CTCP ĐẦU TƯ VÀ PHÁT TRIỂN BẤT ĐỘNG SẢN AN GIA ***AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT CORPORATION***	**CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM** **Độc lập - Tự do - Hạnh phúc** ***SOCIALIST REPUBLIC OF VIETNAM*** ***Independence – Liberty - Happiness***
No.: 52/2026/CV-AGI-IR	*TP.HCM, ngày 30 tháng 07 năm 2026* *Ho Chi Minh City, July 30, 2026*

CÔNG BỐ THÔNG TIN
INFORMATION DISCLOSURE

Kính gửi: Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh
To: Hochiminh Stock Exchange

1. Tên tổ chức/ *Name of organization*: **CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN BẤT ĐỘNG SẢN AN GIA /** ***AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT CORPORATION***

- Mã chứng khoán/ / *Stock code*: AGG
- Địa chỉ: 60 Nguyễn Đình Chiểu, Phường Tân Định, TP Hồ Chí Minh, Việt Nam

  Address: 60 Nguyen Dinh Chieu Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam
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2. Nội dung thông tin công bố/ *Contents of disclosure*:

Công ty Cổ phần Đầu tư và Phát triển Bất động sản An Gia đính chính thông tin tại **Khoản 9.2 Điều 9 Quy chế phát hành cổ phiếu thưởng theo chương trình lựa chọn cho người lao động (ESOP) năm 2026** được ban hành kèm Nghị quyết HĐQT số 19/2026/NQ-AGI-PL ngày 21/07/2026 như sau / *An Gia Real Estate Investment And Development Corporation hereby corrects the information presented in Section 9.2, Article 9 of the Regulations on the Issuance of Bonus Shares under the 2026 Employee Stock Ownership Plan (ESOP) promulgated together with Board of Directors' Resolution No. 19/2026/NQ-AGI-PL dated July 21, 2026, as follows:*

Thông tin trước khi đính chính/ ***Information before rectification***	**Thông tin sau khi đính chính/** ***Information after rectification***	**Lý do đính chính/** ***Reason for rectification***
9.2. Các trường hợp **mua** lại cổ phiếu ESOP / *Cases of* ***repurchasing*** *ESOP shares*	9.2. Các trường hợp **không mua** lại cổ phiếu ESOP / *Cases of* ***not repurchasing*** *ESOP shares*	Nhầm lẫn trong việc trình bày/ *Presentation Error*

(Thông tin đính chính tại Khoản 9.2 Điều 9 Quy chế phát hành cổ phiếu thưởng theo chương trình lựa chọn cho người lao động (ESOP) năm 2026 nêu trên không làm thay đổi các nội dung của Nghị quyết HĐQT số 19/2026/NQ-AGI-PL ngày 21/07/2026. Bằng Văn bản này, Công ty đính kèm Nghị quyết HĐQT số 19/2026/NQ-AGI-PL ngày 21/07/2026 và Quy chế phát hành cổ phiếu thưởng theo chương trình lựa chọn cho người lao động (ESOP) năm 2026 đã điều chỉnh thông tin đính chính như trên. Quy chế được đính chính và công bố thông tin tại Văn bản này sẽ thay thế cho Quy chế đã được Công ty công bố thông tin vào ngày 21/07/2026)./

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN BẤT ĐỘNG SẢN AN GIA

(The correction to the information set out in Section 9.2, Article 9 of the Regulations on the Issuance of Bonus Shares under the 2026 Employee Stock Ownership Plan (ESOP) as described above does not affect any of the contents of the Board of Directors' Resolution No. 19/2026/NQ-AGI-PL dated July 21, 2026. By this document, the Company encloses Board of Directors' Resolution No. 19/2026/NQ-AGI-PL dated July 21, 2026 and the Regulations on the Issuance of Bonus Shares under the 2026 Employee Stock Ownership Plan (ESOP), which have been updated to reflect the above correction. The Regulations as corrected and disclosed in this document shall replace the Regulations previously disclosed by the Company on July 21, 2026.).

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/07/2026 tại đường dẫn https://angia.com.vn/vi/quan-he-dau-tu.html /*This information was published on the company's website on July 30, 2026, as in the link https://angia.com.vn/vi/quan-he-dau-tu.html*

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 certify that the information provided is true and correct and we bear the full responsibility to the law.*

Tài liệu đính kèm/ Attached documents:
- *Nghị quyết số 19/2026/NQ-AGI-PL ngày 21/07/2026 / Resolution No. 19/2026/NQ-AGI-PL dated July 21, 2026;*
- *Quy chế phát hành ESOP (đã cập nhật) / ESOP share issuance regulation (updated).*

Đại diện tổ chức
Người UQ CBTT
Organization representative
Representative for Information Disclosure

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN BẤT ĐỘNG SẢN AN GIA

NGUYỄN THÀNH CHÂU

ANGIA

SOCIALIST REPUBLIC OF VIETNAM
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Ho Chi Minh City, July 21, 2026

REGULATIONS ON THE ISSUANCE OF BONUS SHARES UNDER THE EMPLOYEE STOCK OPTION PROGRAM (ESOP) FOR 2026

(Issued in conjunction with the Board of Directors' Resolution No13./2026/NQ-AGI-PL dated July 21, 2026)

CHAPTER I. GENERAL PROVISIONS

Article 1. Scope and Subjects of Application

This Regulation applies to senior management personnel of An Gia Real Estate Investment and Development Corporation who meet the conditions and criteria for the distribution of ESOP bonus shares as stipulated in Article 5, Article 6 of this Regulation.

This Regulation applies solely to the issuance of bonus shares under the Employee Stock Option Program (ESOP) for 2026, as approved at the 2026 Annual General Meeting of Shareholders on June 29, 2026 of An Gia Real Estate Investment and Development Corporation.

Article 2. Definitions

In this Regulation, the following terms shall be understood as follows:

- **Company**: An Gia Real Estate Investment and Development Corporation.
- **AGM**: Annual General Meeting of Shareholders.
- **BoD**: Board of Directors.
- **SM**: Senior Management.
- **ESOP**: The issuance of bonus shares under the Employee Stock Option Program for 2026 of the Company.
- **ESOP Members:** are senior management personnel eligible to participate in the ESOP bonus share issuance as approved by the AGM and BOD.
- **End date of Issuance**: is the date determined by the Company for issuing bonus shares to employees.

Article 3. Purpose of the Program

The issuance of bonus shares under the Employee Stock Option Program (ESOP) for 2026 of the Company aims to acknowledge contributions and foster long-term commitment among key personnel of the Company during the recent operational period.

Article 4. Plan for Issuance of ESOP Bonus Shares

- Share Name: Shares of An Gia Real Estate Investment and Development Corporation.

- Type of Shares: Common Shares.
- Par Value of Shares: VND 10,000 per share.
- Number of Shares Proposed for Issuance: 2,600,000 shares *(equivalent to 1.6% of the total outstanding shares).*
- Issuance Price: VND 10,000 per share, sourced from undistributed post-tax profits as of December 31, 2025 based on the audited financial statements for 2025 of the Company.
- Source of Issuance Funds: Undistributed post-tax profits as of December 31,2025 based on the audited financial statements for 2025 of the Company in accordance with legal regulations.
- Transfer Restrictions: The bonus shares issued under the ESOP program shall be subject to a transfer restriction for one year from the end date of the issuance.
- The issuance subjects are senior managers of the Company who meet the conditions and criteria for the distribution of ESOP bonus shares as stipulated in Article 5, Article 6 of this Regulation.
- Implementation timeline: Expected in Q3 – Q4/2026, within 45 days from the date the State Securities Commission of Vietnam notifies the receipt of complete issuance report documents under the Company's Employee Stock Option Program.
- Issuance Order: The issuance of bonus shares under the employee selection program (ESOP) for 2026 will be conducted after the issuance of shares for the 2025 dividend payment *(The share issuance plan for the 2025 dividend payment and the 2026 share issuance plan under the Employee Stock Ownership Plan (ESOP) were approved under the Resolution of the 2026 Annual General Meeting of Shareholders No. 15/2026/NQ-AGI-DHDCD dated June 29, 2026.)*

CHAPTER II. ISSUANCE OF ESOP BONUS SHARES TO EMPLOYEES

Article 5. Criteria for Employees Participating in the Program

5.1. Criteria for Employees Participating in the Program:

Criteria for Employees Participating in the 2026 ESOP Program:

- Senior managers holding positions at the Company such as: Director of Finance and Accounting Division, Project Director, Legal Project Director, Design Director, Deputy Director of Accounting, Deputy Director of Design Management, Deputy Director of Project Procurement;
- Having made outstanding and positive contributions to The Gio Project – the Company's key project in 2025;
- Having been employed and associated with the Company for at least one year as of May 31, 2026;
- Achieving a work performance evaluation (KPI) in 2025 of over 75% according to the Company's internal assessment.

5.2. Specific Issuance Subjects:

The issuance subjects include 7 key personnel (hereinafter referred to as ***"ESOP Members")*** as follows:

No.	Full Name	Position at the Company	SLCP is expected to issue (*)
1	Huynh Thi Kim Anh	Director of Finance and Accounting Division	1,180,358
2	Pham Thi Tra My	Deputy Director of Accounting	100,000
3	Tran Do Minh Tan	Project Director	969,642
4	Nguyen Tran Dung	Project Legal Director	100,000
5	Nguyen Vu Quang Vinh	Deputy Director of Design Management	50,000
6	Le Thi Thuan	Deputy Director of Project Procurement	100,000
7	Pham Viet Bach	Design Director	100,000
	Total		**2,600,000**

((*) The number of bonus shares expected to be issued to each Employee is determined according to the formula and criteria presented in Article 6, Article 7 of this Regulation, with detailed information provided in the Appendix attached to this Regulation).

As of the date of issuance of bonus shares under the Employee Stock Option Program, Employees will **not be eligible to participate** in the issuance if they fall into any of the following cases:

- The Company has received a resignation/termination letter from the Employee as of the date the Company determines to issue bonus shares to the Employee;
- The Company has decided to terminate the labor contract with the Employee as of the date the Company determines to issue bonus shares to the Employee.

In the event that an Employee is ineligible to participate in the above issuance, the number of shares expected to be issued to that Employee will be canceled and not issued. The Company will issue bonus shares to the remaining Employees on the List according to the exact number of shares expected to be issued to these Employees. Simultaneously, the Company will adjust the total number of shares issued to match the actual number of shares issued.

Article 6. Principle *(Formula)* for determining the number of ESOP shares distributed to each Employee

6.1. The formula for determining the number of ESOP shares distributed to each Employee is as follows:

- Determine the number of shares each ESOP Member is awarded using the formula:

$$\text{Number of ESOP Shares Awarded to Each Member} = \frac{\text{Total ESOP Shares Issued}}{\text{Total Points of ESOP Members}} \times \text{Points of the ESOP Member}$$

- Determine the Score of each ESOP Member using the formula:

$$\textbf{Score of ESOP Member i} = Ci^{CV} + Ci^{DA} + Ci^{TN} + Ci^{KPI}$$

Where:

Ci^{CV} *is the Criterion Score based on the position of ESOP Member i;*

Ci^{DA} *is the Criterion Score based on the contribution level to key projects of ESOP Member i;*

Ci^{TN} *is the Criterion Score based on the seniority of ESOP Member i;*

Ci^{KPI} *is the Criterion Score based on the KPI of ESOP Member i.*

6.2. Method for rounding and handling odd shares:

- The number of shares distributed to ESOP Members according to the calculation formula mentioned above will be **rounded down to the nearest whole number.**

  *Example: The total number of ESOP shares issued is 2,600,000 shares. The total Score of ESOP Members is 1,456 points. The Score of the ESOP Member themselves is 543 points. According to the calculation formula, the total number of shares rewarded to the ESOP Member is 969,642 shares (Calculation: (2,600,000 shares/1,456 points) * 543 points = 969,642.857 shares, rounded down to the nearest whole number is 969,642 shares).*

- In the event of odd shares arising from rounding according to the calculation formula mentioned above and the difference between the total number of shares expected to be issued *(2,600,000 shares)* and the total number of shares rewarded to ESOP Members according to the calculation formula mentioned above, these shares will be allocated as a reward to the ESOP Member with the highest score *(Ms. Huynh Thi Kim Anh).*

Article 7. Criteria for ESOP share allocation to Employees

7.1. Criterion Score based on position

No.	Position Title	Points (Ci^{CV})
1	Director of Finance and Accounting Division	100
2	Project Director	97
3	Project Legal Director, Design Director	15
4	Deputy Director of Accounting, Deputy Director of Design Management, Deputy Director of Project Procurement	5

7.2. Criterion Score based on contribution level to key projects (The Gio Project)

No.	Contribution Level	Points (Ci^{DA})
1	Key Contribution	450
2	Outstanding Contribution	335
3	Good Contribution	20
4	Basic Contribution	9

7.3. Criterion Score based on seniority

Seniority at the Company is calculated from the date of employment *(date of joining)* at the Company until May 31, 2026, measured in years

No.	Seniority Points (Ni)	Points (Ci^{TN})
1	$01 \leq Ni < 05$ (from 01 year to less than 05 years)	4
2	$05 \leq Ni < 15$ (from 05 years to less than 15 years)	11
3	$15 \leq Ni$ (from 15 years or more)	15

7.4. Criterion Score based on KPI

No.	KPI Performance Evaluation (2025 Evaluation Points)	Points (Ci^{KPI})
1	$95\% < KPI$	100
2	$85\% < KPI \leq 95\%$	20
3	$75\% < KPI \leq 85\%$	10

Article 8. Regulations on the restriction of ESOP share transfer

1. ESOP Members rewarded with the Company's ESOP shares must comply with the transfer restriction period as stipulated in this Article. Transfer restrictions include gifting, donating, capital contribution, using as a reward, or any other form that may result in a change of share ownership.
2. The entire additional number of shares issued by the Company for dividend payment in shares and/or share bonuses from equity/share treasury *(if any)* that ESOP Members receive arising from the 2026 ESOP shares will be **freely transferable**.
3. ESOP share transfer restriction period: The shares issued as a reward under the ESOP program will be restricted from transfer for 1 year from the end of the issuance period.

Article 9. Handling of ESOP shares in the event that an ESOP Member no longer works at the Company

9.1. Cases of repurchasing ESOP shares

Unless otherwise provided by law, the Company has the right to repurchase ESOP shares from ESOP Members **during the transfer restriction period** in the following cases:

- The ESOP Member resigns, is dismissed by the Company, and in cases where the Company does not continue to renew the Employment Contract *(except in cases of retirement as prescribed)*;
- ESOP Members violating discipline as determined by the Company.

For other special cases not specified above, the Board of Directors shall consider each specific case to make a decision.

9.2. Cases of not repurchasing ESOP shares

The Board of Directors shall consider allowing ESOP Members to fully enjoy the benefits of ESOP shares *(but still subject to transfer restrictions until the end of the prescribed period)* in the following cases:

- If an ESOP Member passes away during the period of transfer restrictions, all arising rights and obligations shall be inherited according to the provisions of law. The restrictions on shares shall be lifted from the time the inheritance is opened;
- An ESOP Member retires in accordance with the law or is transferred to the Company's member units *(if any)*;
- An ESOP Member due to health issues, accidents, loss of labor capacity, illness, or other force majeure circumstances *(approved by the Board of Directors)* cannot continue working at the Company.

For other special cases not specified above, the Board of Directors shall consider each specific case to make a decision.

9.3. Principles of ESOP Share Repurchase

For the cases of ESOP share repurchase mentioned above, the Company is entitled to repurchase the number of shares still subject to transfer restrictions from ESOP Members at a repurchase price of **0 VND/share**. Based on the authorization of the General Meeting of Shareholders, the Board of Directors shall decide on the plan to repurchase shares, the plan to sell the shares repurchased by the Company, and implement the necessary procedures in accordance with the current legal regulations at the time of execution.

CHAPTER III. IMPLEMENTATION PROVISIONS

Article 10. Adjustment, Amendment, and Supplementation of the ESOP Share Issuance Regulations

Based on the authorization of the General Meeting of Shareholders, the Company's Board of Directors is authorized to adjust, amend, supplement, and abolish these Regulations.

During the implementation process, the Board of Directors shall approve arising situations not covered by the above provisions but must ensure fairness, transparency, and not exceed the number of shares issued and the ESOP share issuance price approved by the General Meeting of Shareholders.

Article 11. Effective Date

These Regulations consist of **3 Chapters, 11 Articles**, and shall take effect from the date of issuance.

Management personnel participating in the 2026 ESOP Share Issuance Program are responsible for complying with these Regulations.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRPERSON

M.S.D.N: 0311 ... CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN BẤT ĐỘNG SẢN AN GIA * THÀNH PHỐ HỒ CHÍ MINH

NGUYEN BA SANG

APPENDIX. LIST OF ELIGIBLE PARTICIPANTS IN THE 2026 ESOP PROGRAM

(Attached to the Regulations on the issuance of bonus shares under the employee stock option program (ESOP) 2026)

No.	Full Name	Position at the Company	Date of Employment	Seniority (years)	KPI 2025 (%)	Contribution Level to Key Projects	Position-Based Criteria Score	Criteria Score Based on Contribution Level to Key Projects	Criteria Score Based on Seniority	Criteria Score Based on KPI	Total Criteria Score	Number of Shares Issued Calculated by Formula	Allocation of Fractional Shares Arising from Rounding Down	Total Number of Shares Issued
							(Ci^{CV})	(Ci^{DA})	(Ci^{TN})	(Ci^{KPI})	$(Ci^{CV} + Ci^{DA} + Ci^{TN} + Ci^{KPI})$	(A)	(B)	(A+B)
1	Huynh Thi Kim Anh	Director of Finance and Accounting Division	02/10/2020	6.3	98.8	Key	100	450	11	100	661	1,180,357	1	1,180,358
2	Pham Thi Tra My	Deputy Director of Accounting	10/12/2015	10.6	93.0	Good	5	20	11	20	56	100,000		100,000
3	Tran Do Minh Tan	Project Director	09/26/2018	7.7	97.3	Excellent	97	335	11	100	543	969,642		969,642
4	Nguyen Tran Dung	Legal Project Director	10/17/2016	9.6	81.7	Good	15	20	11	10	56	100,000		100,000
5	Nguyen Vu Quang Vinh	Deputy Director of Design Management	07/01/2024	1.9	80.8	Basic	5	9	4	10	28	50,000		50,000
6	Le Thi Thuan	Deputy Director of Project Supply	05/27/2021	5.0	89.0	Good	5	20	11	20	56	100,000		100,000

No.	Full Name	Position at the Company	Date of Employment	Seniority (years)	KPI 2025 (%)	Contribution Level to Key Projects	Position-Based Criteria Score	Criteria Score Based on Contribution Level to Key Projects	Criteria Score Based on Seniority	Criteria Score Based on KPI	Total Criteria Score	Number of Shares Issued Calculated by Formula	Allocation of Fractional Shares Arising from Rounding Down	Total Number of Shares Issued
							(Ci^{CV})	(Ci^{DA})	(Ci^{TN})	(Ci^{KPI})	$(Ci^{CV} + Ci^{DA} + Ci^{TN} + Ci^{KPI})$	(A)	(B)	(A+B)
7	Pham Viet Bach	Design Director	09/05/2016	9.7	82.8	Good	15	20	11	10	56	100,000		100,000
	Total										**1,456**	**2,599,999**	**1**	**2,600,000**

AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT CORPORATION

No.: 19/2026/NQ-AGI-PL

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Ho Chi Minh City, July 21, 2026

RESOLUTION OF THE BOARD OF DIRECTORS

(Re: Implementation of the 2026 ESOP Bonus Share Issuance Plan)

THE BOARD OF DIRECTORS

Based on:

- *Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020; Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025, amending and supplementing the Enterprise Law;*
- *Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019; Law No. 56/2024/QH15 dated November 29, 2024, amending and supplementing the Securities Law;*
- *Decree No. 155/2020/ND-CP of the Government dated December 31, 2020, detailing the implementation of certain provisions of the Securities Law; Decree No. 245/2025/ND-CP dated September 11, 2025, amending and supplementing certain provisions of Decree No. 155/2020/ND-CP dated December 31, 2020;*
- *Circular No. 118/2020/TT-BTC dated December 31, 2020, of the Ministry of Finance guiding certain contents on offering, issuing securities, public tender offers, share buybacks, registration of public companies, and cancellation of public company status; Circular No. 19/2025/TT-BTC dated May 5, 2025, and Circular No. 115/2025/TT-BTC dated December 15, 2025, of the Ministry of Finance amending and supplementing certain provisions of Circular No. 118/2020/TT-BTC dated December 31, 2020;*
- *The Charter on the organization and operation of An Gia Real Estate Investment and Development Corporation;*
- *The 2026 Annual General Meeting of Shareholders Resolution No. 15/2026/NQ-AGI-DHDCD dated June 29, 2026, approving the plan for bonus share issuance under the Employee Stock Ownership Plan (ESOP) for 2026;*
- *Meeting Minutes of the Board of Directors No. 19/2026/BBH-AGI-PL dated 21/07/2026.*

RESOLVED

Article 1. Approval of the implementation of the bonus share issuance plan under the Employee Stock Ownership Plan for 2026 as approved by the 2026 Annual General Meeting of Shareholders on June 29, 2026 as follows:

- Share Name:	Shares of An Gia Real Estate Investment and Development Corporation.
- Type of Shares:	Common Shares.
- Par Value of Shares:	10,000 VND per share.
- Number of Shares *("NOS")* expected to be issued:	2,600,000 shares.
- Total issuance value at par value:	VND 26,000,000,000.
- Issuance Price:	10,000 VND per share to be utilized from undistributed post-tax profits as of December 31, 2025, based on the Company's

audited financial statements for the year 2025.

- Issuance Ratio *(Expected number of shares to be issued/ Outstanding number of shares)* : 1.60%

- Source of Issuance Funds: Undistributed post-tax profits as of December 31, 2025, based on the Company's audited financial statements for the year 2025 in accordance with legal regulations.

- Issuance Subjects ***("ESOP Members")*** : The list of subjects eligible for the issuance of ESOP bonus shares in 2026 and the number of shares allocated to each subject is as follows:

No.	Full name	Position at the Company	Expected number of shares to be issued
1	Huynh Thi Kim Anh	Director of Finance and Accounting Division	1,180,358
2	Pham Thi Tra My	Deputy Director of Accounting	100,000
3	Tran Do Minh Tan	Project Director	969,642
4	Nguyen Tran Dung	Project Legal Director	100,000
5	Nguyen Vu Quang Vinh	Deputy Director of Design Management	50,000
6	Le Thi Thuan	Deputy Director of Project Procurement	100,000
7	Pham Viet Bach	Design Director	100,000
	Total		**2,600,000**

- Transfer Restrictions: The bonus shares issued under the ESOP program will be subject to transfer restrictions for one year from the date of the issuance's conclusion.

  All additional shares issued by the Company as dividends in shares and/or bonus shares from equity capital/treasury shares *(if any)* that ESOP Members receive arising from the ESOP shares in 2026 will be freely transferable.

- Expected Issuance Time: Expected in the Q3 – Q4/2026, within 45 days from the date the State Securities Commission of Vietnam notifies the receipt of complete issuance report documents under the Company's employee selection program.

- Issuance Order:	The issuance of bonus shares under the employee selection program (ESOP) for 2026 will be conducted after the issuance of shares for the 2025 dividend payment *(The share issuance plan for the 2025 dividend payment and the 2026 share issuance plan under the Employee Stock Ownership Plan (ESOP) were approved under the Resolution of the 2026 Annual General Meeting of Shareholders No. 15/2026/NQ-AGI-DHDCD dated June 29, 2026.)*
- Issuance of Shares under the Employee Selection Program in the Last 12 Months:	None.
- Cases of Company Repurchasing ESOP Shares:	According to the attached ESOP bonus share issuance regulations.
- Plan for selling repurchased/ recovered shares:	Unless otherwise stipulated by law at the time of execution, in cases where the Company repurchases ESOP shares, the Company will sell the repurchased shares as follows: - The Company will sell these treasury shares at least 24 hours after submitting the report on the results of the share repurchase transaction to the State Securities Commission of Vietnam and disclosing information to the public. - The Company must complete the sale of treasury shares within 20 working days from the date of reporting to the State Securities Commission of Vietnam and disclosing information to the public about the sale of treasury shares. - Within 10 days from the end of the treasury share sale transaction, the Company will submit the report on the results of the treasury share sale transaction to the State Securities Commission of Vietnam and disclose information to the public.
- Registration for depository and additional listing of newly issued shares:	After completion of the issuance, the successfully issued shares will be registered additionally with the Vietnam Securities Depository and Clearing Corporation **("VSDC")** and additionally listed on the Ho Chi Minh City Stock Exchange **("HOSE")** in accordance with regulations.

Article 2. Approval of the Regulations on the issuance of bonus shares under the Employee Stock Ownership Plan for 2026

The Board of Directors unanimously approves the Regulations on the issuance of bonus shares under the Employee Stock Ownership Plan for 2026 ***(Regulations attached)***.

Article 3. Approval of the plan to ensure the share issuance complies with foreign ownership limits

- According to the shareholder list finalized as of the nearest date, June 1, 2026, provided by the Vietnam Securities Depository and Clearing Corporation ***("VSDC")***, the actual foreign ownership ratio at theCompany is 0.6%.
- According to Official Letter No. 3723/UBCK-PTTT dated July 19, 2021, from the State Securities Commission regarding the notification dossier of the maximum foreign ownership ratio of An Gia Real Estate Investment and Development Joint Stock Company, the maximum foreign ownership ratio of the Company is 50%.
- In this stock issuance, the Company is conducting a bonus share issuance under the employee stock option program, in which all issuance subjects are **domestic individuals**. Therefore, this issuance **ensures no increase in foreign ownership** in the Company.

Article 4. Authorization

The Board of Directors authorizes Mr. Nguyen Ba Sang – Chairman of the Board of Directors *(Legal Representative)* to carry out tasks related to the issuance of bonus shares under the employee stock option program, including but not limited to the following tasks:

- Proactively prepare, amend, supplement, and explain the share issuance dossier as required by the State Securities Commission;
- Select an appropriate time to implement the share issuance after receiving the notification from the State Securities Commission regarding the receipt of complete share issuance report documents ;
- Disclose information about the issuance and report the issuance results to the State Securities Commission in accordance with current regulations;
- Carry out necessary procedures to amend the Enterprise Registration Certificate and amend the Company Charter according to the new charter capital after completing the share issuance;
- Carry out necessary procedures and dossiers to register additional depository shares with the Vietnam Securities Depository and Clearing Corporation ***("VSDC")***, register additional listing of shares with the Ho Chi Minh City Stock Exchange ***("HOSE")*** after completing the issuance;
- Other necessary tasks and procedures related to the share issuance.

Article 5. Execution Provisions

This Resolution shall take effect as of the date of signing. Members of the Board of Directors, the Board of Management, the Chief Accountant, and relevant departments and units are responsible for implementing this Resolution.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRPERSON

M.S.D.N: 0311500196 C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN BẤT ĐỘNG SẢN AN GIA
THÀNH PHỐ HỒ CHÍ MINH

Nguyen Ba Sang

Recipients:

- *As per Article 5;*
- *Board of Directors, Board of Management;*
- *Archived: Files.*