
No. 06/2025/TTr-HĐQT

Thai Nguyen, March, 2025

SUBMISSION

For the approval of Adjustment of the investment project for the construction of the Elderly Resort and Ecotourism Area in Phuc Xuan Commune – Nui Coc Lake Tourism Area, Thai Nguyen City, Thai Nguyen Province

**To: THE GENERAL MEETING OF SHAREHOLDERS
DONG A HOTEL GROUP JOINT STOCK COMPANY**

Pursuant to:

- *Law on Enterprises No. 59/2020/QH14 passed by the 14th National Assembly of the Socialist Republic of Vietnam on June 17, 2020;*
- *Law on Securities No. 54/2019/QH14, passed by the 14th National Assembly of the Socialist Republic of Vietnam on November 26, 2019;*
- *The Charter of Dong A Hotel Group Joint Stock Company ("Company's Charter");*
- *Investment Certificate No. 17121000021 issued on May 22, 2012, and the Decision on Adjustment of the Investment Certificate No. 1990/QĐ-UBND dated July 2, 2020, issued by the People's Committee of Thai Nguyen Province;*
- *Based on actual demands and circumstances.*

The Board of Directors of Dong A Hotel Group Joint Stock Company respectfully submits to the General Meeting of Shareholders for approval the adjustment of the investment project for the construction of the Elderly Resort and Ecotourism Area in Phuc Xuan Commune – Nui Coc Lake Tourism Area, Thai Nguyen City, Thai Nguyen Province, as follows:

1. Adjustment 1: Adjustment of Project Implementation Schedule

The project timeline as stipulated in Investment Certificate No. 17121000021, issued on May 22, 2012, and adjusted under Decision No. 1990/QĐ-UBND dated July 2, 2020, by the People's Committee of Thai Nguyen Province:

- Phase 1: Commencement of construction in 2012 and completion for operation in 2015.
- Phase 2: Commencement of construction in January 2016 and completion for operation in December 2022.

The adjustment is as follows:

- Q2/2025 – Q1/2027: Completion of procedures for planning adjustment, land use, basic design, environmental assessment, fire prevention and fighting approval, and issuance of construction permits.
- Q2/2027 – Q1/2029: Construction and project commissioning.

2. Adjustment 2: Modification of Project Objectives and Scale

The project scope as stipulated in Investment Certificate No. 17121000021, issued by the People's Committee of Thai Nguyen Province on May 22, 2012, is divided into two phases:

- Phase 1: Construction of traditional-style houses, stilt houses, restaurants, boat docks, swimming pools, and other auxiliary facilities.
- Phase 2: Construction of an amusement park, elderly retreat houses, a lakeside club, and other supporting structures.

The adjustment is as follows:

Investment in comprehensive project development in accordance with the detailed planning approved by the competent authorities.

3. Adjustment 3: Revision of Total Investment Capital

The total investment capital as stipulated in Investment Certificate No. 17121000021, issued by the People's Committee of Thai Nguyen Province on May 22, 2012:

Total investment capital: VND 201,575,353,444 (Two hundred one billion, five hundred seventy-five million, three hundred fifty-three thousand, four hundred forty-four Vietnamese Dong).

The adjustment is as follows:

Total investment capital: Approximately VND 699,534,488,000 (Six hundred ninety-nine billion, five hundred thirty-four million, four hundred eighty-eight thousand Vietnamese Dong).

Breakdown:

a) Equity capital: Approximately VND 258,326,975,000 (Two hundred fifty-eight billion, three hundred twenty-six million, nine hundred seventy-five thousand Vietnamese Dong), accounting for 36.9%, including:

i. Value already invested: VND 118,420,078,000 (One hundred eighteen billion, four hundred twenty million, seventy-eight thousand Vietnamese Dong).

ii. Additional investment required: VND 139,906,898,000 (One hundred thirty-nine billion, nine hundred six million, eight hundred ninety-eight thousand Vietnamese Dong).

b) Loan capital: Approximately VND 441,207,512,000 (Four hundred forty-one billion, two hundred seven million, five hundred twelve thousand Vietnamese Dong), accounting for 63.1%.

4. Adjustment 4: Modification of Projected Land Area Usage

The projected land area usage as stipulated in Investment Certificate No. 17121000021, issued by the People's Committee of Thai Nguyen Province on May 22, 2012:

- Projected land area: 24.142 hectares (as approved under Decision No. 2710/QĐ-UBND dated November 10, 2010, by the People's Committee of Thai Nguyen Province).

The adjustment is as follows:

- Projected land area: 14.3 hectares.

Respectfully submitted!

Recipients:

- *As above;*
- *BOD, Executive Board;*
- *HR/Admin.*

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN**

(Signed)

Tran Nu Ngoc Anh

Note: This document may be amended/supplemented and presented to the AGM for consideration and decision-making at the meeting