CÔNG TY CP PHÁT TRIỂN NHÀ THỦ ĐỨC

THUDUC HOUSING DEVELOPMENT CORPORATION

Số: 1118 /CBTT-TDH

No: 1118 /CBTT-TDH

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

TP. Hồ Chí Minh, ngày 10 tháng 11 năm 2026

HCMC, 10/11/2026

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 1117/2026/TDH/NQ-HĐQT ngày 10/11/2026 của Hội đồng Quản Trị về việc thông qua chủ trương thành lập Công ty TNHH Đầu Tư Và Phát Triển Thuduc House.

Thu Duc Housing Development Corporation hereby announces Resolution No. 1117/2026/TDH/NQ-HĐQT dated November 10, 2026, issued by the Board of Directors, approving in principle the establishment of Thuduc House Investment and Development Company Limited

3. Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 10/11/2026 tại đường dẫn http://thuduchouse.vn

This information was published on the company's website on 10/11/2026, 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

CÔNG TY CỔ PHẦN PHÁT TRIỂN NHÀ THỦ ĐỨC

Digitally signed by CÔNG TY CỔ PHẦN PHÁT TRIỂN NHÀ THỦ ĐỨC
DN: OID.0.9.2342.19200300.100.1.1=MST:0302346036, CN=CÔNG TY CỔ PHẦN PHÁT TRIỂN NHÀ THỦ ĐỨC, S=Hồ Chí Minh, C=VN
Reason: I am the author of this document
Location:
Date: 2026-11-10 08:39:58

CÔNG TY CỔ PHẦN PHÁT TRIỂN NHÀ THỦ ĐỨC TDH MSDN: 0302346036

Lê Ngọc Xuân

THUDUC HOUSING DEVELOPMENT CORPORATION
No. 1117/2026/TDH/NQ-HDQT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness
Ho Chi Minh City, November 10, 2026

RESOLUTION

Re: Approving the policy to establish Thuduc House Investment and Development Company Limited

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 (as amended and supplemented under Consolidated Document No. 67/VBHN-VPQH dated August 15, 2025) and its guiding implementation documents;*
- *Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019 passed by the National Assembly (as amended and supplemented under Consolidated Document No. 102/VBHN-VPQH dated April 22, 2026) and its guiding implementation documents;*
- *Pursuant to the Charter of Thuduc Housing Development Corporation ;*
- *Pursuant to the Minutes of the Board of Directors Meeting of Thuduc Housing Development Corporation No. 1116/2026/TDH/BB-HDQT dated November 10, 2026.*

HEREBY RESOLVES:

Article 1: Approve the establishment of Thuduc House Investment and Development Company Limited

1. Company name: CÔNG TY TNHH ĐẦU TƯ VÀ PHÁT TRIỂN THUDUC HOUSE
    - Name in foreign language: THUDUC HOUSE INVESTMENT AND DEVELOPMENT COMPANY LIMITED
    - Abbreviated name: THUDUC HOUSE ID CO., LTD
2. Type of enterprise: Single-member Limited Liability Company.
3. Headquarters address: 57 Song Hanh, Quarter 5, Binh Trung Ward, Ho Chi Minh City, Vietnam.
4. Owner: Thuduc Housing Development Corporation (TDH).
5. Charter capital: VND 5,000,000,000 *(In words: Five billion Vietnamese Dong)*.
6. Ownership ratio of TDH: 100% of charter capital.
7. Legal representative: Director of Thuduc House Investment and Development Company Limited.

8. Business lines: Subject to the establishment plan and adjustments based on the approved business registration file:

No.	Business Line Title	Code	Principal Line
1	Residential building construction	4101	
2	Non-residential building construction	4102	
3	Railway construction	4211	
4	Road construction	4212	
5	Construction of other civil engineering projects	4299	
6	Site preparation *(excluding blasting, mine clearance, and similar activities including blasting at construction sites)* • Details: Water supply and drainage systems at construction sites; Agricultural and forestry drainage systems	4312	
7	Installation of other building systems	4329	
8	Building completion and finishing work	4330	
9	Wholesale of food products *(excluding auctions)*	4632	
10	Wholesale of beverages *(excluding auctions)*	4633	
11	**Wholesale of textiles, clothing, and footwear *(excluding auctions)***	**4641**	**X**
12	Wholesale of motor vehicle parts and accessories *(excluding auctions)*	4662	
13	Wholesale of other construction materials and installation equipment *(excluding auctions)* • Details: Wholesale of bamboo, timber, and processed wood; Wholesale of bricks, tiles, stones, sand, gravel; Wholesale of other construction materials and installation equipment	4673	
14	Retail sale of food products *(excluding auctions)*	4722	
15	Retail sale of beverages *(excluding auctions)*	4723	
16	Retail sale of textiles, yarn, sewing thread, and other haberdashery *(excluding auctions)*	4751	
17	Retail sale of hardware, paints, glass, and construction materials and installation equipment *(excluding auctions)* • Details: Retail sale of cement, bricks, tiles, stones, sand, gravel, steel, and other building materials	4752	
18	Retail sale of clothing, footwear, leather goods, and imitation leather goods *(excluding auctions)*	4771	
19	Retail sale of motor vehicle parts and accessories *(excluding auctions)*	4782	
20	Retail sale of motorcycles, mopeds, and related parts and	4783	

No.	Business Line Title	Code	Principal Line
	accessories *(excluding auctions)*		
21	Warehousing and storage of goods *(excluding bonded warehouses)*	5210	
22	Cargo handling *(excluding airport cargo handling)*	5224	
23	Hotels and similar accommodation services • Details: Provision of accommodation services *(Article 8 of Decree No. 96/2016/ND-CP)*	5510	
24	Restaurants and mobile food service activities *(excluding Karaoke lounges, Bars, and Nightclubs)* • Details: Restaurants, eateries, and food service outlets *(excluding fast-food chain stores)*	5610	
25	Real estate activities with own or leased property • Details: Real estate business *(excluding real estate auctions, land use rights auctions, and real estate legal consulting) (Article 9 of the Law on Real Estate Business 2023)*	6810	
26	Real estate intermediary services • Details: Real estate brokerage services *(Article 61 of the Law on Real Estate Business 2023)*	6821	
27	Other real estate activities on a fee or contract basis *(excluding legal consulting, real estate auctions, land use rights auctions; excluding real estate exchanges)* • Details: Consultancy services, real estate management services *(Article 67 of the Law on Real Estate Business 2023)*	6829	
28	Architectural activities and related technical consultancy	7110	
29	Advertising *(excluding state-prohibited items)*	7310	
30	Specialized design activities • Details: Interior decoration activities	7410	
31	Other business support service activities n.e.c. • Details: Import and export of goods *(excluding court reporting/stenography, asset recovery, crowdfunding, crypto-asset trading and brokerage without legal liability; independent auctioneers) (Pursuant to Article 28 of the Commercial Law 2005)*	8299	

Article 2: Approve the capital contribution plan

1. Approve the capital contribution by Thuduc Housing Development Corporation to establish Thuduc House Investment and Development Company Limited with an amount of VND 5,000,000,000 *(Five billion Vietnamese Dong)*, representing 0.444% of the charter capital of Thuduc Housing Development Corporation .

2. Form of capital contribution: Bank transfer/cash in compliance with applicable laws.
3. Source of capital: From legitimate equity/sources of Thuduc Housing Development Corporation .
4. Capital contribution schedule and deadline: To be executed within 90 days from the issuance date of the Enterprise Registration Certificate in accordance with the Law on Enterprises.

Article 3: Approve managerial personnel of the Company

1. Approve the authorization of Mr. Vu Van Quan as the Authorized Representative to manage 100% of the capital contribution of Thuduc Housing Development Corporation at Thuduc House Investment and Development Company Limited.
2. Approve the appointment of Mr. Vu Van Quan to hold the positions of Company Chairman concurrently as Director of Thuduc House Investment and Development Company Limited.
3. The appointment of the aforementioned positions shall comply with applicable laws, the Company Charter, and the authority of the Owner.

Article 4: Implementation organization

1. Authorize the General Director of the Company to direct relevant departments and functional units to carry out legal procedures for the establishment of Thuduc House Investment and Development Company Limited as approved by the Board of Directors.
2. Direct the Authorized Representative to perform all rights and obligations of the Owner at the subsidiary within the scope of authorization and in accordance with applicable laws.
3. Direct the Administration - Human Resources Department, Finance and Accounting Department, and related units to coordinate the capital contribution, account opening, organizational setup, and necessary tasks to bring the subsidiary into operation.
4. Execute extraordinary information disclosure in accordance with securities laws applicable to public/listed companies.

Article 5: Authorization to the General Director

The Board of Directors hereby authorizes the General Director of the Company with full authority to decide upon, handle any arising matters, and sign relevant legal dossiers and documents regarding the establishment procedures and legal compliance for Thuduc House Investment and Development Company Limited.

Article 6: Enforcement

1. This Resolution takes effect from the date of signing.

2. Members of the Board of Directors, the Board of Management, the Capital Representative, and relevant departments/units are responsible for implementing this Resolution.

Recipients:
- As per Article 6;
- Filed: Admin, BOD Office.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

(Signed)

TRAN THANH VINH