

No.: 05.01 NQ-NK3/TEDI-HĐQT

Hà Nội, 15 April 2025

RESOLUTION

**Approving the investment policy for building complex project at No. 10 Trung Kính
(by obtaining written opinions)**

**BOARD OF MANAGEMENT
TRANSPORT ENGINEERING DESIGN INC.**

Based on the Enterprise Law No. 59/2020/QH14 dated 17/5/2020;

Based on the Charter on Organization and Operation of Transport Engineering Design Inc. (TEDI);

Based on the Submission Letter No. 523/TTr/TEDI-TGD dated 24/02/2025 by General Director requesting for approval in the investment policy for building complex project at No. 10 Trung Kính;

Based on the Request for written opinions No. 1111 PLYK/TEDI-HĐQT dated 09/4/2025 by BOM Chairman;

Based on the Minutes of vote counting dated 14/4/2025 on the results of obtaining written opinions of TEDI BOM Members.

RESOLVES:

Article 1. Approve the proposal by General Director in his Submission Letter No. 523/TTr/TEDI-TGD dated 24/02/2025 on the investment policy for building complex project at No. 10 Trung Kính, with details as follows:

1. Project name: Building complex project at No. 10 Trung Kính.
2. Location: No. 10 Trung Kính, Trung Hòa Ward, Cầu Giấy District, Hà Nội.
3. Investor: TEDI
4. Project objectives:
 - Diversify, expand business lines in order to maximize TEDI capital use efficiency.
 - Create surplus for the company, increase benefits for shareholders, improve the professionalism, better the trade name of TEDI.
 - Create working environment to improve the working efficiency and employees' attachment to TEDI.
 - Increase TEDI revenue from commercial and service sector.
5. Investment scale:
 - Type of project: Building project;
 - Functions: Class-B building complex for service and office purposes;
 - Grade of project: Grade I;
 - Height < 100m;
 - Number of floors: ≤ 25 , number of basements: ≤ 3 ; for service and commercial purpose: 01 - 02 floors, for office purpose: 23 - 24 floors;

6. Total investment cost: 702,727,000,000 VND (*excluding loan interest*)
7. Financing mechanism:
 - Owners' equity (20%): 145,000,000,000 VND (One hundred forty-five billion Dong).
 - Fund mobilized from other legal financing sources (80%): Banks and other investors.
8. Investment cost recovery plan: Revenue during the project operation.
9. Implementation period: 2025 - 2028.

Article 2. General Director is assigned to direct the project implementation. During FS preparation, it is required to carry out detailed analysis on financial plan, fund mobilization methods and project implementation method, ensuring the financial efficiency and minimize the risks. Should any difficulties arise, all related parties shall discuss and consider proper solutions.

Article 3. Approve the Submission Letter to 2025 Annual General Shareholders Meeting requesting for investment decision on the building complex project at No. 10 Trung Kónh, complying with Paragraph d, Clause 2, Article 147 of Enterprises Law and Paragraph d, Clause 1 Article 28 of TEDI Charter.

(Draft BOM Submission Letter to GSM and draft GSM Resolution are attached).

Article 4. Implementation clause

The Resolution consists of two (02) pages made in Vietnamese and English with the same validity, becomes effective from its signing date. In case of disputes arisen or discrepancies found between the Vietnamese and English versions, the Vietnamese version shall prevail.

TEDI BOM members, General Director, Corporate Executives, heads of relevant units and related individuals are under obligation to execute this Resolution./.

Addressees:

- As in Article 3;
- TEDI BOM, BOS;
- 2025 GSM Organizing Committee;
- Investment Division;
- File.

**ON BEHALF OF BOARD OF MANAGEMENT
CHAIRMAN**



Phạm Hữu Sơn

No.: TTr./TEDI-HĐQT

Hà Nội, April 2025

SUBMISISON LETTER (Draft)
On the investment decision for the Building Complex Project at No. 10 Trung Kính

To: General Meeting of Shareholders

Based on the Enterprise Law No. 59/2020/QH14 and subsequent guiding documents;

Based on the Charter on Organization and Operation of Transport Engineering Design Inc. (TEDI);

Based on the Resolution No. 05.01 NQ-NK3/TEDI-HĐQT dated 15/4/2025 by TEDI Board of Management,

TEDI Board of Management would like to request for approval by General Meeting of Shareholders on the investment policy of the Building Complex Project at No. 10 Trung Kính, Hà Nội with the following details:

1. Project name: Building Complex Project at No. 10 Trung Kính.
2. Location: No. 10 Trung Kính, Trung Hòa Ward, Cầu Giấy District, Hà Nội.
3. Investor: TEDI
4. Project objectives:
 - Diversify, expand business lines in order to maximize TEDI capital use efficiency.
 - Create surplus for the company, increase benefits for shareholders, improve the professionalism, better the trade name of TEDI.
 - Create working environment to improve the working efficiency and employees' attachment to TEDI.
 - Increase TEDI revenue from commercial and service sector.
5. Investment scale:
 - Type of project: Building project;
 - Functions: Class-B building complex for service and office purposes;
 - Grade of project: Grade I;
 - Height < 100m;
 - Number of floors: ≤ 25 , number of basements: ≤ 3 ; for service and commercial purpose: 01 - 02 floors, for office purpose: 23 - 24 floors;
6. Total investment cost:
 - Estimated total investment cost excluding loan interest: **702,727,000,000 VND** (excluding loan interest)
7. Financing mechanism:
 - Owners' equity (20%): 145,000,000,000 VND (One hundred forty-five billion Dong).

- Fund mobilized from other legal financing sources (80%): Banks and other investors.
- 8. Investment cost recovery plan: Revenue during the project operation.
- 9. Implementation period: 2025 - 2028.

The above is for consideration and approval by General Meeting of Shareholders.
Thank you!

Addressees:

- As above;
- TEDI BOM members;
- TEDI BOS;
- Executive Board;
- Capital Reps. & Supervisors in subsidiaries;
- File.

**ON BEHALF OF BOARD OF MANAGEMENT
CHAIRMAN**

Phạm Hữu Sơn

**RESOLUTION (Draft)
On the investment and construction
Of Building Complex Project at No. 10 Trung Kính**

**GENERAL MEETING OF SHAREHOLDERS
TRANSPORT ENGINEERING DESIGN INC.**

Based on the Enterprise Law No. 59/2020/QH14;

Based on the Charter on Organization and Operation of Transport Engineering Design Inc. (TEDI);

Based on the Submission No. 1196/TTr./TEDI-HĐQT dated April 15, 2025 of the Board of Managements on the investment decision of Project No. 10 Trung Kinh Commercial and Service Office Building

Based on the Minutes of TEDI 2025 Annual General Meeting of Shareholders dated 8th May 2025.

RESOLVES

Article 1. Decide the investment and construction of Building Complex Project at No. 10 Trung Kính (Hà Nội), with details as follows:

1. Project name: Building Complex Project at No. 10 Trung Kính.
2. Location: No. 10 Trung Kính, Trung Hòa Ward, Cầu Giấy District, Hà Nội.
3. Investor: TEDI
4. Project objectives:
 - Diversify, expand business lines in order to maximize TEDI capital use efficiency.
 - Create surplus for the company, increase benefits for shareholders, improve the professionalism, better the trade name of TEDI.
 - Create working environment to improve the working efficiency and employees' attachment to TEDI.
 - Increase TEDI revenue from commercial and service sector.
5. Investment scale:
 - Type of project: Building project;
 - Functions: Class-B building complex for service and office purposes;
 - Grade of project: Grade I;
 - Height < 100m;
 - Number of floors: ≤ 25 , number of basements: ≤ 3 ; for service and commercial purpose: 01 - 02 floors, for office purpose: 23 - 24 floors;

6. Total investment cost: **702,727,000,000 VND** (*excluding loan interest*)
7. Financing mechanism:
 - Owners' equity (20% of total project cost): 145,000,000,000 VND (One hundred forty-five billion Dong).
 - Fund mobilized from other legal financing sources (80% of total project cost): Banks and other investors.
8. Investment cost recovery plan: Revenue during the project operation.
9. Implementation period: 2025 - 2028.

Article 2. Board of Management and Board of Supervisors are assigned to organize the project implementation in compliance with the prevailing regulations and TEDI regulations.

Article 3. This Decision is effective from its signing date. This Decision is made in Vietnamese and English with the same validity, becomes effective from its signing date. In case of disputes arisen or discrepancies found between the Vietnamese and English versions, the Vietnamese version shall prevail./.

Recipients:

- As in Article 2;
- TEDI shareholders;
- TEDI Website;
- File./.

**ON BEHALF OF GENERAL SHAREHOLDERS MEETING
CHAIRPERSON**

Phạm Hữu Sơn