TRUNG DO JOINT STOCK COMPANY

No.: 55/QĐ-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Nghe An, October 28, 2026

DECISION

On approval of amendments to the Trung Do Building Materials Manufacturing Complex Investment Project

THE BOARD OF DIRECTORS OF TRUNG DO JOINT STOCK COMPANY

- Pursuant to the functions and duties of the Board of Directors of Trung Do Joint Stock Company as stipulated in the Charter on Organization and Operation of Trung Do Joint Stock Company;

- Pursuant to the Law on Investment No. 143/2025/QH15;

- Pursuant to Government Decree No. 96/2026/ND-CP dated March 31, 2026, detailing and guiding the implementation of certain articles of the Law on Investment;

- Pursuant to Government Decree No. 206/2026/ND-CP dated June 15, 2026, detailing the management of construction investment costs;

- Pursuant to the minutes of the meeting of the Board of Directors dated October 28, 2026;

- Upon consideration of Proposal No 822/TTr-GĐ dated October 25 submitted by the Director of Trung Do Joint Stock Company requesting approval of amendments to the Trung Do Building Materials Manufacturing Complex Investment Project;

HEREBY DECIDES:

Article 1. To approve amendments to the Trung Do Building Materials Manufacturing Complex Investment Project in Van Kieu Commune and Phuc Loc Commune, Nghe An Province, previously approved by the Board of Directors under Decision No. 43/QĐ-HĐQT dated December 23, 2024, as follows:

1. Clause 4, Article 1 of Decision No. 43/QĐ-HĐQT dated December 23, 2024 shall be amended as follows:

4. Investment scale:

+ Total land area for construction of the Complex: 418,500 m².

+ Construction, installation and completion of:

- 02 advanced large-format slab manufacturing lines with a capacity of 5 million m²/year (maximum product dimensions: 1,600 mm × 2,400 mm; thickness: 8–20 mm).

- 02 Trung Do flexible ceramic production lines (capacity per line: 6.0 million m²/year of 300 × 600 × 18 mm floor tiles, or 8.0 million m²/year of 315 × 415 × 10 mm ceramic roof tiles).

- 02 hill-clay tunnel brick production lines, each with a capacity of 110,000,000 bricks/year.

Investment phases:

• Phase 1: Construction and installation of 02 advanced large-format slab manufacturing lines with a capacity of 5 million m²/year (maximum product dimensions: 1,600 mm × 2,400 mm; thickness: 8–20 mm). Completed and put into operation.

• Phase 2: Construction and completion of 01 Trung Do flexible ceramic production line (capacity: 6.0 million m²/year of 300 × 600 × 18 mm floor tiles, or 8.0 million m²/year of 315 × 415 × 10 mm ceramic roof tiles) and 01 hill-clay tunnel brick production line with a capacity of 110,000,000 bricks/year. To be completed and put into operation in October 2027.

• Phase 3: Construction and completion of 01 Trung Do flexible ceramic production line (capacity: 6.0 million m²/year of 300 × 600 × 18 mm floor tiles, or 8.0 million m²/year of 315 × 415 × 10 mm ceramic roof tiles) and 01 hill-clay tunnel brick production line with a capacity of 110,000,000 bricks/year. To be completed and put into operation in October 2029.

2. Clause 6, Article 1 of Decision No. 43/QĐ-HĐQT dated December 23, 2024 shall be amended as follows:

6. Total investment capital (including taxes): VND 2,600,000,000,000

(In words, as stated in the Vietnamese original: Two trillion six hundred billion Vietnamese dong only.

Breakdown:

• Phase 1 investment capital: VND 887,010,107,000

(In words: Eight hundred and eighty-seven billion, ten million, one hundred and seven thousand Vietnamese dong)

Including:

- Compensation, site clearance and construction costs: VND 150,676,561,000
- Machinery, equipment and technology costs: VND 686,601,540,000
- Other costs forming fixed assets: VND 49,732,006,000

• Phase 2 investment capital: VND 784,987,000,000

(In words: Seven hundred and eighty-four billion, nine hundred and eighty-seven million Vietnamese dong)

Including:

- Site clearance and construction costs: VND 145,563,000,000
- Machinery, equipment and technology costs: VND 494,883,000,000
- Other costs forming fixed assets: VND 44,542,000,000
- Contingency costs: VND 30,000,000,000
- Working capital: VND 70,000,000,000

• Phase 3 investment capital: VND 928,003,000,000

(In words: Nine hundred and twenty-eight billion, three million Vietnamese dong)

Including:

- Site clearance and construction costs: VND 191,981,000,000
- Machinery, equipment and technology costs: VND 560,883,000,000
- Other costs forming fixed assets: VND 45,139,000,000
- Contingency costs: VND 50,000,000,000
- Working capital: VND 80,000,000,000

3. Clause 9, Article 1 of Decision No. 43/QĐ-HĐQT dated December 23, 2024 shall be amended as follows:

9. Implementation schedule:

- Phase 1: Completed and put into operation;
- Phase 2: To be completed and put into operation in October 2027;
- Phase 3: To be completed and put into operation in October 2029;

4. All other provisions of Decision No. 43/QĐ-HĐQT dated December 23, 2024 shall remain in full force and effect.

Article 2. Trung Do Joint Stock Company shall be responsible for carrying out the investment procedures in accordance with applicable laws.

Article 3. The Chief and Deputy Chiefs, the Director of the Company, the Company's departments and divisions, and relevant affiliated units shall be responsible for implementing this Decision.

Recipients:
- As stated in Article 3;
- Archives: Administration, Planning–Materials.

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

Nguyen Hong Son

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