

No: 02/2025/CBTT-PAS

Hung Yen, January 16, 2025

DISCLOSURE OF MATERIAL INFORMATION

To: Hanoi Stock Exchange

1. Name of the organization: **PHUONG ANH INTERNATIONAL JOINT STOCK COMPANY**

- Stock code: PAS

- Address: No. 60 Pham Ngu Lao Street, Tu My Residential Area, Phung Chi Kien Ward, My Hao Town, Hung Yen Province

-Tel.: 0221 394 82 68

Fax:

- E-mail: cbtt@phuownganhgroup.com.vn

2. Content of the disclosed information:

The Phuong Anh International Joint Stock Company hereby announces the Board of Directors' resolution regarding the approval for the use of assets as collateral for the short-term credit loan of Thanh Nam Group Joint Stock Company at the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Thanh Xuan Branch.

3. This information has been disclosed on the company's electronic information portal on January 16, 2025, at the following link: <http://www.phuownganhgroup.com.vn/>

We hereby commit that the information disclosed above is true and accurate, and we fully accept responsibility before the law for the content of the disclosed information.

*** Attached documents:**

- Board of Directors' Resolution.

Representative of the organization

Authorized person for information disclosure

(Signature, full name, position, and company seal)



Đoàn Thị Thu Thủy

No: 02/2025/NQ-HĐQT-PAS

Hung Yen, January 16, 2025

RESOLUTION

Regarding the approval of using assets as collateral at the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Thanh Xuan Branch.

BOARD OF DIRECTORS

PHUONG ANH INTERNATIONAL JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, of the National Assembly of the Socialist Republic of Vietnam;
- Pursuant to the Charter of Phuong Anh International Joint Stock Company;
- Pursuant to the Minutes of the Board of Directors' meeting No.02/2025/BB-HĐQT-PAS dated January 15, 2025, of Phuong Anh International Joint Stock Company;

RESOLVES:

Article 1. Approving the use of assets, specifically the Land Use Rights Certificate, Ownership of Housing and Other Assets Attached to Land No. BA645774 issued by the People's Committee of Da Nang City on November 25, 2010, as collateral for the short-term credit loan of Thanh Nam Group Joint Stock Company at the Joint Stock Commercial Bank for Investment and Development of Vietnam – Thanh Xuan Branch (hereinafter referred to as the Bank). The detailed information about the asset is as follows:

- Land Parcel No.: Parcel No. 197, Map Sheet No. 79
- Address: Lot B7, Mixed-use Urban, Commercial and Service, High-rise and Apartment Complex at the Son Tra – Dien Ngoc Frontline, Tho Quang Ward, Son Tra District, Da Nang
- Area: 1,052.2 m²
- Mode of Use: Private 1,052.2 m², Shared: None
- Purpose of Use: Residential land combined with commercial, service, and tourism
- Duration of Use: Long-term
- Source of Use: Land allocated by the State with land use fees.

Article 2. Authorize and assign Mr. Nguyễn Hưng Cường — Chairman of the Board of Directors of the Company, to act as the representative for transactions, carry out necessary procedures, and sign relevant documents related to the mortgaging of all assets listed in

The Board of Directors, the Supervisory Board, the Management Board of the Company, and relevant members are responsible for implementing this Decision.