

BECAMEX URBAN DEVELOPMENT
JOINTSTOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No: 19/~~CBT~~^{BT}/UDJ/2025

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Binh Duong, April 14, 2025

ABNORMAL INFORMATION DISCLOSURE

To: The Stock Exchange of Hanoi

1. Name of Company: **Becamex Urban Development Joint Stock Company**
 - Stock symbol: **UDJ**
 - Address of headoffice: **C1-2-3, DT6 street, Industry – Service Complex of Binh Duong, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province.**
 - Telephone: 0274.3816681 Fax: 0274.3816655
 - Email: **becamexudj@gmail.com** Website: **becamexudj.com.vn**
2. Content of disclosed informations:
 - Becamex Urban Development Joint Stock Company discloses informations regarding to update and add documents for the 2025 Annual General Meeting of Shareholders.
3. This information is disclosed on April 14, 2025 at website of company as follow **www.becamexudj.com.vn**

We commit that disclosed informations mentioned above are true and we are fully responsible before the law for disclosed informations.

LEGAL REPRESENTATIVE *Ram*
GENERAL DIRECTOR

Attached:

- Documents for the 2025 Annual General Meeting of Shareholders updated on April 14, 2025.



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The Urban Development Joint Stock Company has revised and supplemented the materials for the 2025 Annual General Meeting of Shareholders (AGM), with three updated and added items as follows:

1. Adjustment to the content of the **2024 Business Performance Report** and the **2025 Business Plan** in the section titled “*Detailed Implementation Status of Projects*” under **Part II: Detailed Business Results of Main Sectors.**

Detail implementation situation of projects

High-grade townhouse Green Pearl Project – Binh Duong New City

- Total initial area: 39.658 m² - Equivalence to 182 townhouses
- The rest area (After adjustment): 9.175,26 m² - Equivalence to 78 townhouses
- Estimated investment capital: 400 billion VND (Money for land, housing and infrastructure).
- Overall construction situation of project as follows:

No.	Interpretation	Area (m ²)	Number of houses (House) *	Area sold (m ²)		Inventory Area [Progress + inventory] (m ²)
				Revenue Recognition (Accumulated)	Collecting money according to progress (Accumulated)	
1	Stage I	6.119,05	51	3.307,08	-	2.811,97
2	Stage II	3.056,21	27	2.249,99	806,22	806,22
++	Total	9.175,26	78	5.557,07	806,22	3.618,19

- Implementation result in the year 2024:
Sale revenue in progress in the year 2024 as follows:

Unit: Billion VND

No.	Interpretation	Quantity (House)	Total revenue (Billion VND)	Total cost of goods sold (Billion VND)	Gross profit (Billion VND)	Average profit
1	Stage I	3	16,97	14,87	2,11	0,70
2	Stage II	1	5,91	5,36	0,54	0,54
	Total	4	22,88	20,23	2,65	

- Value of work in progress until December 31, 2024: 160,20 billion VND

Unit: Billion VND

Interpretation	Opening balance		Incurrence number during the period		Closing balance	
	Debt balance	Credit balance	Incur debt (Increase)	Incur Credit (Decrease)	Debt balance	Credit balance
Expense of work in progress	180,26		0,93	20,99	160,2	-

- Inventory until December 31, 2024:

Unit: Townhouse

Interpretation	Beginning inventory (Townhouse)	Construction during the period	Transfer during the period	Ending inventory (Townhouse)
Adjacent Townhouse	20	-	-	20

- Legal situation of Green Pearl Project (until December 31, 2024):

- + Decision No. 3193/QĐ-UBND Approved 1/500 planning: IDC Corp. is investor.
- + Land use right certificate: Related parties are making procedures to transfer Land use rights from IDC Corporation to Becamex UDJ
- + Orentation: Based on Land use right certificate, preparing to complete legal records in order to get Certificate for customers (*Prediction in the year 2025*).



Townhouse Picture of Green Pearl Project – Binh Duong New City (Le Loi Street)

• Lake View Villa Project - Binh Duong New City:

Area scale: 63.633 m2 – 92 high class villas



* **Lake View project implementation situation:** Two parties (Investment and Industrial Development Joint Stock Corporation and Becamex Urban Development Joint-Stock Company) liquidated contract and transferred in part to Becamex IDC Corporation managing it. The reason of existence of Becamex UDJ's two customers in which the parties are working towards unification (Detailed: one case, Becamex UDJ implemented accounting and profit distribution; one case, according to contract progress. Customers both paid over 92% on contract). These problems can happen either case to be needed consideration by related parties and the general meeting of shareholders:

+ **The first case:** Two parties must be made contract liquidation because of objective condition and general policy. It is in this spirit Becamex IDC Corporation has received and inherited the whole of Lake View Project in which to consist of continuing implementation of rights and obligation contract implementation of two customers (BeGa Company Ltd. and one Individual) Becamex Urban Development Joint Stock Company signed sale and accounting. Becamex UDJ accounts decreasing vice versa indicators of revenue, profit, tax and other related accounting ... Etc.

+ **The second case:** If parties have not unified yet and difference like the original during implementation Becamex UDJ must be responsible to solve the whole of related rights and obligation to two customers mentioned above without Becamex IDC Corporation's settlement and sharing. In this case, Becamex UDJ will submit the General Meeting of Shareholders considering and resolving according to right sequence and procedure based on the highest legality.

• **Bau Bang worker house Project**

- **Construction situation and house transference (until 31/12/2024):**

No.	Plot of land	Total land and house area as design		Beginning inventory house (Block)	The 2024 implementation result		
		Area (m2)	Block of house (Block)		Construction completion (Block)	Transfer to customer (Block) *	Inventory house until December 31, 2024 (Block)
1	Plot A 52	17.710	58				
2	Plot A 53	13.774	42				
3	Plot A 51	17.710	56	04	-	03	01
4	Plot A 50	13.774,4	42	01	-	01	-
	Total	62.968,4 (M2)	198 (Block)	05	-	04	01

- **Implementation of sale revenue in the year 2024 as follows:**

Unit: Billion VND

No.	Plot of land	Quantity (block) *	Total revenue (Billion VND)	Total cost of goods sold (Billion VND)	Gross profit (Billion VND)	Average profit
1	Plot A 52					
2	Plot A 53					
3	Plot A 51	3	14,83	6,37	4,46	1,49
4	Plot A 50	1	4,96	2,40	2,56	2,56
	Total	4	19,79	8,77	11,02	

- **Work in progress until December 31, 2024: 2,40 billion VND**



House picture at Plot A51/Bau Bang (Transferred to customers)

- **Legal situation of Bau Bang Project:**

- + Approved 1/500 planning according to Decision of Bau Bang District People's Committee on 01/02/2016.
- + Customers have got certificate.
 - Plot A52/A53: Area 31.484m², 100% houses issued certificate.
 - Plot A50/A51: Area 31.484m², including 98 houses: Now Related parties plan to check infrastructure and other relevant works in order to issue certificate on the next batch.

Adjusted and Supplemented Company Data on April 14, 2025:

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