

**DESIGN AND CONSTRUCTION JOINT  
STOCK COMPANY NO. 1**

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence – Freedom – Happiness**



No. 02/2025/NQ/HĐQT

HCMC, January 02<sup>nd</sup>, 2025

**RESOLUTION**

*(Re: Approval of transactions with related parties and decisions on transactions valued at 10% or more of total assets)*

**THE BOARD OF DIRECTORS  
DESIGN AND CONSTRUCTION JOINT STOCK COMPANY NO. 1**

*Pursuant to*

- *The Enterprise Law No. 59/2020/QH14 dated June 17<sup>th</sup>, 2020, and its implementation guidelines;*
- *The Securities Law No. 54/2019/QH14 dated November 26<sup>th</sup>, 2019 and its implementation guidelines;*
- *Circular No. 96/2020/TT-BTC dated November 16, 2020 on guiding information disclosure on the securities market;*
- *The Charter of DECOFI;*
- *The Minutes of the Board of Directors' Meeting dated January 02<sup>nd</sup>, 2025*

**RESOLVE**

**Article 1.** To approve signing and implementing contracts and transactions between DECOFI and related parties in accordance with the Company's Charter, Article 164, Article 167 of the Law on Enterprises 2020, Article 293 of Decree 155/2020/ND-CP and other regulations, the following details:

1. The detailed list of related parties is presented in Appendix I attached hereto;
2. Scope of application: Including but not limited to the following contracts and transactions:
  - Construction contracts and transactions;
  - Contracts and transactions for the purchase and sale of goods/services;
  - Loan, lending contracts, and secured transactions;
  - Contracts and transactions regarding capital contribution, share purchase, capital transfer, share transfer, project transfer, and investment;
  - Asset rental, lease, purchase, and sale contracts and transactions;
  - Other contracts and transactions serving the ordinary course of business of the Company
  - Other contracts and transactions within the authority of the Board of Directors in accordance with the Company's Charter and applicable laws

3. The value of each contract or transaction arising under Clause 1 and Clause 2 of this Article shall be less than 35% of the Company's total consolidated asset value based on the latest audited financial statements.
4. Validity: Applicable to contracts and transactions arising from January 02<sup>nd</sup>, 2025 to December 31<sup>st</sup>, 2025

**Article 2.** To approve transactions valued at 10% or more of the Company's total assets based on the latest audited financial statements, with details as follows

The detailed list of transactions exceeding 10% is presented in Appendix II attached hereto.

Applicable to contracts and transactions arising from January 02<sup>nd</sup>, 2025 to December 31<sup>st</sup>, 2025

**Article 3.** To assign/authorize the Board of Management to decide on the details and organize the signing and execution of the contracts and transactions specified in Article 1 of this Resolution between the Company and related parties (including adjusting, amending, supplementing terms/conditions, canceling, terminating, liquidating, etc.) and report to the Board of Directors, in accordance with the Company's Charter, internal regulations, and applicable laws.

**Article 4.** This Resolution takes effect from the date of signing hereof./.

Members of the Board of Directors, Board of Supervisors, Executive Board, departments and relevant individuals are responsible for implementing this Resolution.

**ON BEHALF OF THE BOD  
CHAIRPERSON**

**Recipient:**

- As article 3;
- Save BOD's office.

**(Signed)**

**PHAM HUNG CUONG**

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**APPENDIX I: THE DETAILED LIST OF RELATED PARTIES**

(Attached to Resolution No 02/2025/NQ/HDQT dated January 02<sup>nd</sup> 2025)

No	Related Parties	Estimated value before VAT (VND)	Relationship with the Company
1	Hoang Vu General Service - Trading - Import - Export Manufacturing Co., Ltd	2.000.000.000	Major shareholder
2	T.H.L Co., Ltd	2.000.000.000	Major shareholder
3	QTM Trading and Investment JSC	1.000.000.000	Related party
4	Hai Dang Finance Service and Investment Co.,Ltd	1.000.000.000	Related party
5	Useful Valuation & Consultancy JSC	1.000.000.000	Related party
6	QTM International JSC	1.000.000.000	Related party
7	Eras Holdings Investment JSC	1.000.000.000	Related party
8	Gia Phat Development and Investment Co.,ltd	2.000.000.000	Related party
9	Eras Farm	1.000.000.000	Related party
10	Eco Life Development and Investment Co.,Ltd	1.000.000.000	Related party
11	New Era Business Construction Materials and Process, Exploit Co.,LTD	1.000.000.000	Related party
12	Pure Crystal Land Development and Investment Co.,Ltd	1.000.000.000	Related party
13	Eco Grand Land Development and Investment Co., Ltd	200.000.000.000	Related party
14	Công Ty Cổ Phần Đầu Tư Bất Động Sản Eras Land	3.000.000.000	Related party
15	Era Development and Construction Investment Co., Ltd	16.180.000.000	Related party
16	Eras Da Lat Investment JSC	18.780.000.000	Related party
17	High Rise Sai Gon Investment Corporation	2.000.000.000	Related party
18	Phuc An Gia Real Estate Investment Co., Ltd	360.000.000.000	Related party
19	Eco Green Viet Nam Development and Construction Investment Co., Ltd	3.000.000.000	Related party

No	Related Parties	Estimated value before VAT (VND)	Relationship with the Company
20	Green View Development and Investment Co., Ltd	29.290.000.000	Related party
21	Phan Thiet Homeland Beach Co., Ltd	36.000.000.000	Related party
22	New Era Cold Storage JSC	70.580.000.000	Related party

**APPENDIX II: TRANSACTIONS VALUED AT 10% OR MORE OF TOTAL ASSETS**

*(Attached to Resolution No 02/2025/NQ/HDQT dated January 02nd 2025.)*

No	Parties	Estimated value before VAT (VND)
1	Phu My – Quy Nhon Co.,Ltd	360.000.000.000
2	Marine JSC	200.000.000.000
3	DCT Partners Việt Nam Co.,Ltd	350.000.000.000
4	Binh Viet Duc.,Ltd	250.000.000.000
5	MPC Service Trading Transportation Co.,Ltd	110.000.000.000
6	Công Ty TNHH ĐT Xây Dựng và Bất Động Sản SAGA Holding	242.000.000.000
7	Aqua City Co.,Ltd	245.000.000.000
8	Nam A Commercial Joint Stock Bank	Proposed credit limits equal to 10% or more of total assets
9	Vietnam International Commercial Joint Stock Bank	
10	Military Commercial Joint Stock Bank	
11	An Binh Commercial Joint Stock Bank	
12	Asia Commercial Joint Stock Bank	
13	Tien Phong Commercial Joint Stock Bank	
14	Vietnam Prosperity Joint Stock Commercial Bank	
15	BIDV	
16	VietinBank	
17	Vietcombank	
18	Chailease International Leasing Company Limited	
19	Vietnam Maritime Commercial Joint Stock Bank	

