MST INVESTMENT JOINT STOCK COMPANY	**THE SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom – Happiness**
No.: 156/2026/CV-MST	*Hanoi, July 07, 2026*

DISCLOSURE OF INFORMATION ON THE ELECTRONIC INFORMATION PORTALS OF THE STATE SECURITIES COMMISSION OF VIET NAM AND THE HANOI STOCK EXCHANGE

To - State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

Company name: MST Investment Joint Stock Company

Head office address: No. 2, Alley 159 Tay Son Street, Dan Phuong Commune, Hanoi City, Vietnam

Telephone: +84 24 6674 4305 Fax: +84 24 3555 3592

Authorized person for information disclosure: Mr. Phan Duy Dung – General Director

Type of information disclosure:

☑ 24 hour ☐ 72 hour ☐ Extraordinary ☐ Upon request ☐ Periodic

Content of information disclosure: MST Investment Joint Stock Company announces the time, venue, and meeting documents for the 2026 Extraordinary General Meeting of Shareholders, as follows:

- **Time:** 8:30 a.m., Tuesday, July 28, 2026.
- **Venue:** 2nd Floor Hall, Building B, Kim Van – Kim Lu New Urban Area, Dinh Cong Ward, Hanoi City, Vietnam.
- **Meeting Documents:** Details are provided in the attached file.

This information was published on the official website of MST Investment Joint Stock Company on July 07, 2026, at: https://mstgroup.vn/ (Investor Relations section).

We hereby certify that the above-disclosed information is true and accurate and take full legal responsibility for the disclosed information in accordance with the law.

Recipients:
- As above;
- Archives.

AUTHORIZED PERSON FOR INFORMATION DISCLOSURE
GENERAL DIRECTOR

M.S.D.N: 0102983? CÔNG TY CỔ PHẦN ĐẦU TƯ MST THÀNH PHỐ HÀ NỘI

PHAN DUY DUNG

MST INVESTMENT JOINT STOCK COMPANY
Address: No. 2, Alley 159, Tay Son Street, Dan Phuong Commune, TP. Hanoi, Vietnam.
Phone: 024 66744305 Fax: 024 35553592
Email: mst.investmentjsc@gmail.com Website: https://mstgroup.vn/

Hanoi, July 07, 2026

NOTICE OF INVITATION TO THE 2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

To: Esteemed Shareholders of the Company

The Board of Directors of MST Investment Joint Stock Company respectfully invites our esteemed shareholders to attend the Extraodinary General Meeting of Shareholders 2026. Details are as follows:

1. **Time:** 8:30 a.m., Tuesday, July 28, 2026
2. **Venue:** 2nd Floor Hall, Building B, Kim Van – Kim Lu New Urban Area, Dinh Cong Ward, Hanoi City.
3. **Agenda:**
   - Proposal on the cancellation of the plan for the private placement of convertible bonds as set out in Proposal No. 06/2026/TTr-HĐQT dated April 6, 2026, which was approved at the 2026 Annual General Meeting of Shareholders, and the approval of the policy to participate in the auction and invest in the Low-rise Residential Housing Development Project for Sale at An Thuong Commune – Site X2, Hoai Duc District (now An Khanh Commune, Hanoi City).
   - Proposal on the approval of the 2026 plan for the private placement of convertible bonds.
   - Other matters falling within the authority of the General Meeting of Shareholders.

4. Meeting Documents

The documents for the General Meeting of Shareholders will be available on the Company's website at https://mstgroup.vn/ from July 07, 2026, in the Shareholder Relations section. Additionally, physical copies will be provided to attending shareholders on the day of the meeting.

5. Registration and Confirmation of Attendance

To ensure the smooth organization of the meeting, we kindly request shareholders to confirm their attendance via phone or email. In case a shareholder is unable to attend in person, they may authorize a representative or delegate one of the Company's Board of Directors members to attend on their behalf.

The deadline for shareholder registration is **before 4:00 PM on July 27, 2026.**

6. Registration Method

Shareholders can register their attendance via the following contact details:

- **Phone:** 024 66744305 **Email:** mst.investmentjsc@gmail.com

M.S.D.N: 01039833 CÔNG TY CỔ PHẦN ĐẦU TƯ MST THÀNH PHỐ

Shareholders or authorized representatives attending the meeting must bring the original **Citizen Identification Card (CCID)/Identity Card (ID)/Passport** and the original authorization letter to verify their shareholder status. *The authorization letter must follow the Company's provided template attached to this invitation and must be duly signed (for individual shareholders) or signed and stamped (for institutional shareholders). Alternatively, a notarized authorization document is also acceptable, in accordance with legal regulations.*

We sincerely invite you to attend!

BOARD OF DIRECTORS

CHAIRMAN

M.S.D.N: 0103983390-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ MST
THÀNH PHỐ HÀ NỘI

NGUYEN HUY QUANG

Recipients:

- As addressed;
- HNX;
- Archives.

MST INVESTMENT JOINT STOCK COMPANY
Address: No. 2, Alley 159 Tay Son Street, Dan Phuong Commune, Hanoi City, Vietnam.
Phone: 024 66744305 Fax: 024 35553592
Email: mst.investmentjsc@gmail.com Website: https://mstgroup.vn/

DRAFT AGENDA
EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS 2026

Time	Content	Responsible Party
08:30-09:00	1. Welcome shareholders and guests.	Organizing Committee
	2. Register shareholders attending the meeting.	
9:00 -9:30	3. Report on the verification of shareholder eligibility.	Shareholder Eligibility Verification Committee
	4. Declaration of the reasons for the meeting and introduction of attendees.	Organizing Committee
	5. Introduction of the Presidium and the Secretariat, and proposal of the Vote Counting Committee for the General Meeting's appointment.	Chairman of the Meeting
	6. Presentation of the Meeting Agenda, the Meeting Regulations, the rules for making comments, the voting procedures, and solicitation of additional agenda items from the General Meeting.	Organizing Committee
	7. Proposal on the cancellation of the plan for the private placement of convertible bonds as set out in Proposal No. 06/2026/TTr-HĐQT dated April 6, 2026, which was approved at the 2026 Annual General Meeting of Shareholders, and the approval of the policy to participate in the auction and invest in the Low-rise Residential Housing Development Project for Sale at An Thuong Commune – Site X2, Hoai Duc District (now An Khanh Commune, Hanoi City).	Chairman of the Meeting
	8. Proposal on the approval of the 2026 plan for the private placement of convertible bonds.	Chairman of the Meeting
	9. Other matters under the authority of the General Meeting.	
9:30 -10:00	10. Discussion session.	Presidium
10:00-10:15	11. Voting session.	General Meeting

10:15-10:30	12. Break.	Organizing Committee
10:30-10:45	13. Announcement of voting results.	Voting Committee
10:45-11:00	14. Approval of the Minutes and Resolution of the General Meeting of Shareholders.	Secretariat
11:00-11:15	15. Closing of the Meeting.	Chairman of the Meeting

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

CÔNG TY CỔ PHẦN ĐẦU TƯ MST
M.S.D.N:0103983390 - C.T.C.P - THÀNH PHỐ HÀ NỘI

LETTER OF AUTHORIZATION FOR ATTENDANCE EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS 2026

(For Individual Shareholders)

To: MST INVESTMENT JOINT STOCK COMPANY

1. AUTHORIZING PARTY

Full name: ....

ID/CCCD/Passport No.: .... Issued on: ....../....../............Issued by: ....

Number of shares owned: .... shares

Address: ....Phone number: ....

2. AUTHORIZED PARTY

Full name: ....

ID/CCCD/Passport No.: .... Issued on: ....../....../...... Issued by: ....

Address: ....Phone number: ....

Or authorize:

☐ Mr. Nguyen Huy Quang – Chairman of BOD

☐ Mr. Nguyen Quang Nguyen – Independent Director

☐ Ms. Ta Thi Dinh - Executive Vice Chairman of the BOD

☐ Mr. Hoang Van Minh – Independent Director

☐ Mr. Phan Duy Dung – BOD member

3. CONTENT OF AUTHORIZATION

The authorized person shall attend the 2026 Extraordinary General Meeting of Shareholders of MST Investment Joint Stock Company, exercise the right to speak, and vote on all matters at the Meeting based on the number of shares I own in accordance with the law.

4. DURATION OF AUTHORIZATION

This authorization is valid only for the duration of the 2026 Extraordinary General Meeting of Shareholders of MST Investment Joint Stock Company. In case the Company has to hold the 2nd or 3rd Extraordinary General Meeting, this authorization shall remain valid for those subsequent meetings.

5. RESPONSIBILITIES OF THE AUTHORIZER AND THE AUTHORIZED PERSON

I take full responsibility for this authorization and commit to strictly complying with the applicable laws and the Charter of MST Investment Joint Stock Company.

Note: The authorized person is not allowed to delegate this authorization to a third party to perform the tasks specified in this Authorization Letter.

Hanoi, July...,2026

Authorizer	**Authorized Person**
(Sign and write full name)	*(Sign and write full name)*

SOCIALIST REPUBLIC OF VIETNAM
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LETTER OF AUTHORIZATION FOR ATTENDANCE
EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS 2026
(For Institutional Shareholders)

To: MST investment Joint Stock Company

1. AUTHORIZER

Organization Name: ....

Business Registration Certificate No.: .... Issued on: ...../...../........

Place of Issue: ....

Number of Shares Owned: .... shares

Legal Representative: .... Title: ....

2. AUTHORIZED PERSON

Full name:..

ID/Passport No.:..........................Date of issue:.../.../......... Place of issue:..

Adress: ....Phone number: ....

Or Authorize To:

☐ Mr. Nguyen Huy Quang – Chair man

☐ Mr. Nguyen Quang Nguyen – Independent Director

☐ Ms. Ta Thi Dinh - Executive Vice Chairman of the BOD

☐ Mr. Hoang Van Minh – Independent Director

☐ Mr. Phan Duy Dung – BOD member

3. CONTENT OF AUTHORIZATION

The authorized person shall attend the 2026 Extraordinary General Meeting of Shareholders of MST Investment Joint Stock Company, exercise the right to speak and vote on all matters at the meeting in accordance with the number of shares we own and as per legal regulations.

4. DURATION OF AUTHORIZATION

This Letter of Authorization is valid only during the 2026 Extraordinary General Meeting of Shareholders of MST Investment Joint Stock Company. In case the Company needs to hold a second or third session of the Extraordinary General Meeting, this authorization shall remain valid for those sessions.

5. RESPONSIBILITIES OF THE AUTHORIZER AND THE AUTHORIZED PERSON

We take full responsibility for this authorization and commit to strictly complying with the current legal regulations and the Charter of MST Investment Joint Stock Company.

Note: The authorized person is not allowed to delegate this authorization to a third party to perform the tasks specified in this Letter of Authorization.

Hanoi, July 2026

Authorizer	**Authorized Person**
(Signature & Full Name)	*(Signature & Full Name)*

CÔNG TY CỔ PHẦN ĐẦU TƯ MST
M.S.D.N: 010398... THÀNH PHỐ HÀ NỘI

MST INVESTMENT JOINT STOCK COMPANY	THE SOCIALIST REPUBLIC OF VIETNAM
	Independence - Freedom – Happiness

Hanoi, July ... 2026

WORKING REGULATIONS

EXTRAODINARY GENERAL MEETING OF SHAREHOLDERS 2026

MST INVESTMENT JOINT STOCK COMPANY

CHAPTER I
GENERAL PROVISIONS

Article 1. Scope of Application

These regulations define the rights and obligations of participants in the 2026 Extraordinary General Meeting of Shareholders (“AGM”) of MST Investment Joint Stock Company (“Company”), as well as the conditions and procedures for conducting the AGM.

Article 2. Subjects of Application

Shareholders, authorized representatives, and other participants of the AGM are responsible for complying with the provisions set forth in these regulations.

CHAPTER II
RIGHTS AND OBLIGATIONS OF AGM PARTICIPANTS

Article 3. Conditions for Attendance

Eligible participants include shareholders listed in the Company’s shareholder register as finalized by the Vietnam Securities Depository and Clearing Corporation (VSDC) on July 02, 2026, or their duly authorized representatives.

Article 4. Rights and Obligations of Shareholders

4.1. Shareholders’ Rights at the AGM:

4.1.1. All shareholders of the Company have the right to attend and vote on matters under the authority of the General Meeting of Shareholders.

4.1.2. If unable to attend, shareholders may authorize another person to participate and vote on their behalf. The authorization must be made in writing, using the form attached to the AGM invitation letter, or a notarized authorization document in accordance with legal regulations.

4.1.3. In addition to the meeting documents distributed at the General Meeting, each shareholder attending the General Meeting of Shareholders shall be provided with one (01) voting card indicating the shareholder's code and the number of voting shares owned or represented by proxy. This voting card shall also be used when the Chairperson requests the General Meeting to vote on matters discussed and/or seeks the opinions of the General Meeting, under the direction of the Presidium and the Vote Counting Committee.

4.1.4. Shareholders arriving late to the AGM have the right to register upon arrival and participate in discussions and voting. However, the Chairperson is not obligated to pause the meeting for late registrants, and any voting sessions conducted before their arrival will remain valid and unaffected.

4.2. Obligations of Common Shareholders Attending the AGM:

4.2.1. Shareholders attending the AGM must dress formally and appropriately.

4.2.2. Attend the AGM as per the Company's regulations. If unable to attend, shareholders must authorize a representative in accordance with the proper procedures.

4.2.3. Shareholders or their authorized representatives must complete the AGM registration procedures with the Organizing Committee.

4.2.4. Comply with the conditions and procedures specified in the Company's Charter and this Regulation.

4.2.5. Strictly adhere to the AGM's rules, respect the working outcomes, and maintain order during the meeting.

Article 5. Rights and Obligations of the Chairperson

5.1. The Chairperson of the AGM is the Chairman of the Board of Directors or a designated Board member authorized by the Chairman to preside over the meeting.

5.2. The Chairperson has the following rights and obligations:

(a) Conduct the AGM in an orderly and lawful manner according to the approved agenda.

(b) In the event of unexpected issues outside the planned agenda, the Chairperson will discuss solutions with the Organizing Committee (before the AGM) or the Presidium (during the AGM). If multiple opinions arise, the Chairperson's decision will be final if it receives majority support.

(c) Take necessary measures to ensure the meeting is conducted smoothly, in an orderly manner, and in accordance with the approved agenda while reflecting the views of the majority of attendees.

(d) Postpone the AGM to a later time and location, without prior approval from the shareholders, if:

- The venue cannot accommodate all attendees properly.
- Disruptive behavior threatens the fairness and legality of the meeting.
- Postponement is necessary to ensure the AGM is conducted lawfully.

The postponement period shall not exceed three (03) days from the original scheduled date.

Article 6. Rights and Obligations of the Presidium

6.1. The Presidium consists of members from the Board of Directors and the Company's Executive Management.

6.2. Responsibilities of the Presidium:

- Act as the highest governing body of the AGM.
- Provide guidance and address shareholders' inquiries related to the AGM agenda.
- Lead and oversee voting on matters as per legal regulations and the Company's Charter.

Article 7. Rights and Obligations of the AGM Secretary

7.1. The AGM Secretary is appointed by the Presidium and is responsible for assisting in conducting the meeting, recording minutes, and ensuring a successful AGM.

7.2. Ensure the accuracy, completeness, and integrity of the AGM minutes.

7.3. Perform additional tasks assigned by the Chairperson during recess periods.

Article 8. Rights and Obligations of the Shareholder Eligibility Verification Committee and the Vote-Counting Committee

8.1. The Shareholder Eligibility Verification Committee, established by the AGM Organizing Committee, is responsible for:

- Preparing the list of shareholders attending the AGM.
- Collecting and verifying shareholder authorization documents.
- Checking the eligibility of attendees.
- Preparing and presenting a report on shareholder eligibility before the AGM.
- Distributing meeting documents, voting cards, and election cards before shareholders enter the venue.

8.2. The Vote-Counting Committee consists of at least two (02) members nominated by the Presidium or shareholders and approved by the AGM. Members of the Vote-Counting Committee cannot serve as the AGM Secretary. The committee is responsible for:

- Guiding shareholders on voting procedures.
- Supervising the voting process.
- Conducting vote counting, preparing the voting results report, announcing the results at the AGM, and submitting the report to the Chairperson.

8.3. The Vote-Counting Committee is responsible for ensuring the accuracy and integrity of the voting results.

CHAPTER III

ORDER OF PROCEEDINGS OF THE GENERAL MEETING

Article 9. Conditions for Holding the General Meeting

The General Meeting of Shareholders shall be conducted when shareholders attending the meeting represent more than 50% of the total voting shares of the Company, as per the list of shareholders invited to the meeting upon the decision to convene the General Meeting.

Article 10. Procedures for Conducting the General Meeting

10.1. The General Meeting is expected to take place within half a day.
10.2. The General Meeting shall discuss and approve the matters listed in the Agenda of the General Meeting of Shareholders.
10.3. The order of proceedings of the General Meeting shall follow the Agenda.

Article 11. Adoption of Resolutions at the Extraordinary General Meeting of Shareholders

11.1. Resolutions and Decisions regarding the content of the General Meeting shall be adopted when they receive approval from shareholders representing at least more than 50% of the total voting shares of all attending shareholders.

11.2. Resolutions and decisions regarding matters related to classes of shares and the total number of shares of each class, approval of detailed amendments to business lines, and amendments to the Company's Charter shall be adopted when at least 65% of the total voting shares of shareholders with voting rights, present in person or through duly authorized representatives at the General Meeting of Shareholders, vote in favor.

Article 12. Handling Cases Where the General Meeting Cannot Be Held

12.1. If within 30 minutes from the scheduled start time of the meeting, the number of attending shareholders or shareholder representatives does not meet the required quorum as stipulated in Article 9 of this Regulation, the General Meeting must be reconvened within 30 days from the date of the unsuccessful first General Meeting.

12.2. The reconvened General Meeting (Second Meeting) shall be conducted if shareholders attending the meeting represent at least 33% of the total voting shares of the Company. If, within 30 minutes from the scheduled start time, the Second Meeting still does not meet the required quorum, a Third Meeting must be convened within 20 days from the scheduled date of the Second Meeting.

12.3. At the Third Meeting, the meeting shall be valid regardless of the number of attending shareholders, and all matters under the General Meeting of Shareholders' authority shall be decided.

Article 13. Meeting Minutes of the General Meeting of Shareholders

All contents of the General Meeting of Shareholders shall be recorded in the Meeting Minutes by the Secretary. The Meeting Minutes shall be read and approved before the conclusion of the meeting and shall be kept in the Company's meeting minutes book.

CHAPTER IV

OTHER REGULATIONS

Article 14. Other Provisions:

14.1. Shareholders attending the General Meeting who wish to speak must obtain the approval of the Chairperson. Shareholders shall keep their speeches brief and focused on the key discussion points, in line with the approved agenda of the General Meeting. The Chairperson will arrange for shareholders to speak in the order of their registrations and will also address their concerns.

14.2. A shareholder may be disqualified from attending the General Meeting of Shareholders by the Presidium if they intentionally violate the meeting regulations, disrupt order, or engage in actions that directly affect the management of the General Meeting.

CHAPTER VI

IMPLEMENTATION PROVISIONS

Article 15. Effectiveness of the Regulations:

This Regulation consists of 6 Chapters and 15 Articles. It shall be publicly read before the commencement of the General Meeting and shall take immediate effect upon approval by the General Meeting of Shareholders.

This Regulation may be amended or supplemented as necessary and shall be submitted to the General Meeting of Shareholders for review and decision.

GENERAL MEETING OF SHAREHOLDERS

CHAIRMAN

M.S.D.N:010...0-C.T.C.P

CÔNG TY CỔ PHẦN ĐẦU TƯ MST

THÀNH PHỐ HÀ NỘI

NGUYEN HUY QUANG

MST INVESTMENT JOINT STOCK COMPANY	THE SOCIALIST REPUBLIC OF VIETNAM **Independence - Freedom – Happiness**

Hanoi, July… ,2026

RULES ON SPEAKING AND VOTING PROCEDURES AT THE 2026 EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS MST INVESTMENT JOINT STOCK COMPANY

A. PRINCIPLES OF SPEAKING AT THE MEETING

I. Shareholders who wish to make a proposal at the General Meeting of Shareholders must adhere to the following principles:

- Participate in the discussion session of the Meeting.
- Raise their hand to request permission from the Chairperson and only speak after being granted permission; at any given time, only one shareholder may speak.
- If multiple shareholders wish to speak simultaneously, the Chairperson will invite them to present their opinions in turn.
- The Chairperson has the right to interrupt a shareholder's speech if deemed necessary.
- All contributions or questions will be collected and addressed in sequence.

II. Proposals must meet the following conditions:

- Be concise and clear. If a proposal is complex and requires extensive explanation, the shareholder may submit it in writing to the Organizing Committee at least three days before the Meeting.
- Do not repeat issues that have already been discussed.
- The proposal must fall within the authority of the General Meeting of Shareholders.

B. VOTING PRINCIPLES AT THE MEETING

I. Voting Principles

- Must comply with the Company's Charter, legal regulations, and ensure accuracy.
- Shareholders or authorized representatives shall vote by submitting voting cards as instructed by the Voting Committee. In cases where voting is conducted via the Voting Committee, resolutions will be passed by raising voting cards.
- Each shareholder's voting rights correspond to the number of shares they own or are authorized to represent.
- Voting cards are valid only if they meet the prescribed requirements.
- Voting results are calculated as a percentage of the total shares represented by valid voting cards over the total shares of all shareholders attending and participating in the vote.

II. Voting Methods

1. General Regulations

- Voting to approve the proposals and resolutions of the General Meeting of Shareholders shall be conducted openly and directly under the direction of the Presidium of the General Meeting, using only the voting cards issued by the Organizing Committee.
- Each shareholder or authorized representative of a shareholder (hereinafter collectively referred to as the "Shareholder") who is entitled to vote and attends

the General Meeting of Shareholders shall be provided with one (01) voting card for voting on the proposals submitted to the General Meeting.

- **Information printed on the voting card:**
  - Full name of the shareholder or the shareholder's authorized representative.
  - Number of shares owned or represented: the total number of voting shares represented by the shareholder.
  - Voting content.
  - The seal of MST Investment Joint Stock Company.
- **Classification of voting cards:**
  - **Valid voting card:** A pre-printed card in the form issued by the Organizing Committee of the General Meeting, bearing the Company's seal. The card must not be torn, detached, erased, scratched, or altered, and the vote must be cast in accordance with the instructions stated on the voting card.
  - **Invalid voting card:** A card that does not comply with the regulations applicable to a valid voting card.
- The voting cards shall be collected by members of the Vote Counting Committee and shall be counted and recorded in minutes immediately after collection.

2. Voting Procedures

Voting to approve the matters presented at the General Meeting:

- If the shareholder agrees with the voting matter, they must mark an (X) in Column (1) and leave Columns (2) and (3) blank.
- If the shareholder disagrees with the voting matter, they must mark an (X) in Column (2) and leave Columns (1) and (3) blank.
- If the shareholder has no opinion, they must mark an (X) in Column (3) and leave Columns (1) and (2) blank.

- Each shareholder may only use one voting card for all matters presented at the Meeting, as specified on the card.
- Shareholders must choose one of three voting options: Agree, Disagree, or No Opinion.

III. Approval of Voting Results

1. Matters subject to voting regarding classes of shares, the total number of shares of each class, and detailed amendments to business lines, as well as amendments and supplements to the Company's Charter, shall be approved by at least 65% of the total voting shares of shareholders with voting rights who are present in person or through duly authorized representatives at the General Meeting of Shareholders and participate in voting.
2. Other matters (except for the election of additional members of the Board of Directors and the Supervisory Board) shall be approved by more than 50% of the total voting shares of shareholders with voting rights, present in person or through duly authorized representatives at the General Meeting of Shareholders.
3. For the election of members of the Board of Directors and the Supervisory Board: elected members shall be determined based on the number of votes received, in descending order, starting from the candidate with the highest number of votes until the required number of members as stipulated in the Company's Charter is reached. In the event that two or more candidates receive an equal number of votes for the

final position on the Board of Directors or the Supervisory Board, a re-election shall be conducted among those candidates with an equal number of votes.In the event of a tie between two or more candidates for the final BOD position, a re-election will be conducted among those candidates.

4. Matters relating to the procedures and conduct of the General Meeting of Shareholders: the Chairperson's decision shall be final, and all attending shareholders must comply accordingly.

IV. Effectiveness

The rules on speaking and voting procedures shall take effect immediately upon being approved at the General Meeting of Shareholders of MST Investment Joint Stock Company.

Thank you, Shareholders!

BOARD OF DIRECTORS

CHAIRMAN

M.S.D.N:0103... -C.T.C.P
CÔNG TY
CỔ PHẦN
ĐẦU TƯ
MST
THÀNH PHỐ HÀ NỘI

NGUYEN HUY QUANG

MST INVESTMENT JOINT STOCK COMPANY	THE SOCIALIST REPUBLIC OF VIETNAM **Independence - Freedom – Happiness**
No: 01 /2026/TTr–HDQT	*Hanoi, July 07, 2026*

SUBMISSION REPORT

(Re: Revocation of the private convertible bond issuance plan under Proposal No. 06/2026/TTr-HĐQT dated 6 April 2026 as approved by the 2026 Annual General Meeting of Shareholders, and approval of the policy to participate in the auction of land use rights and invest in the implementation of the Low-rise Residential Housing Development Project for Sale at Site X2, An Thuong Commune, Hoai Duc District (currently An Khanh Commune, Hanoi City)

To: Extraordinary General Meeting of Shareholders in 2026

MST Investment Joint Stock Company

- *Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and the Law Amending and Supplementing a Number of Articles of the Law on Enterprises No. 76/2025/QH15 dated June 17, 2025 of the National Assembly of the Socialist Republic of Vietnam;*
- *Pursuant to the Law on Securities No. 54/2019/QH14 adopted by the National Assembly of the Socialist Republic of Vietnam on 26 November 2019, as amended, supplemented, and guided by its implementing regulations;*
- *Pursuant to Decree No. 155/2020/ND-CP dated 31 December 2020 of the Government detailing the implementation of a number of articles of the Law on Securities;*
- *Pursuant to Decree No. 200/2026/ND-CP dated 5 June 2026 of the Government on the private placement and trading of corporate bonds in the domestic market and the offering of corporate bonds in the international market;*
- *Pursuant to the Charter of Organization and Operation of MST Investment Joint Stock Company;*
- *Based on the actual circumstances,*

The Board of Directors respectfully submits to the 2026 Extraordinary General Meeting of Shareholders for approval the revocation of the private convertible bond issuance plan set out in Proposal No. 06/2026/TTr-HĐQT dated 6 April 2026, which was approved at the 2026 Annual General Meeting of Shareholders, and the approval of the policy to participate in the auction of land use rights and invest in the implementation of the Low-rise Residential Housing Development Project for Sale at Site X2, An Thuong Commune, Hoai Duc District (currently An Khanh Commune, Hanoi City). The details are as follows:

I. Approval of the revocation of the private convertible bond issuance plan set out in Proposal No. 06/2026/TTr-HĐQT dated 6 April 2026, which was approved at the 2026 Annual General Meeting of Shareholders

Based on the Company's current circumstances and in order to align with its development strategy and new business orientation, the Board of Directors respectfully submits to the 2026 Extraordinary General Meeting of Shareholders for approval the revocation of the private convertible bond issuance plan set out in Proposal No. 06/2026/TTr-HĐQT dated 6 April 2026, which was approved at the 2026 Annual General Meeting of Shareholders.

The Board of Directors shall prepare a new private convertible bond issuance plan for submission to the General Meeting of Shareholders for consideration and approval.

II. Approval of the Policy to Participate in the Auction of Land Use Rights and Invest in the Implementation of the Low-rise Residential Housing Development Project for Sale at Site X2, An Thuong Commune, Hoai Duc District (currently An Khanh Commune, Hanoi City). The details are as follows:

1. Information on the Proposed Project for Auction Participation and Investment

MST Investment Joint Stock Company proposes to participate in the auction of land use rights and invest in the implementation of the Low-rise Residential Housing Development Project for Sale at the land use rights auction site in An Thuong Commune – Site X2, Hoai Duc District (currently An Khanh Commune), Hanoi City.

Source of investment capital: Equity capital, proceeds from the private placement of convertible bonds in 2026, and other lawful financing sources.

Project information:

- Project name: Low-rise Residential Housing Development Project for Sale at the Land Use Rights Auction Site in An Thuong Commune – Site X2, Hoai Duc District (currently An Khanh Commune), Hanoi City.
- Investors: MST Investment Joint Stock Company – PSD Group Joint Stock Company (with MST Investment Joint Stock Company acting as the lead member of the consortium).
- Project location: A land area of 53,966.6 m² at Site X2 within Planning Block D-4, An Thuong Commune, Hoai Duc District (currently An Khanh Commune), Hanoi City.
- Land area: 53,966.6 m².
- Estimated total investment capital: VND 2,452,397,234,604.
- Project operating term: 50 years.

2. Authorization for Implementation

The General Meeting of Shareholders authorizes the Board of Directors and/or the Chief Executive Officer to prepare all necessary dossiers, documents and resources (including financial resources), carry out all other necessary procedures for participation in the auction in accordance with applicable regulations, and decide on all matters arising before, during and after the auction to ensure a successful auction outcome while maximizing the lawful rights and interests of the Company.

The General Meeting of Shareholders further authorizes the Board of Directors to negotiate, finalize and decide on all matters relating to the implementation of the investment, including the terms and conditions of the investment agreement, for the implementation of the Low-rise Residential Housing Development Project for Sale at the land use rights auction site in An Thuong Commune – Site X2, Hoai Duc District (currently An Khanh Commune), Hanoi City.

The Board of Directors respectfully submits this Proposal to the 2026 Extraordinary General Meeting of Shareholders for consideration and approval.

Respectfully submitted.

Recipients:

- As stated above;
- BOD, SB, Executive Board;
- Company records.

BOARD OF DIRECTORS

CHAIRMAN

CÔNG TY CỔ PHẦN ĐẦU TƯ MST

NGUYEN HUY QUANG

MST INVESTMENT JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM** **Independence – Freedom – Happiness**
No.: 02/2026/TTr-HĐQT	*Hanoi, July ..07.. 2026*

PROPOSAL

Re: Approval of the plan for private placement of convertible bonds in 2026

To: - The 2026 Extraordinary General Meeting of Shareholders
- MST Investment Joint Stock Company

- *Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020, and guiding, amending and supplementing documents;*
- *Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly on November 26, 2019, and guiding, amending and supplementing documents;*
- *Pursuant to Decree No. 155/2020/NĐ-CP dated December 31, 2020 detailing implementation of a number of articles of the Law on Securities;*
- *Pursuant to Decree No. 200/2026/ND-CP dated June 5, 2026 of the Government providing for the offering and trading of privately placed corporate bonds in the domestic market and the offering of corporate bonds in the international market;*
- *Pursuant to the Charter of MST Investment Joint Stock Company,*

The Board of Directors respectfully submits to the 2026 Extraordinary General Meeting of Shareholders the plan for private placement of convertible bonds in 2026 as follows:

1. **Bond issuance plan in 2026:**

- Issuer	:	MST Investment Joint Stock Company
- Issuance method	:	Private placement of convertible bonds
- Type of bonds	:	Convertible bonds without warrants; specific type to be decided by the Board of Directors when developing the detailed issuance plan.
- Bond term	:	The term of the Bonds shall not exceed five (05) years from the Issue Date. The General Meeting of Shareholders authorizes the Board of Directors to determine the specific term of the Bonds.
- Interest rate	:	Fixed or floating depending on market conditions at the time of issuance; the General Meeting of Shareholders authorizes the Board of

Directors to determine the interest rate to ensure benefits for the Company.

- Currency : Vietnam Dong (VND).
- Par value : VND 100,000,000/bond
- Expected issuance volume : 11,000 bonds
- Total issuance value (at par) : 1.100.000.000.000 VNĐ
- Issuance time : Expected in 2026; specific timing to be decided by the Board of Directors
- Conversion terms:
  - Conversion period: Not exceeding the bond term; the Board of Directors is authorized to determine the conversion schedule and number of conversion tranches
  - Conversion principles and price: Conversion may be conducted one or multiple times until all bonds are converted or outstanding bonds remain. The conversion price shall be determined by the Board of Directors but must not be lower than the book value per share based on the latest audited annual or reviewed semi-annual financial statements and not lower than VND 10,000/share
  - Adjustment of conversion price: In case of dilution events, the Board of Directors is authorized to adjust the conversion price in accordance with market practices and legal regulations
  - Conversion ratio: Par value of bonds divided by the conversion price at the time of conversion
  - Investor conditions: Investors must comply with legal regulations on capital contribution limits and foreign ownership limits upon conversion
- Other terms and commitments: The General Meeting of Shareholders authorizes the Board of Directors to develop detailed issuance terms in compliance with legal regulations (including but not limited to registration, depository, trading, early redemption, share subscription rights, listing, etc.).

2. Purpose of issuance: All proceeds from the issuance will be used to participate in the auction and invest in the project for construction of low-rise residential houses for sale at An Thuong Commune – Location X2, Hoai Duc District (now An Khanh Commune, Hanoi City).

3. Amount used for auction and investment: The General Meeting of Shareholders authorizes the Board of Directors to decide.

4. Authorization:

The General Meeting of Shareholders authorizes the Board of Directors to perform all tasks related to the private placement of convertible bonds, including but not limited to:

- ➢ Develop and approve a detailed plan for the implementation of the private placement of convertible bonds in accordance with the provisions of law;
- ➢ Decide on the amount of proceeds to be used for participation in the auction and investment in the above project based on a specific plan;

- Select and appoint service providers and related organizations involved in the issuance, including but not limited to credit rating agencies, bond issuance advisory firms, issuing agents, payment guarantee organizations, bond registration and depository organizations, etc.;
- Decide on the contents of contracts/agreements and documents between the Company and investors and other parties signing or related to the bond issuance;
- Organize the implementation of tasks related to the offering of convertible bonds, registration and depository of bonds, including but not limited to: (i) deciding on dossiers and documents to be submitted to the State Securities Commission and other competent state authorities in relation to the offering, registration and depository of bonds in accordance with legal regulations; (ii) working with and providing explanations to competent authorities and relevant organizations regarding the bond offering registration dossier and other related matters;
- Proactively identify and prepare a list of potential investors interested in purchasing the bonds and select investor(s) to participate in the bond issuance/offering; carry out other necessary tasks to ensure the successful private placement of convertible bonds, registration of bonds with the registration and depository agent, and handle matters arising during the bond's circulation period;
- Depending on specific circumstances, the Board of Directors may authorize the General Director to perform part or all of the above tasks;
- Implement other necessary procedures to ensure the successful issuance of the bonds.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval.

Respectfully submitted.

Recipients:

- As above;
- Board of Directors, Supervisory Board, Board of Management;
- Archived at the Company.

ON BEHALF OF THE BOARD OF DIRECTORS CHAIRMAN

M.S.D.N: 0103983390-C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ MST
THÀNH PHỐ HÀ NỘI

NGUYEN HUY QUANG

MST INVESTMENT JOINT STOCK COMPANY	THE SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom – Happiness
No: /2026/NQ-DHDCD	Hanoi, July..., 2026

DRAFT

CÔNG TY CỔ PHẦN ĐẦU TƯ MST
M.S.D.N:0103983390-C.T.C.P
THÀNH PHỐ HÀ NỘI

RESOLUTION
EXTRAORDINARY GENERAL MEETING OFSHAREHOLDERS 2026
MST INVESTMENT JOINT STOCK COMPANY

- *Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and the Law amending and supplementing a number of articles of the Law on Enterprises No. 76/2025/QH15 dated June 17, 2025 of the National Assembly of the Socialist Republic of Vietnam;*
- *Based on the Charter on the organization and operation of MST Investment Joint Stock Company;*
- *Based on the Minutes of the Extraodinary General Meeting of Shareholders 2026 of MST Investment Joint Stock Company dated* **... /... /2026;**

The General Meeting of Shareholders unanimously approved the Resolution of the Meeting with the following key contents:

RESOLVES:

Article 1: Approval of the Proposal on the cancellation of the plan for the private placement of convertible bonds as set out in Proposal No. 06/2026/TTr-HĐQT dated April 6, 2026, which was approved at the 2026 Annual General Meeting of Shareholders, and the approval of the policy to participate in the auction and invest in the implementation of the Low-rise Residential Housing Development Project for Sale at An Thuong Commune – Site X2, Hoai Duc District (now An Khanh Commune, Hanoi City), in accordance with Proposal No. .../2026/TTr-MST dated .../.../2026.

Article 2: Approval of the Proposal on the approval of the 2026 plan for the private placement of convertible bonds in accordance with Proposal No. ...../2026/TTr-HĐQT dated .../.../2026.

Article 3: Implementation Provisions

This resolution shall take effect from the date July ..., 2026.

The General Meeting of Shareholders entrusts the Board of Directors, the Supervisory Board, and the Executive Board of the Company to organize and implement the approved contents of the meeting, ensuring the interests of the Company and shareholders, in accordance with the Company's Charter and current legal regulations.

Recipients:	**THE GENERAL MEETING OF SHAREHOLDERS** **CHAIRMAN OF THE GENERAL MEETING**
- As per Article 3; - Website, Shareholders; - HNX, SSC (for reporting); - Office Archive.	**(Signed)** **Nguyen Huy Quang**