

No.: 157/2026/CV-MST

Hanoi, June 26, 2026

**DISCLOSURE OF INFORMATION ON THE ELECTRONIC INFORMATION
PORTALS OF THE STATE SECURITIES COMMISSION OF VIET NAM
AND THE HANOI STOCK EXCHANGE**

To - State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

Company name: MST Investment Joint Stock Company

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Authorized person for information disclosure: Mr. Phan Duy Dung – General Director

Type of information disclosure: 24 hour 72 hour Extraordinary Upon request Periodic

Content of information disclosure: MST Investment Joint Stock Company announces a Board of Directors resolution approving the policy to participate in an auction of land use rights for implementing a project to build low-rise housing for sale at the land use rights auction area located in An Thuong Commune – X2 location, Hoai Duc District (now An Khanh Commune), Hanoi City, Vietnam.

Attached document: Resolution No. 14/2026/NQ-BOD dated 25/6/2026.

This information was published on the official website of MST Investment Joint Stock Company on June 26, 2026, at: <https://mstgroup.vn/> (Investor Relations section).

We hereby certify that the above-disclosed information is true and accurate and take full legal responsibility for the disclosed information in accordance with the law.

Recipients:

- As above;
- Archives.

**AUTHORIZED PERSON FOR
INFORMATION DISCLOSURE
GENERAL DIRECTOR**



PHAN DUY DUNG

No.: 14/2026/NQ-HĐQT

Hanoi, June 25, 2026

**RESOLUTION
OF THE BOARD OF DIRECTORS**

- Pursuant to the Law on Enterprises 2020 and the Law amending and supplementing a number of articles of the Law on Enterprises No. 76/2025/QH15 dated June 17, 2025 of the National Assembly of the Socialist Republic of Vietnam;
- Pursuant to the Charter of MST Investment Joint Stock Company;
- Pursuant to the Minutes of the Board of Directors No. 14/2026/BB-HĐQT dated 25/6/2026;
- Based on the current situation of the Company

HEREBY RESOLVES:

Article 1: To approve the policy of participating in the auction of land use rights to implement the project “Construction of low-rise residential houses for sale” at the land use rights auction area in An Thuong Commune – Location X2, Hoai Duc District (now An Khanh Commune), Hanoi City, in accordance with Auction Notice No. 71/2026/TB-ĐGHDLV issued by Lac Viet Partnership Auction Company dated June 11, 2026.

Key information of the auctioned asset expected to be participated in by the Company is as follows:

- 1. Auctioned asset:** Land use rights for implementation of the project on construction of low-rise residential houses for sale at the land use rights auction area in An Thuong Commune – Location X2, Hoai Duc District (now An Khanh Commune), Hanoi City.
- 2. Location of the land plot:** A land area of 53,966.6 m² at Location X2 under planning lot code D-4, An Thuong Commune, Hoai Duc District (now An Khanh Commune).
- 3. Land use scale of the auction project:** Total land area of 53,966.6 m², including 20,700.7 m² of land for auction of land use rights for implementation of the project on construction of low-rise terraced houses; 5,135 m² of land for social housing development (to be considered for implementation at a later stage); 850 m² of land for construction of a community house; 4,841.9 m² of land for green space, sports and physical training; 1,804.4 m² of land for construction of parking areas; and 20,634.6 m² of land for construction of internal and regional transport infrastructure.
- 4. Auction method and other regulations:** In accordance with Auction Regulation No. 71/2026/QC-ĐGHDLV dated June 11, 2026 of Lac Viet Partnership Auction Company.
- 5. Starting price of the auctioned asset:**
 - The specific land price used as the basis for determining the starting price for auction of land use rights for 20,700.7 m² of low-rise residential land is VND 52,919,291/m², equivalent to a total starting price of VND 1,095,466,368,000;
 - The specific land price used as the basis for determining the starting price for auction of land use rights for 1,804.4 m² of land for parking area with a 50-year



term, with one-off land rental payment, is VND 2,968,586/m², equivalent to a total starting price of VND 5,356,516,000.

6. Expected auction time: July 2026

Article 2: The Board of Directors assigns the General Director of the Company to perform the following tasks:

- To complete the capacity dossier and financial plan meeting the requirements of the auction package and prepare all documents for participation in the auction in accordance with regulations;
- To direct relevant departments to calculate detailed investment costs, including social infrastructure items to be handed over to the State (such as road upgrades, construction of cultural houses, green parks and urban landscape systems, etc.) in order to determine the expected profit margin;
- To prepare necessary resources (finance, personnel) for participation in the auction.

Article 3: Implementation provision.

This Resolution shall take effect from the date of signing.

The Board of Directors and relevant departments of MST Investment Joint Stock Company shall be responsible for implementing this Resolution./.

Recipients:

- As stated in Article 3;
- HNX;
- Archived at Administration Department

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN**



NGUYEN HUY QUANG

