

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ho Chi Minh City, October 17, 2025

NOTICE OF SHARES TRANSACTION OF INSIDER AND/OR
RELATED PARTIES OF INSIDER

To: - The State Securities Commission.
- The Ho Chi Minh Stock Exchange.
- Hoa Sen Group.

1. Information on individual conducting the transaction:

- Name of individual: NGUYEN VAN LUAN
- Nationality:
- Number of ID card/Passport:, Date of issue:, Place of issue:
- Contact address:
- Telephone: Fax: Email: Website:
- Current position in the public company: Independent Member of the Board of Directors.

2. Information of insider of the public company who is the related party of individual conducting the transaction:

- Name of insider:
- Nationality:
- ID card / Passport No.:
- Permanent address:
- Telephone: Fax: Email:
- Current position in the public company, the fund management company:
- Relationship of individual/organization executing transaction with insider:
- Number, ownership percentage of shares/fund certificates/covered warrants held by the insider (if any):

3. Securities code: HSG

4. Trading accounts holding the shares specified in Section 3:

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5. Number and ownership percentage of shares held before the transaction: 173,600 shares, representing 0.02%

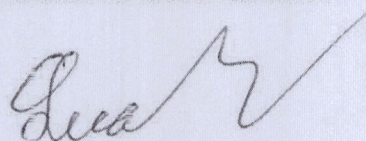
6. Number of shares registered for trading:

- Type of transaction registered: Sell
- Number of shares registered for trading: 100,000 shares

7. The expected value of transaction (calculated based on par value): VND 1,000,000,000

8. Number and ownership percentage of shares expected to be held after the transaction:
73,600 shares, representing 0.012%
9. Purpose of transaction: Personal financial arrangement purposes
10. Method of transaction: Order matching and/or negotiated transaction
11. Expected trading period: from 22/10/2025 to 20/11/2025

REPORTING INDIVIDUAL

A handwritten signature in dark ink, appearing to read 'Luan', followed by a long, sweeping horizontal stroke.

NGUYEN VAN LUAN