

No.: 392a/TTr-HDQT

Hai Duong, March 31, 2025

PROPOSAL

Re.: Approval of the investment policy for the “Pha Lai Factory for Manufacturing Panels, Lightweight Autoclaved Aerated Concrete Blocks, Dry Mortar, and Tile Adhesive”

To: 2025 Annual General Meeting of Shareholders
Song Da Cao Cuong Joint Stock Company

- Pursuant to the Law on Enterprises dated June 17, 2020, of the National Assembly of the Socialist Republic of Vietnam;
- Pursuant to the Law on Investment dated June 17, 2020, of the National Assembly of the Socialist Republic of Vietnam;
- Pursuant to Decree No. 31/2021/NĐ-CP dated March 26, 2021, of the Government detailing and guiding the implementation of certain provisions of the Law on Investment;
- Pursuant to the Charter of Organization and Operation of Song Da Cao Cuong Joint Stock Company;
- Based on the needs and business production situation of the Company.

The Board of Directors of the Company submits to the General Meeting of Shareholders for approval the investment policy for the project “Pha Lai Factory for Manufacturing Panels, Lightweight Autoclaved Aerated Concrete Blocks, Dry Mortar, and Tile Adhesive” with the following details:

1. Project Name: Pha Lai Factory for Manufacturing Panels, Lightweight Autoclaved Aerated Concrete Blocks, Dry Mortar, and Tile Adhesive
2. Objectives and Scale of the Project:
 - + Objective: Production of lightweight non-fired construction materials (with a density of less than 1,000 kg/m³).
 - + Project Scale:
 - Production of panels and lightweight autoclaved aerated concrete blocks: 200,000 m³/year
 - Production of ready-mixed dry mortar and tile adhesive: 200,000 tons/year
 - Production of aggregate blocks (lightweight non-fired blocks): 7,500,000 pieces/year (10,800 m³/year)
 - + Project Implementation Area: 24,698 m², including:

• Land leased by the Hai Duong Provincial People's Committee: 9,935.0 m² (as per the Land Use Right Certificate No. T00964 dated March 22, 2007, and Land Lease Contract No. 563/HD-TD dated October 2, 2006).

• Land leased by the Hai Duong Provincial People's Committee: 14,763.0 m² (as per Land Lease Contract No. 774/HDTD dated September 28, 2007).

3. Total Investment Capital:

- Total investment capital of the project: VND 170,000,000,000 (One hundred seventy billion Vietnamese Dong).

- Capital structure:

+ Equity capital: VND 68,000,000,000 (Sixty-eight billion Vietnamese Dong);

+ Loan capital from credit institutions: VND 102,000,000,000 (One hundred two billion Vietnamese Dong).

4. Implementation Duration:

- Project operation duration: 25 years from the date the Hai Duong Provincial People's Committee approves the investment policy and the investor for the project.

5. Project Implementation Progress:

- Complete construction and put the entire project into operation within 24 (twenty-four) months from the date the Hai Duong Provincial People's Committee approves the investment and the investor.

We respectfully submit to the General Meeting of Shareholders to review and vote for approval.

**ON BEHALF OF THE BOD
CHAIRMAN**

Recipients:

- Shareholders;
- Office archive./.



Kieu Van Mat