**BHG: Board Resolution**

On July 05, 2024, Bien Ho Tea Joint Stock Company announced Resolution No. 15/NQ-BHG-HDQT on approving the loan at Vietnam Bank for Agriculture and Rural Development - Gia Lai Province Branch as follows:

Article 1:

1. Approve the Plan on using capital in 2023-2024 No. 01/PA dated August 11, 2023, of Bien Ho Tea Joint Stock Company.
2. Approve the loan at the Vietnam Bank for Agriculture and Rural Development - Gia Lai Province Branch with the following basic contents:
* The maximum total loan amount in VND is: VND70,000,000,000.
* Purpose of the loan: Supplement to the working capital for production and business activities in the crop year 2023-2024.
* Time for implementing loan limit: As stated in the Plan on using capital in 2023-2024.
* Loan security: Loans secured by assets and loans unsecured by assets account for a maximum of 50% of the total line of credit.

Article 2:

Agree on using the Company's assets as collateral for loans at Vietnam Bank for Agriculture and Rural Development - Gia Lai Province Branch, including:

1. Tea plantation in Nghia Hung Commune, Chu Pah District, Gia Lai Province, specifically:

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| --- | --- | --- | --- | --- | --- | --- | --- |
| No. | Name of the certificate of land use rights | Land parcel No. | Type of plant | Ownership form | Area (m2) | Term of ownership | Map sheet No. |
| 1 | Certificate of land use rights and ownership rights of houses and other land-attached assets CQ 789917 |  |  | 694,534.00 |  |  |
| CQ 789917 | 06 | Tea | Private ownership | 41,495.20 | -/- | Cadastral extract01-2018 |
| 07 | Tea | Private ownership | 653,038.80 |
| 2 | Certificate of land use rights and ownership rights of houses and other land-attached assets CQ 789918 |  |  | 308,746.20 |  |  |
| CQ 789918 | 08 | Tea | Private ownership | 288,762.60 |  | Cadastral extract01-2018 |
| 09 | Tea | Private ownership | 15,055.70 |
| 10 | Tea | Private ownership | 4,927.90 |
| 3 | Certificate of land use rights and ownership rights of houses and other land-attached assets CQ 789919 | 240,928.80 |  |  |
| CQ 789919 | 23 | Tea | Private ownership | 240,928.80 | -/- | Cadastral extract01-2018 |
| 4 | Certificate of land use rights and ownership rights of houses and other land-attached assets CQ 789920 |  |  | 192,645.5 |  |  |
| CQ 789920 | 29 | Tea | Private ownership | 81,642.90 | -/- | Cadastral extract01-2018 |

1. The Company's head office in Nghia Hung Commune, Chu Pah District, Gia Lai Province, specifically:
* Certificate of land use right, and ownership rights of houses and other land-attached assets No. CP 487497 issued by the Gia Lai Province People's Committee on March 27, 2020, number in the certificate granting book: CT06928, dated September 16, 2021, Additional certificate of ownership rights of the work: Head office of Bien Ho Tea Joint Stock Company
* Land plot No.: 17; Map sheet No.: Cadastral extract 01-2018;

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| --- | --- | --- | --- | --- | --- |
| Construction items | Construction area (m2) | Floor area (m2) | Ownership form | Level of works | Term of ownership |
| Office building (1)(2) floor | 259.0 | 518.0 | Private | III | -/- |
| Refectory, kitchen, restroom area (2) | 238.56 | 238.56 | Private | IV | -/- |

1. Processing plant in Nghia Hung Commune, Chu Pah District, Gia Lai Province, specifically:
* Certificate of land use rights and ownership rights of houses and other land-attached assets with land No. CP 487498 issued by the Gia Lai Province People's Committee on March 27, 2020, the number in the certificate granting book: CT06929; Additional certificate of ownership of the work, dated September 16, 2021: Processing plant;
* Land plot No.: 19; Map sheet No.: Cadastral extract 01-2018;

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| --- | --- | --- | --- | --- | --- |
| Construction items | Construction area (m2) | Floor area (m2) | Ownership form | Level of works | Term of ownership |
| Main manufacturer (1) | 6,085.24 | 6,085.24 | Private | III | -/- |
| Sub manufacturer (2) | 547.82 | 547.82 | Private | III | -/- |
| Shed for packing cartons (3) | 547.82 | 547.82 | Private | III | -/- |
| Electric factory (4) | 368.44 | 368.44 | Private | III | -/- |
| Inorganic fertilizer storage (5) | 230.0 | 230.0 | Private | IV | -/- |
| Guardhouse (6) | 9.0 | 9.0 | Private | IV | -/- |
| Refectory and restroom for workers in the factory (7) | 93.6 | 93.6 | Private | IV | -/- |
| Coffee husk shed (8) | 84.0 | 84.0 | Private | IV | -/- |

1. Certificate of land use right, and ownership rights of houses and other land-attached assets No. DA 517854 issued by the Gia Lai Province Department of Natural Resources and Environment on February 23, 2022, number in the certificate granting book: CT11971. Land parcel No. 221, Map sheet No. 106. Address: Residential Group 2, Thong Nhat Ward, Pleiku City, Gia Lai Province. Area: 1284.2 m2 Use purposes: Commercial and service land. Additional certificate of ownership rights of the work dated August 3, 2022: Head office and ancillary items
2. Certificate of land use right, and ownership rights of houses and other land-attached assets No. DA 517909 issued by the Gia Lai Province Department of Natural Resources and Environment on February 23, 2022, number in the certificate granting book: CT11918. Land parcel No. 15, Map sheet No.: Cadastral extract 01-2020. Address: IaYok Commune, Ia Grai District, Gia Lai Province. Area: 24059 m2. Use purposes: Land for non-agricultural production. Additional certificate of ownership of the work dated August 22, 2022: Gia Lai Coffee JSC
3. Certificate of land use right, and ownership rights of houses and other land-attached assets No. DA 517851 issued by the Gia Lai Province Department of Natural Resources and Environment on February 23, 2022, number in the certificate granting book: CT11919. Land parcel No. 16, Map sheet No.: Cadastral extract 01-2020. Address: IaYok Commune, Ia Grai District, Gia Lai Province. Area: 1109 m2 Use purposes: Land for non-agricultural production. Additional certificate of ownership of the work dated August 22, 2022: Gia Lai Coffee JSC
4. Certificate of land use right, and ownership rights of houses and other land-attached assets No. DA 517834 issued by the Gia Lai Province Department of Natural Resources and Environment on February 23, 2022, number in the certificate granting book: CT11915. Land parcel No. 26, Map sheet No: Cadastral extract 03-2020. Address: Ia Ba Commune, Ia Grai District, Gia Lai Province. Area: 32828.4 m2 Use purposes: Land for non-agricultural production. Additional certificate of ownership of the work dated August 22, 2022: Gia Lai Coffee JSC
5. Certificate of land use right, and ownership rights of houses and other land-attached assets No. DA 517905 issued by the Gia Lai Province Department of Natural Resources and Environment on February 23, 2022, number in the certificate granting book: CT11914. Land parcel No. 27, Map sheet No.: Cadastral extract 03-2020. Address: Ia Ba Commune, Ia Grai District, Gia Lai Province. Area: 3050 m2 Use purposes: Land for non-agricultural production. Additional certificate of ownership of the work dated August 22, 2022: Gia Lai Coffee JSC
6. Certificate of land use right, and ownership rights of houses and other land-attached assets No. DA 517906 issued by the Gia Lai Province Department of Natural Resources and Environment on February 23, 2022, number in the certificate granting book: CT11933. Land parcel No. 24, Map sheet No.: Cadastral extract 03-2020. Address: Ia Grang Commune, Ia Grai District, Gia Lai Province. Area: 34222,3 m2. Use purposes: Land for non-agricultural production. Additional certificate of ownership of the work dated August 22, 2022: Gia Lai Coffee JSC
7. Certificate of land use right, and ownership rights of houses and other land-attached assets No. DA 517901 issued by the Gia Lai Province Department of Natural Resources and Environment on February 23, 2022, number in the certificate granting book: CT11896. Land parcel No. 13, Map sheet No.: Cadastral extract 02-2020 Address: Ia Pal Commune, Chu Se District, Gia Lai Province. Area: 7924.8 m2 Use purposes: Land for non-agricultural production. Additional certificate of ownership rights of the work dated August 22, 2022: Gia Lai Coffee Joint Stock Company
8. Certificate of land use right, and ownership rights of houses and other land-attached assets No. DA 517902 issued by the Gia Lai Province Department of Natural Resources and Environment on February 23, 2022, number in the certificate granting book: CT11899. Land parcel No. 15, Map sheet No: Cadastral extract 02-2020 Address: Ia Pal Commune, Chu Se District, Gia Lai Province. Area: 14044.1 m2 Use purposes: Land for non-agricultural production. Additional certificate of ownership rights of the work dated August 22, 2022: Gia Lai Coffee JSC
9. Certificate of land use right, and ownership rights of houses and other land-attached assets No. DA 517817 issued by the Gia Lai Province Department of Natural Resources and Environment on February 23, 2022, number in the certificate granting book: CT11898. Land parcel No. 16, Map sheet No.: Cadastral extract 02-2020. Address: Ia Pal Commune, Chu Se District, Gia Lai Province. Area: 19607 m2 Use purposes: Land for non-agricultural production. Additional certificate of ownership rights of the work dated August 22, 2022: Gia Lai Coffee JSC

Authorize Mr.: Nguyen Cong Tien - the legal representative of Bien Ho Tea Joint Stock Company, to carry out contents approved by the Board of Directors in Article 1 of this Resolution and implement the procedures on signing agreements, contracts, and relevant documents with Agribank - Gia Lai Branch as per the provisions of law.

Article 3: This Resolution takes effect from July 05, 2024.