

EXTRAORDINARY INFORMATION DISCLOSURE

**To: The State Securities Commission;
Hanoi Stock Exchange**

1. Name of Company: **Becamex Urban Development Joint Stock Company**
 - Stock symbol: **UDJ**
 - Address of headoffice: **C1-2-3, DT6 street, Industry – Service Complex of Binh Duong, Binh Duong Ward, Ho Chi Minh City, Vietnam.**
 - Email: **becamexudj@gmail.com** Website: **becamexudj.com.vn**

2. Content of disclosed information:

Resolution No. 01/NQ-HDQT/2026 of the Board of Directors of the Urban Development Joint Stock Company on the approval of the value thresholds for contracts and transactions between the Becamex Urban Development Joint Stock Company and Related Parties in accordance with Article 167 of the Law on Enterprises 2020, Article 293 of Decree No. 155/2020/ND-CP, and the Company's Charter.

3. This information is disclosed on January 06, 2026 at website of company as follow **www.becamexudj.com.vn**

We commit that disclosed informations mentioned above are true and we are fully responsible before the law for disclosed informations.

Attached:

- Resolution No. 01/NQ/HĐQT/2026

**LEGAL REPRESENTATIVE
GENERAL DIRECTOR**



HUYNH GIA DAT

BECAMEX URBAN DEVELOPMENT
JOINT-STOCK COMPANY

No: 01/NQ –HĐQT/2026

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Binh Duong, January 06, 2026

BOARD OF DIRECTORS' RESOLUTION
BECAMEX URBAN DEVELOPMENT JOINT-STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 adopted by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;
- Pursuant to the Charter of Becamex Urban Development Joint Stock Company approved by the General Meeting of Shareholders on April 16, 2024;
- Pursuant to Circular No. 96/2020/TT-BTC providing guidelines on information disclosure in the securities market;
- Pursuant to the Operational Regulations of the Board of Directors of Becamex Urban Development Joint Stock Company;
- Pursuant to the Minutes of the Board of Directors' Meeting dated January 06, 2026, of Becamex Urban Development Joint Stock Company.

• RESOLUTION

Article 1: The Board of Directors unanimously approves the value limits of contracts and transactions between Becamex Urban Development Joint Stock Company and related parties in accordance with Article 167 of the Law on Enterprises 2020, Article 293 of Decree No. 155/2020/ND-CP, and the Company's Charter, with the following details:

1. Contracts and transactions shall be signed on normal commercial terms and must not harm the interests of Becamex UDJ.
2. Transaction counterparties include:
 - Major shareholder, Parent company: Becamex Investment and Industrial Development Group (Becamex Group)
 - Companies within the same group and Affiliate Companies with the parent company: My Phuoc Hospital JSC, Eastern International University, Becamex International Hospital JSC, Becamex IDC-Block 71 MTV Start-up Support Company Limited, Binh Duong Trading and Development JSC (TDC), Binh Duong Construction and Civil Engineering JSC (BCE), Becamex Infrastructure Development JSC (Becamex IJC), Vietnam Technology & Communication JSC, ...
 - Internal persons and affiliated persons of internal persons.
3. Nature of transactions/contracts:
 - Service contracts, sales contracts, construction contracts, ...
 - Office and factory lease contracts.
 - Other transactions under the authority of the Board of Directors.



4. The value of each contract/transaction (if any) with affiliated parties shall not exceed 10% of the total assets according to the Company's latest reviewed or audited financial statements.

On June 30 and December 31 each year, the Business Production Division and the Finance & Accounting Division shall notify the Secretary of the Board of Directors of any arising contracts/transactions for compilation and disclosure in the Corporate Governance Report.

5. In cases where a contract/transaction with affiliated parties exceeds 10% of the total assets according to the Company's latest reviewed or audited financial statements, the General Director must report to the Board of Directors, and such contracts/transactions may only be executed upon approval by a resolution of the Board of Directors of Becamex Urban Development Joint Stock Company.
6. Implementation period: From the signing date until December 31, 2026.

Article 2: The value of each arising contract/transaction specified in Article 1 must ensure that the total transaction value within 12 months from the date of the first transaction is less than 35% of the total assets as stated in the latest financial statements.

Article 3: The Board of Directors assigns the General Director of Becamex Urban Development Joint Stock Company to implement the contracts and transactions specified in Article 1 of this Resolution.

Article 4: Members of the Board of Directors, the Executive Board, and relevant Departments shall be responsible for implementing this Resolution.

Recipients:

- Board of Directors' Members, General Director;
- Supervisory Board Members;
- Archived

ON BEHALF OF BOARD OF DIRECTORS
CHAIRMAN



NGUYEN MINH DONG