

CÔNG TY CP XÂY LẬP
THỪA THIÊN HUẾ

THUA THIEN HUE
CONSTRUCTION JSC

Số: 38/CBTT-XL
No: 38/CBTT-XL

CÔNG TY
CỔ PHẦN
XÂY LẬP
THỪA
THIÊN
HUẾ

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Tp. Huế, ngày 21 tháng 10 năm 2026
Hue City, October 21st, 2026

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
DISCLOSURE OF EXTRAORDINARY INFORMATION

Kính gửi:

- Ủy ban Chứng khoán Nhà nước;
- Sở Giao dịch chứng khoán TP.HCM.

To:

- State Securities Commission of Viet Nam;
- Ho Chi Minh Stock Exchange.

1. Tên tổ chức:

Công ty cổ phần Xây lắp Thừa Thiên Huế

Name of organization: Thua Thien Hue Construction Joint-Stock Corporation

- Mã chứng khoán:

HUB

- Stock code:

HUB

- Địa chỉ: 72 đường Phạm Văn Đồng, phường Võ Dạ, thành phố Huế, Việt Nam.

- Address: 72 Pham Van Dong, Vy Da Ward, Hue City, Viet Nam

- Điện thoại liên hệ: 0234. 3821510 Fax: 0234. 3825152

- Tel. : 0234.3821510

- E-mail: info@xaylaphue.com.vn

2. Nội dung thông tin công bố:

- Phê duyệt chủ trương đầu tư Dự án Khu chung cư “The Lumina”, đường Thống Nhất nối dài, phường Vũng Tàu, Thành phố Hồ Chí Minh và nộp hồ sơ xin chấp thuận chủ trương đầu tư đồng thời chấp thuận nhà đầu tư.

Contents of disclosure:

- Approval of the Investment Policy for the “The Lumina” Apartment Complex Project on the Extended Thong Nhat Street, Vung Tau Ward, Ho Chi Minh City, and Submission of the Application for Approval of the Investment Policy and Investor Approval Simultaneously.



3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 21/10/2026 tại đường dẫn: <http://xaylaphue.com.vn> => Quan hệ cổ đông => Tin dành cho cổ đông.

This information was published on the company's website on October 21st, 2026 at in the link: <http://xaylaphue.com.vn> => Quan hệ cổ đông => Tin dành cho cổ đông.

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 certify that the information provided is true and correct and we bear the full responsibility to the law./.

Tài liệu đính kèm:

Attached documents:

- Nghị quyết số 09/NQ-XL-HĐQT.
- Resolution No. 09/NQ-XL-HĐQT.

Đại diện tổ chức
Người đại diện theo pháp luật
Organization representative
Legal representative



LÊ QUÝ ĐỊNH



No: 09/NQ-XL-HDQT

Hue City, October 21st, 2026

RESOLUTION

On the approval of the investment policy for the "The Lumina" Apartment Complex Project on Thong Nhat Extended Street, Vung Tau Ward, Ho Chi Minh City, and the submission of application files for approval of investment policy concurrently with approval of investor

BOARD OF DIRECTORS OF THUA THIEN HUE CONSTRUCTION JOINT-STOCK CORPORATION

Pursuant to the Enterprise Law No. 59/2020/QH14 on June 17, 2020;

Pursuant to the Investment Law No. 143/2025/QH15 dated December 11, 2025;

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

Pursuant to Circular No. 55/2026/TT-BTC dated May 15, 2026 of the Minister of Finance stipulating templates of documents and reports relating to investment activities in Vietnam and investment promotion;

Pursuant to the Charter of Thua Thien Hue Construction Joint-Stock Corporation (HCC);

Pursuant to Resolution No. 06/NQ-XL-HDQT dated December 27, 2024 of the Board of Directors of Thua Thien Hue Construction Joint-Stock Corporation agreeing on the transfer assignment of land use rights and ownership of land-attached assets for land lot No. 703, map sheet No. 204, Thong Nhat Extended Street, former Vung Tau City, Vung Tau Ward, Ho Chi Minh City;

Pursuant to Official Letter No. 9201/UBND-DT dated October 02, 2026 of the People's Committee of Ho Chi Minh City on approving Thua Thien Hue Construction Joint-Stock Corporation to acquire land use rights through agreement to execute the project in Vung Tau Ward;

Pursuant to Land Use Rights Certificate No. AA 09488979 issued by the Land Registration Office of Ho Chi Minh City on October 09, 2026;

Pursuant to Submission No. 14/TTr-CTXL dated October 09, 2026 of the General Director of Thua Thien Hue Construction Joint-Stock Corporation proposing the approval of the investment policy for "The Lumina" Apartment Complex Project, Thong Nhat Extended Street, Vung Tau Ward, Ho Chi Minh City;

Pursuant to the Minutes of the Board of Directors Meeting of Thua Thien Hue Construction Joint-Stock Corporation dated October 21st, 2026;

RESOLVED:

Article 1. Approve the investment policy for "The Lumina" Apartment Complex Project on Thong Nhat Extended Street, Vung Tau Ward, Ho Chi Minh City, with Thua



Thien Hue Construction Joint-Stock Corporation (HCC) acting as the Developer/Investor, under the following main specifications:

Criteria	Content Proposed for Approval
1. Project Name	"The Lumina" Apartment Complex
2. Location	Land lot No. 703, map sheet No. 204, Thong Nhat Extended Street, Vung Tau Ward, Ho Chi Minh City.
3. Land Area	1,750.0m ² (Urban residential land under Land Use Rights Certificate No. AA 09488979 issued on October 09, 2026).
4. Investment Objectives	Invest in the construction of a modern, high-rise commercial apartment complex with synchronized technical and social infrastructure, providing high-quality residential products to meet market demand.
5. Project Scale	• Building Height: 20 above-ground floors and 02 basements (Roof top height: 75.0m). • Building Density: 66.46% (Podium: 66.46%, Tower: 48.06%). • Plot Ratio: 9.66 times. • Total Construction Floor Area: 21,410.98 m² (including 16,906.40 m² of floor area calculated for plot ratio; 3,417.80 m² of basement floor area; 1,086.78 m² of technical penthouse and above-ground parking floor area). • Total Commercial Floor Area: 11,400.7 m². • Total Units: 158 units (comprising 151 commercial residential apartments and 07 commercial shophouses on Floor 1). • Population scale: 454 people. • Designed Parking Area: 3,628.1 m² (accommodating 70 cars and 312 motorbikes).
6. Total Investment Capital	VND 310,000,000,000 (Three hundred and ten billion Vietnam Dong), equivalent to USD 12,000,000 (Twelve million US Dollars).
7. Capital Structure	• Investor's Capital Contribution (Equity): VND 124,000,000,000 (accounting for 40% of total investment capital), equivalent to USD 4,800,000. • Loans and Legally Mobilized Capital: VND 186,000,000,000 (accounting for 60% of total investment capital), equivalent to USD 7,200,000.
8. Duration of Operation	50 years from the date the competent state authority issues the decision on land allocation / land lease / approval of investment policy.
9. Implementation Schedule	Total implementation duration: 36 months (from Q2/2027 to Q2/2030). • Q2/2027 – Q1/2028: Construction of underground structure (02 basements). • Q1/2028 – Q4/2029: Construction of superstructure for podium and tower (20 floors). • Q4/2029 – Q2/2030: Architectural finishing, MEP installation, Fire Prevention and Fighting (PCCC) acceptance, and commercial operation.



Article 2. Approve the submission of the application dossier for approval of the investment policy concurrently with approval of investor for "The Lumina" Apartment Complex Project, Thong Nhat Street, Vung Tau Ward, Ho Chi Minh City to the Department of Finance of Ho Chi Minh City and relevant competent state management authorities in accordance with the provisions of law.

Article 3. Authorize the General Director of Thua Thien Hue Construction Joint Stock Corporation – Mr. Le Quy Dinh (Legal Representative) to perform the following tasks:

- Sign and issue the Proposal for Project Implementation (Form I.1.1), the Project Proposal Report (Form I.1.3), and all accompanying documents, submissions, and appendices strictly in accordance with the provisions of Circular No. 55/2026/TT-BTC and Decree No. 96/2026/ND-CP.

- Directly direct the preparation, completion, execution (signing and stamping), and submission of the application dossier for approval of the investment policy concurrently with approval of investor to the Department of Finance of Ho Chi Minh City and relevant specialized agencies.

- Represent the Corporation in working with, clarifying, and supplementing the dossier (if any) to State management authorities throughout the project appraisal process.

- Proactively negotiate and execute credit agreements/credit commitment letters with commercial banks in compliance with the law.

- Authorize subordinate personnel to carry out procedures for submitting and receiving administrative dossier results when necessary.

Article 4. This Resolution takes effect from the date of its signing.

Article 5. Members of the Board of Directors, the Management Board, the Chief Accountant, and Heads of operational Departments/Divisions of Thua Thien Hue Construction Joint Stock Corporation are responsible for the implementation of this Resolution./.

Recipients:

- As per Article 5;
- Supervisory Board of HCC;
- Department of Finance of Ho Chi Minh City (for dossier submission);
- Archived at the Corporation's Secretariat.

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



Doan Huu Thuan