

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
EXTRAORDINARY INFORMATION DISCLOSURE

Kính gửi/To: - Ủy ban Chứng khoán Nhà nước/ State Securities Commission
- Sở Giao dịch Chứng khoán Việt Nam/ Vietnam Exchange
- Sở giao dịch chứng khoán Hà Nội/ Hanoi Stock Exchange

1. Tên tổ chức/Name of organization: Công ty Cổ phần BV Land/ *BV Land Joint Stock Company*

- Mã chứng khoán/Mã thành viên/ *Stock code/ Broker code*: BVL
- Địa chỉ/*Address*: Tầng 4, Tòa nhà Rivera Park, Số 69 Đường Vũ Trọng Phụng, Phường Thanh Xuân, TP Hà Nội / *4th Floor, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Ward, Hanoi City, Vietnam*
- Điện thoại liên hệ/*Tel.*: 024.355 60999 Fax: 024 3556 0088
- E-mail:

2. Nội dung thông tin công bố/Contents of disclosure:

- Nghị quyết HĐQT số: 18./2026/NQ/HĐQT-BVL ngày 04./09./2026 về thông qua các nội dung thỏa thuận bảo lãnh ký quỹ bảo đảm thực hiện dự án NOXH Hạ Khâu của BV Land và phương án thế chấp tài sản của bên thứ ba để đảm bảo nghĩa vụ ký quỹ tại Ngân hàng Liên doanh Việt - Nga.
- *Board of Directors' Resolution No.: ...18./2026/NQ/HĐQT-BVL dated 04./09/2026 regarding the approval of the terms of the escrow guarantee agreement to secure the implementation of the Ha Khau Social Housing Project of BV Land and the plan to mortgage assets of a third party to secure the escrow obligation at Vietnam - Russia Joint Venture Bank.*

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 04./09./2026 tại đường dẫn <https://bvland.vn/danh-muc-quan-he-co-dong/> This information was published on the company's website on 04./09./2026, as in the link <https://bvland.vn/danh-muc-quan-he-co-dong/>.

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 HĐQT số:

18./2026/NQ/HĐQT-BVL

Board of Directors' Resolution No.:

18./2026/NQ/HĐQT-BVL

Đại diện tổ chức

Organization representative

Người đại diện theo pháp luật

Legal representative



LÝ TUẤN ANH

MR.LY TUAN ANH



No.: 18./2026/NQ/HĐQT-BVL

Date: 04./...09./2026

RESOLUTION

(Re: Approval of the terms of the escrow guarantee agreement to secure the implementation of the Ha Khau Social Housing Project of BV Land and the plan to mortgage assets of a third party to secure the escrow obligation at Vietnam - Russia Joint Venture Bank)

BOARD OF DIRECTORS BV LAND JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises 2020 and its guiding documents;
- Pursuant to the Law on Securities 2019 and its guiding documents;
- Pursuant to the Charter of BV Land Joint Stock Company;
- Pursuant to the Minutes of the Board of Directors' Meeting No. 18./2026/BBH/HĐQT-BVL dated 04./...09./2026

RESOLVES:

Article 1. To approve the terms of the escrow guarantee agreement to secure the implementation of the Ha Khau Social Housing Project between BV Land Joint Stock Company and Vietnam - Russia Joint Venture Bank, specifically as follows:

- Guaranteed party: BV Land Joint Stock Company
- Guarantor: Vietnam – Russia Joint Venture Bank
- Beneficiary of the guarantee: Department of Finance - Hanoi People's Committee
- Purpose of escrow: To secure the implementation of the Ha Khau Social Housing Project as required by the Hanoi People's Committee and applicable law
- Guarantee value: VND 4.91974 billion
- Escrow account: Escrow account opened at Vietnam – Russia Joint Venture Bank – Transaction Office Branch
- Guarantee term: From the date the Bank issues the guarantee until 31/12/2027
- Proposed mortgaged asset: Service Floor 106, Bach Viet Areca Garden Apartment Building, Bach Viet Lake Garden Urban Area, Bac Giang Ward, Bac Ninh Province, granted the Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. DM 098694 issued by the Bac Giang Provincial Land Registration Office on 28/6/2024, owned by BV Asset Joint Stock Company.

Article 2. To approve the plan for BV Asset Joint Stock Company to mortgage assets to secure the obligations of BV Land Joint Stock Company at Vietnam - Russia Joint Venture Bank, specifically as follows:

2.1 The assets proposed to be mortgaged include:

No.	Unit/Lot	Project	Legal information	Owner
1	Service Floor 106	Bach Viet Areca Garden Apartment Building, Bach Viet Lake Garden Urban Area, Bac Giang Ward, Bac Ninh Province	Certificate of Land Use Rights, House Ownership and Other Assets Attached to Land No. DM 098694 issued by the Bac Giang Provincial Land Registration Office on 28/6/2024	BV Asset Joint Stock Company (<i>Enterprise Registration Certificate No. 0108064062, first issued by the Hanoi Department of Planning and Investment on 17/11/2017, with the 11th amendment issued by the Hanoi Department of Finance on 30/10/2025</i>)

2.2 Implementation principles:

The asset mentioned above is the asset proposed to be used as collateral to secure the obligations of BV Land Joint Stock Company at Vietnam - Russia Joint Venture Bank.

In the event that the asset valuation results do not meet the requirements of Vietnam - Russia Joint Venture Bank regarding the value of collateral, BV Land Joint Stock Company may supplement or replace the collateral with real estate and/or movable property and/or escrow deposits and/or term deposits and/or deposit contracts of the Company and/or of a third party to meet the Bank's requirements, provided that this complies with the law and the Company's Charter and does not change the purpose of securing the obligations of BV Land Joint Stock Company as approved by the Board of Directors.

Article 3. Authorization for implementation

The Board of Directors assigns and authorizes Mr. Ly Tuan Anh - General Director, the Legal Representative of the Company, to organize the implementation of the following tasks:

- With respect to the mortgage of assets of BV Asset Joint Stock Company, including but not limited to: Carrying out procedures, negotiating, and signing the mortgage agreement and other contracts, agreements, documents and dossiers related to the use of assets owned by BV Asset Joint Stock Company to secure the performance of the obligations of BV Land Joint Stock Company at Vietnam – Russia Joint Venture Bank, in accordance with the law and the plan approved by the Board of Directors;
- In the event that the assets proposed to be mortgaged do not meet the Bank's requirements regarding the value of collateral, Mr. Ly Tuan Anh - General Director is authorized to decide on supplementing or replacing the collateral to meet the Bank's requirements, in accordance with the law;
- With respect to the escrow guarantee to secure the implementation of the Ha Khau Social Housing Project, including but not limited to: carrying out procedures, negotiating,

signing and finalizing the dossiers and documents necessary for the Escrow Guarantee Agreement to secure the implementation of the Ha Khau Social Housing Project at Vietnam - Russia Joint Venture Bank, in accordance with the content approved by the Board of Directors and applicable law.

The Legal Representative is entitled to assign and authorize officers or employees of the Company, or any other third party, to perform one, several, or all of the above tasks within the scope of authority granted by the Board of Directors.

Article 4. This Resolution takes effect from the date of signing.

Members of the Board of Directors, the Board of Management, and relevant individuals and units are responsible for implementing this Resolution./.

Recipients:

- *As per Article 4;*
- *Saved: Administration Dept.*

ON BEHALF OF THE BOARD


CHAIRMAN

MR. NGUYEN TAN THANH

