibility for the content of the disclosed information.

Attached Document:
BOD Resolution No.
02/NQ-HDQT/2026

Representative of the Organization
Legal Representative
GENERAL DIRECTOR



NGUYEN MINH HANG

GARMEX SAIGON CORPORATION
(GARMEX SAIGON)

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No: 02/NQ-HDQT/2026

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Ho Chi Minh City, January 16, 2026

BOARD OF DIRECTORS RESOLUTION

*Re: Non-implementation of the right to purchase
terraced townhouses - Phu My Residential Area*

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- Pursuant to the Charter of Garmex Saigon Corporation;
- Pursuant to Board of Directors Resolution No. 12/NQ-HDQT/2025 dated December 25, 2025, regarding Transactions with an organization related to Garmex Saigon Corporation ("the Company") concerning the purchase of terraced townhouses - Phu My Residential Area;
- Pursuant to Board of Directors Resolution No. 01/NQ-HDQT/2026 dated January 13, 2026, regarding the transfer of the right to purchase terraced townhouses - Phu My Residential Area to Thien Hai Investment and Trading Company Limited;
- Pursuant to the Company's Board of Directors ("BOD") opinion Ballot dated January 16, 2026.

THE BOARD OF DIRECTORS OF GARMEX SAIGON CORPORATION

RESOLVES

Article 1: Non-implementation of the right to purchase terraced townhouses - Phu My Residential Area due to unfavorable business conditions, specifically as follows:

Non-implementation of Board of Directors Resolution No. 01/NQ-HDQT/2026 dated January 13, 2026, regarding the transfer of the right to purchase terraced townhouses - Phu My Residential Area to Thien Hai Investment and Trading Company Limited and Board of Directors Resolution No. 12/NQ-HDQT/2025 dated December 25, 2025, regarding Transactions with an organization related to the Company concerning the purchase of terraced townhouses - Phu My Residential Area.

Article 2: The Board of Directors assigns the Company's General Director to carry out procedures related to the non-implementation of the right to purchase terraced townhouses - Phu My Residential Area as stipulated in Article 1 of this Resolution.

Article 3: The Board of Directors, the Company's General Director, relevant units, departments, organizations and individuals are responsible for implementing this Resolution in accordance with the provisions of law and the Company's Charter.



Article 4: This Resolution shall take effect from the date of signing.

Recipients:

- *As per Article 3*
- *BOS*
- *For BOD Office records.*

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



LE VAN HUNG

