

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
DISCLOSURE OF UNUSUAL INFORMATION

Kính gửi/ To: - Ủy ban Chứng khoán Nhà nước/ Viet Nam Exchange
- Sở Giao dịch Chứng khoán TP.HCM/ Ho Chi Minh Stock Exchange

1. Tên tổ chức/Name of organization: **CÔNG TY CỔ PHẦN PHÁT TRIỂN NHÀ THỦ ĐỨC / THUDUC HOUSING DEVELOPMENT CORPORATION**

- Mã chứng khoán/ Stock code: TDH
- Địa chỉ/ Address : 57 Song Hành, Khu Phố 5, Phường Bình Trưng, TP.HCM
/57 Song Hanh Street, Quarter 5, Binh Trung Ward, Ho Chi Minh City
- Email: tdh@thuduchouse.com
- Website: www.thuduchouse.vn

2. Nội dung thông tin công bố/ Disclosure information content:

Công ty cổ phần Phát triển Nhà Thủ Đức công bố Nghị quyết số 977/2026/TDH/NQ-HĐQT ngày 15/10/2026 của Hội đồng Quản Trị về việc thông qua nội dung điều chỉnh dự án Khu nhà ở thương mại Đồi Vàng Phú Mỹ.

Thuduc Housing Development Corporation hereby discloses Resolution No. 977/2026/TDH/NQ-HĐQT dated October 15, 2026, issued by the Board of Directors, approving the adjusted contents of the Phu My Golden Hill Commercial Housing Project.

3. Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 03/06/2026 tại đường dẫn <http://thuduchouse.vn>

This information was published on the company's website on October 15, 2026, at the link <http://thuduchouse.vn>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby guarantee that the information disclosed above is true and we take full responsibility before the law for the content of the disclosed information.

Đính kèm:

- Tài liệu CBTT
/ Information Disclosure Document

Đại diện tổ chức

Organization representative

Người đại diện pháp luật/Người UQ CBTT

Legal representative/ Authorized information disclosure officer



THUDUC HOUSING DEVELOPMENT
CORPORATION
No.: ~~938~~.../2026/TDH/NQ-HDQT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness
Ho Chi Minh City, October ~~15~~, 2026

RESOLUTION

Re: Approval of adjustments to Doi Vang Phu My Commercial Residential Area Project

BOARD OF DIRECTORS THUDUC HOUSING DEVELOPMENT CORPORATION

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 passed by the National Assembly (Consolidated in Consolidated Text No. 67/VBHN-VPQH dated August 15, 2025 of the Office of the National Assembly) ("Law on Enterprises") and guiding documents for implementation of the Law on Enterprises;
- Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019 passed by the National Assembly (Consolidated in Consolidated Text No. 102/VBHN-VPQH dated April 22, 2026 of the Office of the National Assembly) ("Law on Securities") and guiding documents for implementation of the Law on Securities;
- Pursuant to the Charter of;
- Pursuant to Meeting Minutes of the Board of Directors of Thuduc Housing Development Corporation No. ~~936~~.../2026/TDH/BB-HDQT dated October ~~15~~, 2026.

HEREBY RESOLVES:

Article 1: Approval of the adjustment of Investor information

To approve updating the information of Thuduc Housing Development Corporation as the investor implementing the Doi Vang Phu My Commercial Residential Area Project according to the current business registration information.

Article 2: Approval of the adjustment and update of project objective content

To approve adjusting and updating the content of project objectives. The adjustment and update of the project objective title to align with two-tier government authority Thuduc Housing Development Corporation administration shall not alter the essence or fundamental objectives of the project.

Article 3: Approval of the adjustment of project scale

To approve updating the scale of the Doi Vang Phu My Commercial Residential Area Project, specifically: Total land area: 86,037.5 m²; of which the land fund committed by the investor for social housing development (20% of residential land area) is



estimated at 9,866.4 m²; commercial residential land area (80% of residential land area) is estimated at 39,468.0 m². Detailed specifications and parameters shall be finalized in accordance with the approved adjusted 1/500 detailed construction plan.

Article 4: Approval of the adjustment of project location

To approve updating the location for implementation of the Doi Vang Phu My Commercial Residential Area Project according to the current administrative units, specifically: Tan Phuoc Ward and Tan Hai Ward, Ho Chi Minh City.

Article 5: Approval of adjustments to capital contribution schedule, capital mobilization schedule, and project implementation timeline

To approve adjusting the capital contribution schedule, capital mobilization, and project implementation schedule for the Doi Vang Phu My Commercial Residential Area Project, specifically:

1. Capital contribution and mobilization progress:

Equity contribution:

No.	Investor Name	Contributed Capital (VND)	Ratio (%)	Contribution Method / Schedule
1	Thuduc Housing Development Corporation	149,927,458,141	20%	Cash: By 2022
2		89,567,541,639		By February 2030

Capital mobilization progress: Fully mobilize capital by February 2030.

2. Project implementation schedule:

- **Q1/2022 – Q1/2027:** Complete procedures for adjusting the 1/500 Detailed Planning (adjusting 20% social housing land fund out of total residential land area).
- **Q2/2027 – Q1/2028:** Execute land use purpose conversion and legal construction procedures ensuring project eligibility for construction commencement.
- **Q2/2028 – February 2030:** Commence construction, complete technical infrastructure; construct rough structure of low-rise residential units (townhouses, villas); construct apartment buildings and place the entire project into operation.

Article 6: Approval of the continuation of project procedures

To approve the policy to continue executing necessary legal procedures to complete the dossier for Doi Vang Phu My Commercial Residential Area Project, including procedures regarding:

- Urban Planning;
- Land administration;
- Financial obligations regarding land;
- Investment approval;
- Construction permits;
- And other relevant legal procedures.

Article 7: Authorization to the General Director

To authorize the General Director to:

1. Direct and organize the implementation of information disclosure procedures in accordance with laws and regulations.
2. Handle other arising matters related to the project (if any).

Article 8: Executive Validity

- This Resolution takes effect from the date of signing.
- Members of the Board of Directors, Board of Supervision, Board of Management, and relevant departments of the Company are responsible for implementing this Resolution.

Recipients:

- As per Article 8;
- Filed: Admin, BOD Office.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN



TRẦN THANH VINH

