

No.: 20/2026/CBTT

Ho Chi Minh City, June 16, 2026

DISCLOSURE OF UNUSUAL INFORMATION

To: - State Securities Commission of Vietnam
- Vietnam Stock Exchange
- Hanoi Stock Exchange

1. Organization: EASTERN MINERALS AHP JOINT STOCK COMPANY

- Ticker symbol: BMJ
- Address: No. 112/125, Tan Thinh Hamlet, Phu Giao Commune, Ho Chi Minh City, Vietnam
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- Email: ahpminerals2019@gmail.com

2. Content of Information Disclosure:

Resolution of the Board of Directors dated 15 June 2026 regarding the signing and implementation of the Consortium Agreement among three companies, namely Nguyen Viet Construction Investment and Business Joint Stock Company, Eastern AHP Minerals Joint Stock Company, and Binh Duong Investment and Business Joint Stock Company, for the purpose of preparing the application dossier for approval of the investment policy of the project, and concurrently designating the project investor for the Construction Investment of the Me Linh New Residential Area Project in Me Linh Ward, Hanoi City.

3. Publication on the Company's Website:

his information has been disclosed on the Company's official website on 16, June 2026 at the following link: www.becamexbmj.com.vn/#enter/f/enter

We hereby certify that the information disclosed above is true and accurate, and we take full legal responsibility for the contents disclosed.

Attached documents:

Board of Directors Resolution
dated June, 15, 2026

EASTERN AHP MINERALS JOINT STOCK COMPANY

Legal representative of the Company
GENERAL DIRECTOR



PHAM HUY HAU

BOARD OF DIRECTORS' RESOLUTION
AHP EASTERN MINERALS JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17 June 2020;
- Pursuant to the Charter on Organization and Operation of AHP Eastern Minerals Joint Stock Company;
- Pursuant to the Internal Corporate Governance Regulations of AHP Eastern Minerals Joint Stock Company;
- Pursuant to the Minutes of the Board of Directors' Meeting dated 15 June 2026.

RESOLVES

Article 1:

The Board of Directors approves the execution and implementation of the Consortium Agreement among the following three companies: Nguyen Viet Construction Investment and Trading Joint Stock Company, AHP Eastern Minerals Joint Stock Company, and Binh Duong Trading and Investment Joint Stock Company, for the purpose of preparing and submitting the application dossier for investment policy approval and designation of the project investor for the Me Linh New Residential Area Construction Investment Project in Me Linh Ward, Hanoi City, with the following contents:

1. Approval of the consortium plan for preparation of the application dossier for investment policy approval and designation of the project investor for the Me Linh New Residential Area Construction Investment Project in Me Linh Ward, Hanoi City, as follows:

Project Scale

a. Land Area

Total study area: approximately 58,047.3 m², the project is proposed to be implemented on a site area of 53,197.2 m² within the project boundary.

The proposed land-use structure is as follows:

STT	Hạng mục đất	Ký hiệu	Diện tích (m ²)	Mật độ xây dựng (%)	Tầng cao trung bình (tầng)	Hệ số sử dụng đất (lần)	Tỷ lệ (%)	Chỉ tiêu SDD			Ghi chú
								Dân số	Chỉ tiêu	Đvtính	
	Diện tích đất nghiên cứu lập quy hoạch		58.047,3								
I	Đất ngoài ranh giới dự án		4.850,1								
II	Đất trong ranh giới dự án		53.197,2	30,8			100,0	8.172			
1	Đất nhà chung cư hỗn hợp	HH	23.785,9	56,3	23-25		44,7	6.650			
	Đất nhà chung cư hỗn hợp 1	HH-01	4.439,6	60,0	23	11,7		1.260			- Hệ số sử dụng đất tối đa được tính toán theo bảng 2.12 của QCVN 01:2021; - Đất nhà ở xã hội chiếm 20% tổng diện tích đất ở; - Chỉ tiêu đất cây xanh trong khu vực dự án phải đảm bảo tối thiểu là 1m ² người - Bộ tri cơ sở giao dịch mua bán, sinh hoạt cộng đồng đảm bảo phục vụ đủ cho khu vực dự án tại tầng 1-2 của khu đất NOXH.
	Đất nhà chung cư hỗn hợp 2	HH-02	5.253,6	60,0	25	11,0		1.430			
	Đất nhà chung cư hỗn hợp 3	HH-03	5.397,8	60,0	25	10,9		1.430			
	Đất nhà chung cư hỗn hợp 4	HH-04	2.320,4	50,0	25	13,0		616			
	Đất nhà chung cư hỗn hợp 5	HH-05	6.374,5	50,0	25	10,1		1.914			
2	Đất nhà ở xã hội	OXH	5.947,0	50,0	25	10,4	11,2	1.522	20,001	%	
3	Đất cây xanh	CX	8.729,0	-	-	-	16,5		1,068	m ² người	
	Đất cây xanh 1	CX-01	5.668,5	-	-	-					
	Đất cây xanh 2	CX-02	1.494,3	-	-	-					
	Đất cây xanh 3	CX-03	376,1	-	-	-					
	Đất cây xanh 4	CX-04	1.190,1	-	-	-					
4	Đất đường giao thông		14.735,3	-	-	-	27,6		1,803	m ² người	

b. Construction Scale

The project consists of 06 high-rise buildings, specifically:

- **01 Mixed-use Apartment Building**
 - Number of above-ground floors: **23 floors each.**
 - Building functions:
 - **Floors 1–3:** Commercial, service, and office space.
 - **Floors 4–23:** Residential apartments.
 - Basement: Proposed **03 basement** levels to satisfy parking requirements and technical infrastructure needs.
- **04 Mixed-use Apartment Buildings**
 - Number of above-ground floors: **25 floors each.**
 - Building functions:
 - **Floors 1–3:** Commercial, service, and office space.
 - **Floors 4–25:** Residential apartments.
 - Basement: Proposed **03 basement** levels to satisfy parking requirements and technical infrastructure needs.
- **01 Social Housing Building**
 - Number of above-ground floors: **25 floors each.**
 - Building functions:
 - **Floors 1–2:** Community facilities and kindergarten.
 - **Floors 3–25:** Residential apartments.
 - Basement: Proposed **02 basement** levels to satisfy parking requirements and technical infrastructure needs.
- **Technical Infrastructure Works, Including:**
 - Electricity supply, water supply, stormwater drainage, and wastewater drainage systems;
 - Localized wastewater treatment system meeting applicable standards prior to connection;
 - Fire prevention and fighting systems, fire alarm systems, firefighting systems, smoke extraction, and emergency evacuation systems;



- Security systems, access control systems, CCTV surveillance, and building management systems;
- Green areas, landscaped gardens, pedestrian walkways, recreational spaces, and children's playgrounds;
- Internal roads, passenger pick-up/drop-off areas, and clearly organized traffic circulation systems.
- **Social Infrastructure Works**
- The investor shall construct social infrastructure facilities (including a kindergarten) within the project area to ensure synchronization and compliance with construction standards applicable to residential units.

c. Estimated Population

- Approximately 8,172 residents.

d. Investment Capital

- **Total investment capital:** VND 7,764,295,000,000
(In words: Seven trillion seven hundred sixty-four billion two hundred ninety-five million Vietnamese Dong).

Investor's Equity Contribution (20%)

- **Total equity contribution:** VND 1,560,000,000,000
(In words: One trillion five hundred sixty billion Vietnamese Dong).

No.	Investor	Capital Contribution (VND)	Equivalent (USD)	Ratio (%)	Role
1	Nguyen Viet Construction Investment and Trading Joint Stock Company	384,000,060,000		25%	Overall management, construction, administration, finance, and operation
2	AHP Eastern Minerals Joint Stock Company	265,200,000,000		17%	Administration, finance, and operation
3	Binh Duong Trading and Investment Joint Stock Company	910,800,000,000		58%	Administration, finance, and operation

Mobilized Capital (80%): VND 6,204,295,000,000

(In words: Six trillion two hundred four billion two hundred ninety-five million Vietnamese Dong).

2. Authorization

The Board of Directors authorizes:



- **Mr. Ngo Anh Quan** – Chairman of the Board of Directors (Date of Birth: 30 December 1985; Citizen Identification No. 001085012679 issued by the Ministry of Public Security on 22 December 2025); or
- **Mr. Pham Huy Hau** – General Director (Date of Birth: 12 December 1965; Citizen Identification No. 095065005717 issued by the Ministry of Public Security on 29 October 2025), to represent the Company in carrying out procedures for execution of the Consortium Agreement, signing Credit Agreements, Authorization Agreements, and asset mortgage/pledge agreements to secure the performance of the Consortium Agreement, with a maximum amount of **VND 265,200,000,000** (In words: Two hundred sixty-five billion two hundred million Vietnamese Dong).

Article 2:

Members of the Board of Directors, the Board of Management, and relevant departments shall be responsible for implementing this Resolution.

This Resolution shall take effect from the date of signing.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN



A handwritten signature in blue ink, appearing to be "NGO ANH QUAN".



NGO ANH QUAN