

CÔNG TY CỔ PHẦN VĂN HÓA
PHƯƠNG NAM
PHUONG NAM CULTURAL JOINT
STOCK CORPORATION

Số/No: 37/CV/PNC-2026

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc
SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

TP.HCM, Ngày 30 tháng 07 năm 2026
HCMC, July 30, 2026

CÔNG BỐ THÔNG TIN INFORMATION DISCLOSURE

Kính gửi/ To: - Ủy ban Chứng khoán Nhà nước/ *State Securities Commission*
- Sở Giao dịch Chứng khoán TP. HCM/ *Ho Chi Minh Stock Exchange*

- Tên tổ chức/ *Name of organization*: Công ty Cổ Phần Văn Hóa Phương Nam/ *Phuong Nam Cultural Joint Stock Corporation*
 - Mã chứng khoán/ *Stock symbol*: PNC
 - Trụ sở chính/ *Head office address*: 940 đường 3 tháng 2, Phường Phú Thọ, TP. Hồ Chí Minh/ *No.940, Street 3/2, Phu Tho Ward, HCMC*
 - Điện thoại/Tel: 028 38663447 Fax: 028 38663449
 - Loại thông tin công bố/ *Types of information release*:
 - ☒ 24 giờ/24 hours; ☐ 72 giờ/72 hours; ☐ định kỳ/ *Periodic*
 - ☐ Bất thường/ *Extraordinary*; ☐ Theo yêu cầu/ *On request*
- Nội dung thông tin công bố/ *Information disclosure*: Công ty nhận được Bản án số 15/2026/KDTM-ST ngày 29/06/2026 của Tòa án nhân dân Khu vực 3 Thành phố Hồ Chí Minh về tranh chấp hợp đồng thuê tài sản. Bản án đã có hiệu lực pháp luật kể từ ngày 30/07/2026. Nội dung chính của bản án được tóm tắt tại tài liệu đính kèm/ *The Company has received Judgment No. 15/2026/KDTM-ST dated June 29, 2026 rendered by the People's Court of Region 3, Ho Chi Minh City, in relation to a dispute over a lease agreement. The Judgment became legally effective on July 30, 2026. A summary of the key contents of the Judgment is attached hereto.*

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/07/2026 tại đường dẫn www.pnc.com.vn của công ty.

This information is disclosed on PNC's website on July 30, 2026 at the link below www.pnc.com.vn

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby declare that all information provided in this announcement is true and accurate. We shall be legally responsible for the accuracy of our information disclosure.

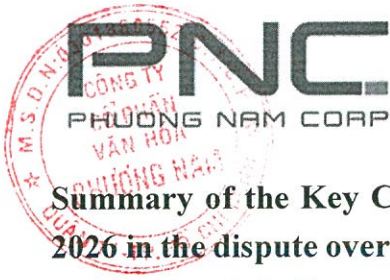
CÔNG TY CP VĂN HÓA PHƯƠNG NAM
NGƯỜI ĐƯỢC ỦY QUYỀN CBTT
PHUONG NAM CULTURAL JOINT STOCK CORPORATION
Authorized person to disclose information

Nơi nhận/ *Recipients*:

- Như trên/ *As above*:
- Lưu tại VPCT/ *Save at the office*



Nguyễn Đình Thử



CÔNG TY CỔ PHẦN VĂN HÓA PHƯƠNG NAM

🏠 940 Đường Ba Tháng Hai, P. Phú Thọ, TP. Hồ Chí Minh

☎ 028. 3866 3447 - 3866 3448 🌐 Website: www.pnc.com.vn

Summary of the Key Contents of Judgment No. 15/2026/KDTM-ST dated June 29, 2026 in the dispute over an asset lease agreement, issued by the People's Court of Area 3, Ho Chi Minh City.

Date of Judgment: 29/06/2026

Effective Date of the Judgment: 30/07/2026

Plaintiff: The lessor of the premises leased by Phuong Nam Cultural Joint Stock Corporation (hereinafter referred to as the “Plaintiff”)

Defendant: Phuong Nam Cultural Joint Stock Corporation, having its registered address at 940 3/2 Street, Phu Tho Ward, Ho Chi Minh City (hereinafter referred to as “PNC”).

Summary of the Case:

The Plaintiff and PNC entered into a lease agreement dated July 29, 2014 and a contract appendix dated December 27, 2019, pursuant to which the Plaintiff leased certain premises to PNC.

Under the lease agreement, the parties agreed on a monthly rental of VND 200,000,000 as of 2014, with a lease term of five (05) years ending on July 1, 2019. On December 27, 2019, the parties executed a contract appendix extending the lease term until October 31, 2019.

Following the expiry of the lease on October 31, 2019, the parties did not execute any further extension to the lease agreement as they had not reached an agreement on the revised rental rate and the arrangements for the handover of the leased premises.

On April 17, 2020, the Plaintiff notified PNC that, effective from November 1, 2019, the monthly rental would be adjusted to VND 451,000,000, based on the valuation conducted by an independent valuation firm, and also notified PNC of the date for repossession of the leased premises.

PNC had not accepted the revised rental rate set out in the Plaintiff's notice, continued to occupy the leased premises, and continued to pay rent at the monthly rate of VND 200,000,000. Consequently, the Plaintiff initiated legal proceedings against PNC.

The Court Decided as Follows:

1. The Court partially accepted the Plaintiff's claims by declaring the termination of the lease agreement dated July 29, 2014 and the contract appendix dated December 27, 2019, and ordering PNC to pay the outstanding rental amounts and return the leased premises.

1.1. Declares the termination of the lease agreement dated July 29, 2014 and the contract appendix dated December 27, 2019 entered into between the Plaintiff and PNC.

1.2. Orders PNC to pay the Plaintiff rental for the leased premises based on the prevailing market rental rate, provisionally calculated for the period from November 1, 2019 to June 29, 2026 in the amount of VND 12,716,495,972 (Vietnamese Dong twelve billion seven hundred sixteen million four hundred ninety-five thousand nine hundred seventy-two).

PNC shall continue to pay rental for the leased premises at the prevailing market rental rate, in accordance with applicable laws, for the period during which it continues to occupy the leased premises from June 30, 2026 until the actual handover of the leased premises. Such rental shall be calculated at the market rental rate of VND 12,523,028 per day as determined in the Valuation Report dated February 19, 2025, unless there are grounds to determine that the prevailing market rental rate has changed and is no longer applicable during the judgment enforcement stage.

1.3. Orders PNC to cooperate with the parties having related rights and obligations in returning the leased premises. PNC shall hand over the leased premises, including all improvements and structures constructed on the leased area, without being entitled to set off or offset any obligations.

2. Partially accepts the Plaintiff's claim and orders PNC to pay late payment interest on overdue rental amounts outstanding prior to October 31, 2019, in the amount of VND 26,284,932 (Vietnamese Dong twenty-six million two hundred eighty-four thousand nine hundred thirty-two).

3. Dismisses the remainder of the Plaintiff's claim requesting that PNC be ordered to pay late payment interest in the amount of VND 6,491,776,768 (*Vietnamese Dong six billion four hundred ninety-one million seven hundred seventy-six thousand seven hundred sixty-eight*).

4. Court Fees:

PNC shall bear the first-instance court fees for the commercial business dispute in respect of the Plaintiff's claim for rental payment, which was upheld by the Court, in the amount of VND 120,716,496 (*Vietnamese Dong one hundred twenty million seven hundred sixteen thousand four hundred ninety-six*).

PNC shall also bear the first-instance court fees for the commercial business dispute in respect of the Plaintiff's claim for late payment interest, which was upheld by the Court, in the amount of VND 3,000,000 (*Vietnamese Dong three million*).

The Plaintiff shall bear the first-instance court fees for the commercial business dispute in respect of the Plaintiff's claim for late payment interest that was not upheld by the Court, in the amount of VND 114,491,777. Such amount shall be offset against the court fee advance of VND 62,671,794 (*Vietnamese Dong sixty-two million six hundred seventy-one thousand seven hundred ninety-four*) previously paid by the Plaintiff.

5. Other Litigation Costs:

PNC is ordered to reimburse the Plaintiff for the on-site inspection and appraisal costs advanced by the Plaintiff in the amount of VND 3,000,000 (*Vietnamese Dong three million*).

PNC is further ordered to reimburse the Plaintiff for the valuation and appraisal costs advanced by the Plaintiff in the amount of VND 87,500,000 (*Vietnamese Dong eighty-seven million five hundred thousand*).

6. Interim Injunctive Relief:

The Court maintains the effectiveness of Decision No. 01/2026/QĐ-BPKCTT dated March 12, 2026 on the application of the interim injunctive measure prohibiting any alteration to the status quo of the disputed property until PNC has fully performed its obligations to pay the rental amount and return the leased property to the Plaintiff, or until any of the grounds for termination of such measure as prescribed under Article 138 of the Civil Procedure Code arise.

7. Enforcement of the Judgment:

The rights and obligations of the parties shall be exercised before the competent Civil Judgment Enforcement Authority.

From the day immediately following the date of the first-instance judgment until the judgment has been fully enforced, the judgment debtor shall also be liable to pay interest on the outstanding amount at the average overdue interest rate prevailing in the market at the time of payment, corresponding to the period of delayed payment, in accordance with Article 306 of the Commercial Law.

Where this Judgment is subject to enforcement pursuant to Article 2 of the Law on Civil Judgment Enforcement, the judgment creditor and the judgment debtor shall have the right to reach an agreement on enforcement, voluntarily comply with the Judgment, or be subject to compulsory enforcement in accordance with Articles 6, 7 and 9 of the Law on Civil Judgment Enforcement. The time limit for requesting enforcement of the Judgment shall be governed by Article 30 of the Law on Civil Judgment Enforcement.

