THANG LONG URBAN DEVELOPMENT AND CONSTRUCTION INVESTMENT JSC

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SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

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Number: 30/2026/CV/TLD

Hanoi, November 18th, 2026

ANNOUNCEMENT OF UNUSUAL INFORMATION

Dear: *Vietnam Securities Trading Center*
Ho Chi Minh City Stock Exchange

1. Organization Name: **THANG LONG URBAN DEVELOPMENT AND CONSTRUCTION INVESTMENT JOINT STOCK COMPANY**
- Stock code: **TLD**
- Address: Trung Village, O Dien Commune, Hanoi City, Vietnam
- Contact phone number: 024.3363.1063
- Email: thanglongdeco.jsc@gmail.com

2. Public information content: Resolution No. 10/2026/NQ-HĐQT dated November 18th, 2026, issued by the Board of Directors of Thang Long Urban Investment, Construction and Development Joint Stock Company, regarding the approval of the plan to issue shares to pay dividends for the year 2025.*(detailed in the attached file).*

3. This information was published on the company's website on November 18th, 2026, at the following link. *http://thanglongdeco.com*.

We hereby confirm that the information published above is true and accurate, and we take full legal responsibility for the content of the disclosed information.

Recipients:
- As above;
- Archive VT./.

THANG LONG URBAN CONSTRUCTION AND DEVELOPMENT INVESTMENT JSC
THE PERSON PERFORMING THE NOTIFICATION

NGUYEN THI NGAN

Signature Not Verified
Ký bởi: CÔNG TY CP ĐẦU TƯ XÂY DỰNG VÀ PHÁT TRIỂN ĐÔ THỊ THĂNG LONG
Ký ngày: 18/11/2026 16:42:22

THANG LONG URBAN DEVELOPMENT AND CONSTRUCTION INVESTMENT JSC

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Number: 10/2026/NQ-HĐQT

SOCIALIST REPUBLIC OF VIETNAM

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Hanoi, November 18th, 2026

RESOLUTION OF THE BOARD OF DIRECTORS

THANG LONG URBAN DEVELOPMENT AND CONSTRUCTION INVESTMENT JSC

Subject: Implementation of the plan to issue shares to pay dividends for 2025

- In accordance with the Business Law No. 59/2020/QH14, adopted by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020, and its amendments, supplements, and implementation guidelines;

- In accordance with the Securities Law No. 54/2019/QH14, adopted by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, and its amendments, supplements, and implementation guidelines;

- In accordance with Government Decree No. 155/2020/NĐ-CP dated December 31, 2020, which details the implementation of certain provisions of the Securities Law and its amendments, supplements, and implementation guidelines;

- In accordance with the Articles of Association of Thang Long Urban Investment, Construction and Development Joint Stock Company;

- In accordance with the Resolution of the Annual General Meeting of Shareholders for 2026, No. 01/NQ-ĐHĐCĐ/TLD dated 27/05/2026;

-Based on Document No. 10746/UBCK-QLCB dated 29/10/2026 issued by the State Securities Commission regarding the documents required for the issuance of shares to distribute dividends to TLD;

-Based on Report No. 07/2026/TTr-HĐQT/TLD dated 06/05/2026 from the Board of Directors regarding the agenda for the 2026 Annual General Meeting of Shareholders;

RESOLUTION

<u>Article 1:</u> Based on the results of the 2025 stock issuance for dividend payment, as follows:

- Stock name: Thang Long Urban Investment, Construction and Development Joint Stock Company.
- Type of stock: Common stock.
- Stock par value: 10,000 VND per share.
- Total number of shares issued: 3,887,067 shares. Of which:
  + Number of shares distributed to shareholders: 3,885,954 shares
  + Number of shares cancelled in fractions: 1,113 shares
- Total number of shares after issuance: 81,627,310 shares

<u>Article 2:</u> By registering a change to the company's registered capital with the competent regulatory authority as follows:

1. Apply to change the company's registered capital:

Registered capital: 777,413,560,000 VND (Seven hundred seventy-seven billion four hundred thirteen million five hundred sixty thousand Vietnamese dong)

Authorized capital after change: 816,273,100,000 VND (Eight hundred sixteen billion two hundred seventy-three million one hundred thousand Vietnamese dong)

Equivalent value in foreign currency (if any, state as a number and currency type);

Is information on the equivalent value in foreign currency displayed on the business registration certificate? ☐ Yes ☒ No

Capital change date: Capital change date: November 10th, 2026

Capital increase method: The company issues shares in order to pay dividends to shareholders in accordance with Article 135 of the 2020 Business Law.

The company issues an additional 3,885,954 ordinary shares, equivalent to 38,859,540,000 VND (thirty-eight billion eight hundred fifty-nine million five hundred forty thousand Vietnamese dong). The newly issued shares will be used to pay dividends to the existing shareholders of the company.

The company will only pay dividends to its shareholders after fully meeting all the conditions stipulated in Paragraph 2 of Article 135 of the 2020 Business Law. The company commits to paying dividends in full within the legally permitted timeframe. Even after settling all dividends, the company ensures that it meets all its debts and other financial obligations on schedule.

Article 3. By registering the additional securities with the Vietnam Securities Depository and Clearing Corporation and registering the additional trading on the Hanoi Stock Exchange in accordance with current legal provisions.

- Number of shares registered for additional securities and registered for additional trading: 3,885,954 shares.

Article 4: Time of change: November 10th, 2026

Article 5: Implementation terms.

- This decision takes effect as of the date of signing.
- - The members of the Board of Directors, the Audit Committee, the Executive Management Team, and the relevant departments and individuals are responsible for implementing this decision../.

Delivery address:

- Business Registration and Corporate Finance Department – Hanoi City Finance Department

- As per Article 5;

- Company shareholders;

- Liu Wen P.

CHAIRMAN OF THE BOARD OF DIRECTORS

CÔNG TY CỔ PHẦN ĐẦU TƯ XÂY DỰNG VÀ PHÁT TRIỂN ĐÔ THỊ THĂNG LONG

NGUYEN AN NGOC