**UNI: Board Resolution**

On November 30, 2023, Sao Mai Viet Investment And Development Joint Stock Company announced Resolution No. 312/NQ/HDQT-UNI on approving the registration dossier for private placement in 2023 of the Company as follows:

‎‎Article 1. Approve the registration dossier for private placement in 2023 of the Company, including:

1. Certificate of registration for private placement No. 160A dated November 30, 2023 of Sao Mai Viet Investment And Development Joint Stock Company;
2. Business Registration Certificate No. 0301401291 of Sao Mai Viet Investment And Development Joint Stock Company, issued by Ho Chi Minh Department of Planning and Investment for the 1st time on March 05, 1993 and registered for the 29th change on April 05, 2023
3. Annual General Mandate 2023 No. 205B/NQ/DHDCD-UNI dated May 20, 2023 attached with Proposal No. 05B/2023/TTr-HDQT-UNI dated May 16, 2023 of Sao Mai Viet Investment And Development Joint Stock Company on approving the plan on offering additional shares in 2023 to increase charter capital to about VND 556 billion;
4. Minutes No. 67/BBH/HDQT-UNI dated July 6, 2023 and Board Resolution No. 67A/NQ/HDQT-UNI dated July 6, 2023 of Sao Mai Viet Investment And Development Joint Stock Company on approving the list of investors joining the private placement in 2023.
5. Minutes No. 68/BBH/HDQT-UNI and Board Resolution No. 68A/NQ/HDQT-UNI dated July 6, 2023 of Sao Mai Viet Investment And Development Joint Stock Company on approving the implementation of the dossier for private placement in 2023 and the plan to ensure that the private placement meets regulations on foreign ownership rate.
6. Minutes No. 161/BBH/HDQT-UNI and Board Resolution No. 161A/BBH/HDQT-UNI dated November 16, 2023 on approving the detailed capital use plan and the plan on offsetting the loss of capital expected to be mobilized from the offering.
7. Commitment Document No. 71/CV-UNI/2023 dated July 6, 2023 of Sao Mai Viet Investment And Development Joint Stock Company on not violating cross-ownership regulations of the Enterprise Law 2020;
8. Notice No. 2116 on announcing the blocked account to receive money to buy shares from the private placement dated October 13, 2023 and the Notice on announcing new account number at Joint Stock Commercial Bank for Investment and Development of Vietnam - Nam Ky Khoi Nghia Branch.
9. Documents related to the use of the capital.
10. Legal dossier of Phu Quoc project:

* Decision No. 75/QD-BQLPTPQ promulgated by Phu Quoc Island Development Investment Management Board dated November 4, 2009 on approving the detailed planning project for the construction of luxury residential area and beach villas with a scale of 113,069 m2 at Ham Ninh, Phu Quoc.
* Official Dispatch No. 61/BQLPTPQ-XDCB promulgated by Phu Quoc Island Development Investment Management Board dated February 5, 2013 on approving the investment in Vien Lien luxury residential area and beach villas project;
* Decision No. 49/QD-BQLKKTPQ promulgated by Phu Quoc Economic Zone Management Board dated February 28, 2023 on approving the investment policy and the investor;
* Decision No. 51/QD-BQLPTPQ promulgated by Phu Quoc Island Development Investment Management Board dated May 26, 2014 on land allocation to Vien Lien Joint Stock Company in Rach Ham Hamlet, Ham Ninh Commune, Phu Quoc District, Kien Giang Province for investment in Vien Lien luxury residential area and beach villa project.
* Official Dispatch No. 558/BQLKKTPQ-DD&XD promulgated by Phu Quoc Island Development Investment Management Board dated April 14, 2022 on issuing the Certificate of land use rights for area where financial obligations for the Vien Lien luxury residential area and beach villa project in Ham Ninh Commune, Phu Quoc City, Kien Giang Province have been completed;

1. Dossier of the plan on offsetting the loss of capital expected to be mobilized from the offering:

* Credit Contract No. BEN/22182 dated May 12, 2022 signed between Vietnam Prosperity Joint Stock Commercial Bank and Sao Mai Viet Investment And Development Joint Stock Company;
* 9 Acknowledgments of Debt

Article 2. This Resolution takes effect from the date of its signing. This Resolution replaces Resolution No. 162A/NQ/HDQT-UNI dated November 16, 2023, Resolution No. 69A/NQ/HDQT-UNI dated July 6, 2023 and Resolution No. 132A/NQ/HDQT-UNI dated October 17, 2023.

‎‎Article 3. Members of the Board of Directors, the Board of Management, the person authorized by the Chair of the Board of Directors or the General Manager (if any), and related departments of the Company are responsible for implementing this Resolution.