

**SAI GON THUONG TIN REAL
ESTATE JOINT STOCK COMPANY**

No: 186/2020/CV-HĐQT

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Ho Chi Minh City, May 08th, 2020

Dear: State Securities Committee
Ho Chi Minh City Stock Exchange
Valued Shareholders and Investors

Saigon Thuong Tin Real Estate Joint Stock Company (TTC Land Company) would like to thank the State Securities Commission and Ho Chi Minh Stock Exchange has created a chance for TTC Land Company to be informed to Shareholders and Investors.

Previous information reflected from some online newspapers such as www.thanhnienvn.vn, www.ndh.vn ... about the Department of Planning and Investment of Ho Chi Minh City sent a proposal to consider revoking Charmington Iris project. With 16-year brand prestige in the market, we are pleased to inform more additional information about the project's legal status as follows:

- Charmington Iris project (Shopping mall – Service – Apartment) located in district 4, Ho Chi Minh City invested by Sabeco HP Investment Company Limited (Sabeco HP Company) as the Investor, TTC Land is a wholesale of products and jointly project development.
- The Investor has completed all legal procedures to implement the project such as:
 - Project's Investment Policy promulgated by Ho Chi Minh City People's Committee according to Decision No. 4140 / QD-UBND dated August 12th, 2016;
 - Project's 1/500 Master plan approved by the Department of Planning and Architecture according to Document No. 4404 / SQHKT-QHKTT dated September 27th, 2016;
 - Land-use rights in purpose of construction investment allowed by Ho Chi Minh City People's Committee according to the Decision No. 6057 / QD-UBND dated November 18th, 2016;
 - Sabeco HP Company's Investor Recognition and Investment Approval issued by Ho Chi Minh City People's Committee (Decision No. 3538 / QD-UBND dated August 22, 2018);
- On the basis of the above legal documents, on Mar 13, 2018, the Investor has completed all financial obligations (Land-use fee) for the Project according to the Confirmatory letter No. 973 / CV-CCT dated March 15th, 2018 issued by District 4 Tax Department.
- At the end of December 2018, Ho Chi Minh City People's Committee revoked the investment policy of Charmington Iris project with the reason of reviewing the origin and legal basis of the houses arrangement for 14 households still living in the project. Ho Chi Minh City leaders assigned District 4 People's Committee to coordinate with departments and agencies to consider the legality of 14 households to support, compensate and ensure legal rights for them.

- After 16 suspension months to review and coordinate closely with agencies, the Investor has completed compensation agreements with households and will be handed over the site by the end of May 2020.
 - After completing the compensation procedure mentioned above, it is expected within 2 months from the submission of the application, Sabeco HP Company will complete the procedure of applying for Charmington Iris project's Investment policy. The accompanying legal procedures will also be implemented by Sabeco HP Company in accordance with the legal process. Investor - Sabeco HP Company as well as TTC Land Company - wholesale of products and jointly project development is committed to ensuring full rights and obligations to Customers
- TTC Land committed to implement full rights and obligations to our Customers, specifically:
- Strictly and fully comply with our obligations in the Contract signed with Customers;
 - Will accompany with Customers from the first stage until handover from the Investor;
 - Will represent and accompany Customers during the negotiation with the Investor to ensure the rights and obligations of Customers.

Recipients:

- *As above*
- *Archive: Office*

**AUTHORIZED INFORMATION
DISCLOSURE**

(Signed)

VU QUOC THAI