

**JOINT STOCK COMPANY
NAM ME KONG GROUP**

SOCIALIST REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

Number: 06.../2026/NQ-HDQT

Ha Noi, 07/04 2026

RESOLUTION

**Regarding the approval of contents concerning the mortgage to secure third-party obligations at
Vietnam Prosperity Joint Stock Commercial Bank**

**BOARD OF DIRECTORS
NAM ME KONG GROUP JOINT STOCK COMPANY**

Pursuant to Enterprise Law No. 59/2020/QH14 dated 2020-06-17;

Pursuant to the Charter on organization and operation of Nam Me Kong Group Joint Stock Company;

Pursuant to Minutes No. 06./BB-BOD meeting dated of the Board of Directors of Nam Me Kong Group Joint Stock Company.

Pursuant to the Company's financial capacity;

RESOLVES:

Article 1: Approves the policy of mortgaging to secure the obligations of Cat Khanh Urban Development Co., Ltd. (Tax ID: 4101677557) at Vietnam Prosperity Joint Stock Commercial Bank as follows:

Mortgaged asset: Nam Me Kong Group Joint Stock Company land use rights for the land parcel according to Certificate of Land Use Rights, Ownership of Houses and Other Land-Attached Assets No. DN334614, entry number in certificate register: CT 14696, issued by Quang Binh Provincial Land Registration Office dated 2024-01-29, specifically as follows:

- Land parcel No.: 1014 Map sheet No.: 16
- Address: *Ha Thon Hamlet, Bao Ninh Commune, Dong Hoi City, Quang Binh Province*
- Area: 4265.0 m² (In words: *Four thousand two hundred sixty-five point zero meters square*)
- Form of use: *Private use*
- Purpose of use: *Commercial and service land*
- Term of use: *Until 2070-03-23*
- Origin of use: *State-leased land with one-time payment*
- Note: *Building setback 6.0 m from the red line boundary*

And

The assets attached to the above-mentioned land plot are: Commercial and service building No. 8, owned by the Mortgagor under the Certificate of Land Use Rights, Ownership of Residential Housing and Other



Assets Attached to Land No. DN334614, registered under Certificate No. CT 14696, issued by the Quang Binh Provincial Land Registration Office on January 29, 2024, with details as follows:

Item Category Project Work	Area for building construction (m2)	Floor area space (m2) or Power capacity	Form of owner ship	Class of project	Term period Property Right
Mercantile Trade service 8	2474,0	8308,4	Property Right private	Level 3	Valid until 2070-03-23

Article 2: The Board of Directors unanimously assigns the legal representative of the Company, on behalf of the Company, to implement, exchange, negotiate, and decide on matters related to the mortgage at Vietnam Prosperity Joint Stock Commercial Bank, including but not limited to the following:

- + Matters related to collateral such as rights and obligations of the parties, collateral amount, scope of collateral, term of collateral, cases and methods of handling mortgaged assets, dispute resolution methods..., performing notarization procedures, and registering secured transactions.
- + Signing Mortgage/Pledge/Escrow Agreements, other Security Agreements, and all contracts, agreements, and documents arising from or related to these Agreements with Vietnam Joint Stock Commercial Bank for Industry and Trade.

The legal representative of the Company may re-authorize another person to perform the aforementioned tasks of this Content.

Article 3: This Resolution takes effect from the date of signing. The Board of Directors, Board of Management, relevant departments, and individuals are responsible for implementing this Resolution./.

To Whom:

- BOD, BOM, BOS;
- File: VT,

On Behalf of the Directors
Chairman



Kieu Xuan Nam