CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN BẤT ĐỘNG SẢN AN GIA *AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY*	CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM Độc lập - Tự do - Hạnh phúc *SOCIALIST REPUBLIC OF VIETNAM* *Independence - Freedom - Happiness*
Số: 40/2026/CV-AGI-IR *No.: 40/2026/CV-AGI-IR*	Tp.HCM, ngày 21 tháng 07 năm 2026 *HCMC, 21 July, 2026*

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
EXTRAORDINARY INFORMATION DISCLOSURE

Kính gửi:
- **Ủy ban Chứng khoán Nhà nước**
- **Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh**

To:
- *The State Securities Commission*
- *Ho Chi Minh City Stock Exchange*

1. Tên tổ chức: **CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN BẤT ĐỘNG SẢN AN GIA**
   Organization: AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

Mã chứng khoán/ *Stock ID*	: **AGG**
Địa chỉ	: 60 Nguyễn Đình Chiểu, Phường Tân Định, TP. HCM
Address	*: 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC*
Điện thoại liên hệ/*Phone*	: 028 3930 3366
Email	: ir@angia.com.vn

2. Nội dung thông tin công bố: Quyết định HĐQT số 18/2026/NQ-AGI-PL ngày 21/07/2026 thông qua triển khai phương án phát hành cổ phiếu để trả cổ tức năm 2025.

   Disclosure Content: Resolution No 18/2026/NQ-AGI-PL dated 21 July 2026 approve the implemantation of the plan for issuing hsares to pay dividends for 2025.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 21/07/2026 tại đường dẫn https://angia.com.vn/vi/quan-he-dau-tu.html .
   This information was published on the Company's website on 21/07/2026 at the following link: https://angia.com.vn/vi/quan-he-dau-tu.html.

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 above is true and assume full legal responsibility for the content of the disclosed information.

Đại diện tổ chức
Người UQ CBTT
(Ký, ghi rõ họ tên, chức vụ, đóng dấu)
Organization Representative Authorized Representative for Information Disclosure
(Signed, full name, and stamped)

NGUYỄN THÀNH CHÂU

AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT CORPORATION	**SOCIALIST REPUBLIC OF VIETNAM** **Independence – Freedom - Happiness**
No.: 18/2026/NQ-AGI-PL	*Ho Chi Minh City, July 21, 2026*

RESOLUTION OF THE BOARD OF DIRECTORS

(Re: Implementation of the Plan for Issuing Shares to Pay Dividends for 2025)

THE BOARD OF DIRECTORS

Based on:

- *Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020; Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025, amending and supplementing the Enterprise Law;*
- *Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019; Law No. 56/2024/QH15 dated November 29, 2024, amending and supplementing the Securities Law;*
- *Decree No. 155/2020/ND-CP of the Government dated December 31, 2020, detailing the implementation of certain provisions of the Securities Law; Decree No. 245/2025/ND-CP dated September 11, 2025, of the Government amending and supplementing certain provisions of Decree No. 155/2020/ND-CP dated December 31, 2020;*
- *Circular No. 118/2020/TT-BTC dated December 31, 2020, of the Ministry of Finance guiding certain contents on offering, issuing securities, public tender offers, share repurchases, registration of public companies, and cancellation of public company status; Circular No. 19/2025/TT-BTC dated May 5, 2025, and Circular No. 115/2025/TT-BTC dated December 15, 2025, of the Ministry of Finance amending and supplementing certain provisions of Circular No. 118/2020/TT-BTC dated December 31, 2020;*
- *The Charter on the organization and operation of An Gia Real Estate Investment and Development Corporation;*
- *The 2026 Annual General Meeting of Shareholders Resolution No. 15/2026/NQ-AGI-DHDCD dated June 29, 2026, approving the plan for issuing shares to pay dividends for 2025;*
- *Meeting Minutes of the Board of Directors No. 18./2026/BBH-AGI-PL dated 21/07/2026.*

RESOLVED

Article 1. Approval of the implementation of the plan for issuing shares to pay dividends for 2025 as approved by the 2026 Annual General Meeting of Shareholders on June 29, 2026 as follows:

- Share Name:	Shares of An Gia Real Estate Investment and Development Corporation.
- Type of Shares:	Common Shares.
- Par Value of Shares:	10,000 VND per share.
- Number of shares ***("NOS")*** expected to be issued:	16,252,808 shares.
- Total par value of issuance:	VND 162,528,080,000.

- Issuance ratio *(Number of Shares expected to be issued / Number of Shares outstanding)*: 10.00%
- Exercise ratio: 10:1 *(On the record date for the shareholder list to exercise the right to receive issued shares as dividends, shareholders holding 10 shares will receive 1 additional issued share).*
- Issuance target: Existing shareholders of the company listed in the shareholder list on the final registration date for exercising the right to issue shares as dividends, as provided by the Vietnam Securities Depository and Clearing Corporation.
- Source of issuance funds: Undistributed post-tax profits as of December 31, 2025, based on the audited financial statements for 2025 of the Company in accordance with legal regulations.
- Plan for handling fractional shares: Shares issued as dividends will be rounded down to the nearest whole number. Any fractional shares *(if any)* will be canceled.

  *Example: Shareholder A holds 101 shares on the record date for exercising the right to receive additional issued shares as dividends. With a ratio of 10:1 (equivalent to 10%), Shareholder A receives 10.10 additional issued shares (101 * 10.00%). According to the fractional share handling principle mentioned above, Shareholder A receives 10 additional issued shares, and the fractional 0.10 share will be canceled.*

  In case of a discrepancy in the Number of Shares between the Number of Shares expected to be issued as dividends *(16,252,808 shares)* and the actual Number of Shares issued to shareholders according to the rounding and fractional share handling plan mentioned above, this discrepancy will be canceled.
- Transfer restrictions: Additional issued shares as dividends are common shares and are not subject to transfer restrictions.
- Expected issuance time: Expected in Q3 - Q4/2026, within 45 days from the date the State Securities Commission receives the complete issuance report documents for the Company's dividend shares.
- Issuance order: The issuance of shares as dividends for 2025 will be **conducted before** the issuance of bonus shares under the Employee Stock Option Plan (ESOP) for 2026 *(The share issuance plan for the 2025 dividend payment and the 2026 share issuance plan under the Employee Stock Ownership Plan (ESOP) were approved under the Resolution of the 2026 Annual General Meeting of Shareholders No. 15/2026/NQ-AGI-DHDCD dated June 29, 2026.)*

- Registration for depository and additional listing of issued shares: Upon completion of the issuance, the successfully issued Number of Shares will be registered additionally with the Vietnam Securities Depository and Clearing Corporation (**"VSDC"**) and additionally listed on the Ho Chi Minh City Stock Exchange (**"HOSE"**) in accordance with regulations.

Article 2. Approval of the plan to ensure the issuance of shares meets the foreign ownership ratio

- According to the shareholder list finalized as of the most recent date, June 1, 2026, provided by the Vietnam Securities Depository and Clearing Corporation ***("VSDC")***, the actual foreign investor ownership ratio in theCompany is 0.6%.
- According to Official Letter No. 3723/UBCK-PTTT dated July 19, 2021, from the State Securities Commission regarding the notification dossier of the maximum foreign ownership ratio of Cong ty Co phan Dau tu va Phat trien Bat dong san An Gia, the maximum foreign ownership ratio of the Company is 50%.
- In this issuance, the Company shall issue shares to pay dividends for 2025.for shareholders at a rights execution ratio of 10:1. Therefore, this issuance will not increase the foreign ownership ratio in the Company. Simultaneously, the Company ensures the legal rights of foreign shareholders in accordance with Clause 5, Article 139 of Decree No. 155/2020/ND-CP *(amended at Point b, Clause 56, Article 1 of Decree No. 245/2025/ND-CP)* as well as other shareholders.
- Thus, the issuance of shares to pay dividends for 2025 according to the issuance plan approved in the 2026 Annual General Meeting of Shareholders Resolution on June 29, 2026, will ensure that foreign ownership does not exceed the maximum ratio as prescribed. The Company commits to always ensuring compliance with legal regulations on foreign investor ownership before, during, and after the issuance.

Article 3. Authorization

The Board of Directors authorizes Mr. Nguyen Ba Sang – Chairman of the Board of Directors *(Legal Representative)* to carry out tasks related to the issuance of shares to pay dividends, including but not limited to the following:

- Proactively prepare, amend, supplement, and explain the share issuance dossier as required by the State Securities Commission;
- Decide on the final registration date for shareholders entitled to receive shares issued to pay dividends after receiving a document from the State Securities Commission notifying the receipt of complete issuance report documents;
- Disclose information about the issuance and report the issuance results to the State Securities Commission in accordance with current regulations;
- Carry out necessary procedures to amend the Enterprise Registration Certificate and amend the Company Charter according to the new charter capital after completing the share issuance;
- Perform necessary procedures and dossiers to register additional depository shares with the Vietnam Securities Depository and Clearing Corporation ***("VSDC")***, register additional listing of shares at the Ho Chi Minh City Stock Exchange ***("HOSE")*** after completing the issuance;
- Other necessary tasks and procedures related to the share issuance.

Article 4. Enforcement Provisions

This Resolution shall take effect as of the date of signing. Members of the Board of Directors, the Board of Management, the Chief Accountant, and relevant departments and units are responsible for implementing this Resolution.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRPERSON

M.S.D.N:0311500196-C.T.C.P CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN BẤT ĐỘNG SẢN AN GIA THÀNH PHỐ HỒ CHÍ MINH

Nguyen Ba Sang

Recipients:

- *As per Article 4;*
- *Board of Directors, Board of Management;*
- *Archived: Files.*