**SCG: Board Resolution**

On July 26, 2024, SCG Construction Group Joint Stock Company announced Resolution No. 19/2024/SCG/NQ-HDQT as follows:

‎‎Article 1. Approve the policy on signing a Service Office Lease Contract with New Diamond Consultancy, Investment And Trading Joint Stock Company, with the following main contents:

1. Lessor: New Diamond Consultancy, Investment And Trading Joint Stock Company (“Tan Cuong”)

* Tax code: 0101182966
* Address: Phung Town Industrial Cluster, Phung Town, Dan Phuong District, Hanoi City, Vietnam.

1. Office for lease

Address: Lot TT, Phung Town Industrial Cluster, Phung Town, Dan Phuong District, Hanoi City, Vietnam.

1. Rent and payment period:

* Unit price for leasing: VND25,000,000/month excluding 10% of Value-added tax. Total value for 1 month including Value-added tax: VND27,500,000/month;
* Payment period: 3 months/time within the first 10 days of the first month of the quarter.
* The above unit price is fixed throughout the lease term. After the lease term, if SCG Construction Group Joint Stock Company (SCG) wants to extend the contract, the new unit price will be negotiated by both parties.

1. Lease term: 36 months, if SCG needs to extend the payment then it will be made before the first 07 working days of the extension period.
2. Wastewater treatment expense: Calculated based on the volume of clean water used. Every month, Tan Cuong and SCG record the clean water volume on SCG's clean water supply meter. The wastewater treatment expense is calculated at 80% of the clean water volume used in the month. The wastewater treatment expense is VND18,000/m3 (excluding VAT). Tan Cuong issues an invoice to SCG based on the monthly volume record to make payment.
3. Permitted use:

* The rented office belongs to the Phung Industrial Cluster operator, the entire area of ​​the 2nd floor and part of the 1st floor, except for the meeting room on the 1st floor under Tan Cuong's use. The total area used by SCG is 363m2.
* Tan Cuong will lend the meeting room on the 1st floor to SCG for use for meetings with customers when needed and must notify the security team leader of the Phung Industrial Cluster in advance.
* On the electricity and water expenses, SCG directly signs a contract with Công ty Điện lực Đan Phượng (tentatively translated as Dan Phuong Electricity Company) and Dan Phuong Environment And Fresh Water Investment Company Limited.
* SCG can only use the rented area as an office, not for illegal purposes or multi-level marketing. SCG is not allowed to re-lease, sub-lease or share the rented office area or any part of the rented office without the prior written approval of Tan Cuong. SCG is allowed to use the operator's yard as a parking lot for employees. SCG is not allowed to arbitrarily change the landscape, cut down or use trees around the operator's house without the approval of Tan Cuong.

1. Affiliated relationship: Ms. Tran Thi Hang – a member of the Supervisory Board of SCG is the Chief Accountant of Tan Cuong.

‎‎Article 2. Assign/authorize the General Manager of the Company based on the specific situation to take responsibility for organizing, executing the following tasks:

* Negotiate, decide and sign necessary documents and papers arising in relation to the contents approved by the Board of Directors;
* Decide on the content and sign the appendices to the Contract to amend, supplement the content, extend the Contract and decide to adjust the price of the above Contract (if any);
* The General Manager of the Company is allowed to authorize another organization/individual to implement these authorized contents.

‎‎Article 3. This Resolution takes effect from the date of its signing. Members of the Board of Directors, the Supervisory Board, the Board of Management and other relevant departments/individuals are responsible for implementing this Resolution.