**TNG: Board Resolution**

On November 30, 2023, TNG Investment and Trading JSC announced Resolution No. 997/NQ-HDQT on transferring the entire TNG Village Commercial Housing Project (at Phan Dinh Phung Ward, Thai Nguyen City, Thai Nguyen Province) as follows:

‎‎Article 1. Approve the transfer of the entire TNG Village Commercial Housing Project to TNG Land Joint Stock Company

1. Basic information about the project being transferred
* Name of the project: TNG Village Commercial Housing Project
* Address: Phan Dinh Phung Ward, Thai Nguyen City, Thai Nguyen Province
* Land area: The total land use area of the project is 3,689m2, including the following items:
* TNG Village Commercial Housing Area according to planning is: 2,841m2. In which, invest in the construction of 01 building including 1 basement, 17 floors, 1 attic on a construction area of about 1,117m2.
* Low-rise commercial housing area: 848 m2.
* Information about construction planning:
* Decision No. 12453/QD-UBND dated November 16, 2015 of Thai Nguyen City People's Committee on approving the detailed planning of 1/500 scale of TNG Social Housing Area and gentrification of residential area in Phan Dinh Phung Ward, Thai Nguyen City;
* Decision No. 18970/QD-UBND dated November 28, 2016 of Thai Nguyen City People's Committee on approving local adjustments to the detailed planning of TNG Social Housing Area and gentrification of residential area in Phan Dinh Phung Ward, Thai Nguyen City;
* Decision No. 3405/QD-UBND dated April 14, 2017 of Thai Nguyen City People's Committee on approving local adjustment (third time) to the detailed planning of TNG Social Housing Area and gentrification of residential area in Phan Dinh Phung Ward, Thai Nguyen City;
* Decision No. 4721/QD-UBND dated June 25, 2018 of Thai Nguyen City People's Committee on approving local adjustment (third time) to the detailed planning of TNG Social Housing Area and gentrification of residential area in Phan Dinh Phung Ward, Thai Nguyen City;
* Decision No. 108/QD-UBND dated January 15, 2019 of the People's Committee of Thai Nguyen Province on adjusting the investment policy of the TNG Social Housing Project (to become TNG Village Commercial Housing Project) in group 18, Phan Dinh Phung Ward, Thai Nguyen City of the Company;
* Official Dispatch No. 2448/SXD-GDXD dated September 15, 2020 of the Department of Construction announcing the results of inspection and acceptance of completed construction items and works;
* On June 23, 2023, TNG Investment and Trading JSC sent Proposal No. 658/TTr-TNG to the People's Committee of Thai Nguyen City to apply for local adjustments to the detailed planning of TNG Commercial Housing Project and gentrification of the residential area in Phan Dinh Phung Ward, Thai Nguyen City.
* Information about construction projects.
* Total floor area of the building:
1. Apartment building: 21,562.1m2
2. Roof of the tunnel ramp: 170.4m2
* Construction height: 60 m.
* Number of apartments: 182 apartments, 4 penthouses, 9 shophouses.
* Total investment value: VND 170.02 billion.
* Quantity and structure of real estate products: TNG Investment and Trading JSC is qualified to sell housing with 193 apartments (186 residential apartments and 07 shophouses) in the project.
* Project’s progress:
* According to Decision No. 2789/QD-UBND dated September 26, 2018 of Thai Nguyen Provincial People's Committee on adjusting project investment policies: “Q4/2019: Put the project into operation”.
* On September 15, 2020, the Department of Construction issued Document No. 2448/SXD-GDXD to announce the approval of the investor's acceptance results to put TNG Village Commercial Housing Area into use.
* On July 14, 2023, TNG Investment and Trading JSC sent a document to the People's Committee of Thai Nguyen Province requesting to adjust the project schedule of putting the 848m2 commercial service project into operation in Q3/2023.
1. Detailed information on implementation results up to the time of transferring the entire project
* Regarding site clearance: Completed.
* Regarding technical infrastructure construction:
* TNG Village Commercial Housing Area: The entire technical infrastructure has been completed and has been accepted by the Department of Construction;
* Low-rise housing area: no investment in technical infrastructure.
* Construction of projects:

According to Construction License No. 29 dated October 5, 2017 and Adjustment License No. 26 dated October 8, 2019 of the Department of Construction of Thai Nguyen Province. TNG Village Commercial Housing Project was implemented from December 2017 and completed in October 2019. The Department of Construction of Thai Nguyen Province announced the inspection results of acceptance of completed construction items and constructions No. 2448/SXD-GDXD on September 15, 2020.

* Regarding payment of land use fees and land rent to the State for the transferred project: Fully implemented according to regulations
* For land areas allocated by the State (with collection of land use fees):

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| --- | --- | --- | --- |
| No. | Payment date | Amount | Contents |
| 1 | August 28, 2019 | 6,844,200,000 | Pay land use fees of Land plot number 496, map sheet number 23, area of 1,122m2 |
| 2 | October 18, 2019 | 5,866,370,000 | Pay land use fees of Land plot number 5, map sheet number 33, area of 961.7m2 |

* For land areas leased by the state with annual rental payments (Plot No. 500, map sheet No. 23, area of 1,576.7m2): Land rent for the period before project transfer according to notices from competent state agencies has been fully paid.
* Issuance of Land Use Rights Certificate for projects:

The total land area allocated and leased by the People's Committee of Thai Nguyen Province is: 3,660.4m2. In which: The area of land allocated (with land use fees) is 2,083.7 m2, the area of land leased with annual land rent payment is 1,576.7 m2.

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| --- | --- | --- | --- | --- | --- |
| No. | Map sheet number | Plot number | Area (m2) | Use purpose | Legal documents |
| 1 | 23 | 496 | 1,122.0 | 17-floor tower | Land use right certificate No. CS 393047, number in the certificate issuance book: CT 10452 issued by the Thai Nguyen Provincial People's Committee on September 26, 2019 |
| 2 | 23 | 500 | 1,576.7 | Yards, roads, building infrastructure | * Land lease contract No. 83/HDTD dated September 20, 2019
* Land use right certificate No. CS 393217, number in the certificate issuance book: CT 11111 issued by the Thai Nguyen Provincial People's Committee on February 26, 2020
 |
| 3 | 33 | 500 | 961.7 | Low-rise commercial housing | Land use right certificate No. DH 719330, number in the certificate issuance book: CT 21245 issued by Thai Nguyen Provincial People's Committee on July 13, 2023 |

* Other information:
* Part of the project that has been put into operation: TNG Village Commercial Building (apartment), 133 apartments sold.
* Part of the project being implemented: Low-rise commercial housing area, area of 848m2 (On July 14, 2023, TNG Investment and Trading JSC sent a document to the People's Committee of Thai Nguyen Province requesting to adjust the project schedule of putting the 848m2 commercial service project into operation in Q3/2025).

‎‎Article 2. Decide on the transfer price, payment schedule and sign a transfer contract for the entire TNG Village Commercial Housing Project

Assign and authorize Mr. Nguyen Van Thoi - Chair of the Board of Directors of the Company to:

1. Decide the transfer price of the entire TNG Village Commercial Housing Project to TNG Land Joint Stock Company on the basis of the asset value consulted and determined by the valuation enterprise; and decide on the payment schedule for project transfer of TNG Land Joint Stock Company.
2. Negotiate and agree on the detailed contents of the transfer contract of the entire TNG Village Commercial Housing Project with TNG Land Joint Stock Company.
3. Representing TNG Investment and Trading JSC to sign the transfer contract, contract appendix and related documents (if any) to complete procedures for transferring the entire TNG Village Commercial Housing Project to TNG Land Joint Stock Company.

‎‎Article 3. Validity and implementation

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

2. Members of the Board of Directors, Mr. Nguyen Van Thoi, the Board of Management, relevant departments, units, and individuals are responsible for implementing and coordinating to implement within the scope of their functions and tasks.