BẢN DỊCH
TRANSLATION

HA TAY PROVINCIAL PEOPLE'S COMMITTEE
No.: 2099 /QD-UBND

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Ha Dong, July 7, 2008

SONG DA URBAN AND INDUSTRIAL ZONE INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY
INCOMING OFFICIAL DISPATCH
No.: 473
Dated July 07, 2008

DECISION

Approving the investment project for the construction of Van La - Van Khe Housing Area, Ha Dong city, Ha Tay province

THE CHAIRMAN OF HA TAY PROVINCIAL PEOPLE'S COMMITTEE

Pursuant to the Law on Construction dated 2003;

Pursuant to the Law on Housing;

Pursuant to the Decree No. 16/2005/ND-CP dated February 07, 2005 of the Government on the management of investment projects for construction works;

Pursuant to the Decree No. 112/2006/ND-CP dated September 29, 2006 of the Government on amending and supplementing a number of articles of the Decree No. 16/2005/ND-CP dated February 07, 2005 on the management of investment projects for construction works;

Pursuant to the Decree No. 90/2006/ND-CP dated September 06, 2006 of the Government providing detailed regulations and guidelines for the implementation of the Law on Housing;

Pursuant to Document No. 776/QD-UBND dated March 03, 2006 of the People's Committee of Ha Tay Province on assigning Song Da Urban & Industrial Zone Investment and Development Joint Stock Company as the investor to formulate the investment project for the construction of Van La - Van Khe Housing Area;

Pursuant to the Decision No. 739/QD-UBND dated April 01, 2008 of the People's Committee of Ha Tay Province approving the detailed construction planning at scale 1/500 of Van La - Van Khe Housing Area, Ha Dong city, Ha Tay province;

Considering the proposal of Song Da Urban & Industrial Zone Development and Investment Joint Stock Company in Statement No. 206/TTr-CT-DT dated June 24, 2008; of the Department of Construction in Statement No. 1342 TT/XD-KT dated July 03, 2008 on the proposal to approve the investment project for the construction of Van La - Van Khe Housing Area, Ha Dong City, Ha Tay province, (accompanied by Appraisal Document No. 159/SXD-TD dated June 25, 2008 of the Department of Construction regarding the results of the basic design appraisal of technical infrastructure works of the investment project for the construction of Van La - Van Khe Housing Area),

DECIDES:

Article 1. Approve the investment project for the construction of Van La - Van Khe Housing Area, Ha Dong city, Ha Tay province with the following contents:

1. Project Name: Investment project for the construction of Van La - Van Khe Housing Area, Ha Dong city, Ha Tay province.

2. Investor: Song Da Urban & Industrial Zone Development and Investment Joint Stock Company.

- Head office address: 1st and 2nd floor, CT1 Building, My Dinh - Me Tri New Urban Area, Pham Hung Street, Tu Liem, Hanoi.

- Business Registration Certificate No. 0103002731 dated August 08, 2003 issued by the Department of Planning and Investment of Hanoi City, registered for the 3rd amendment on October 05, 2007.

- Business line: Real estate business... and a number of other fields according to the Business Registration Certificate.

3. Project formulation consulting unit: SUDICO Consulting Joint Stock Company.

4. Construction location: Phu La Ward, Ha Dong city, Ha Tay province.

5. Objectives of investment and construction: To invest in the synchronous construction of technical infrastructure, social infrastructure, and housing works, creating a new, spacious, and modern housing area. To partially resolve the housing needs of local people and neighboring areas. To increase revenue for the local budget.

6. Scale, boundaries of land use, and population scale:

Land use scale: Total land area of the project is 120,133.4 m^2. Population scale: 2.960 people.

Land use boundaries:

- North: borders La Khe water plant; Residential area and production workshop of Song Da Trading and Transport Joint Stock Company and the residential quarter of Hung Thinh Garment Enterprise.

- East - Northeast: borders the 27m planned road of Van Phu new urban area (calculated from the 110KV power line and Van La Pagoda onwards).

- East - Southeast: borders Van Phu new urban area and the residential area of Phu Luong commune.

- West - Southwest: limited by Quang Trung street and the residential quarter of Ha Dong City Police.

7. Main investment categories: (according to the basic design appraisal of technical infrastructure works of Van La - Van Khe Housing Area project by the Department of Construction in appraisal document No. 159/SXD-TD dated June 25, 2008)

a. Site leveling: Lowest leveling elevation is +6.1m, highest leveling elevation is +6.55m, site leveling slope i=0.4%. The leveled area works on the principle of self-flowing water, the main drainage direction is towards the Southwest in the Project.

Leveling material is black sand, compacted compaction k=0.9. At the traffic road foundation location, the coefficient k=0.95 to 0.98.

b. Traffic roads:

Cross-sections include the following types:

- Cross-section 1-1: Road surface 10.5m (including side gutter 2x0.3m); sidewalk 2x5.0m. Total cross-section B=20.50m. Applied to the main road axis in the area.

- Cross-section 2-2: Road surface 10.5m (including side gutter 2x0.3m); sidewalk 2x3.0m. Total cross-section B=16.50m. Applied to the main road axis in the CT2 and CT3 areas.

- Cross-section 3-3: Road surface 7.5m (including side gutter 2x0.3m); sidewalk 2x3.0m. Total cross-section B=13.50m. Applied to roads within functional areas.

- Cross-section 4-4: Promenades and pedestrian walkways in the area have road surface widths of 7.0m and 4.0m.

Road cross slope 2%, sidewalk slope 1.5%.

Design load: Vehicle axle load 12 tons, E_{yc} = 155 Mpa. Works on the route follow load H30-XB80.

Pavement structure:

- Main axis and regional roads (cross-sections 1-1; 2-2; 3-3):

    - Fine-grained asphalt concrete layer, hot laid, 5 cm thick.

    - Standard asphalt prime coat, 0.5 Kg/m².

    - Coarse-grained asphalt concrete layer, hot laid, 7 cm thick.

    - Standard asphalt tack/prime coat, 1 Kg/m².

    - Aggregate base course Class I (0/25).

    - Aggregate base course Class I (0/37.5).

- Subgrade layer under pavement structure is filled with grade 3 soil, compacted K = 0.98 with a minimum thickness of 30cm.

- For promenades, pedestrian walkways (cross-section 4-4):

    - Coarse-grained asphalt concrete layer, hot laid, 7 cm thick.

    - Standard asphalt prime coat, 1.5 Kg/m².

    - Aggregate base course Class I (0/25).

    - Aggregate base course Class I (0/37.5).

- Subgrade layer under pavement structure is filled with grade 3 soil, compacted K = 0.98 with a minimum thickness of 30cm.

- Road foundation: Filled with sand, compacted K = 0.95.

- Sidewalk: Filled with sand, compacted K = 0.90. Paved with self-locking bricks. Drainage, lighting, and greenery systems are arranged on the sidewalk appropriately and harmoniously.

- Side gutter: Designed side gutter 30 cm wide to collect water from the road surface to the drainage system. The side gutter is paved with cement concrete bricks size 30x30 cm, 3 cm thick on a 3cm mortar cushion.

- Traffic safety system: Fully design the road centerline marking system, warning signs with reflective thermoplastic paint, and the signpost system according to the Road Signaling Regulations 22 TCN 237-01.

- Intersections: All internal intersections within the design area are designed as at-grade intersections, with curb radii ensuring compliance with the technical standards for urban road and street design TCXDVN104- 2007.

c. Water supply system:

- Water source: The water source to serve the needs of the Van La - Van Khe Housing Area investment project is taken from the Ha Dong Water Plant via a D200mm pipeline into the project's water supply system.

- Water supply design solution: The water supply network for the project is a combined pipeline system. Domestic water supply and firefighting water supply share a common pipeline. The network diagram is designed as a closed loop system for all distribution pipes and a dead-end network for all service lines to ensure free pressure at the most critical points on the network for 4-story row houses (16m). High-rise apartment buildings must have separate booster pumping stations and storage tanks.

- Distribution pipe network is designed to connect with the D400mm transmission network of the area. Distribution pipes are designed in a ring circuit, the diameter of these pipelines is D110 - D200 (mm). These pipelines are laid under the sidewalk about 1m from the red line, running along internal urban roads, the minimum depth of pipe laying to the top of the pipe is 0.7 - 1m. Gate valves are arranged on the network for regulation, operation, and management to ensure continuous water supply. In addition, sludge discharge valves, air release valves, and valve chambers are also arranged to manage the system.

- Service pipe network is connected from the distribution pipeline to each land lot and each project. The pipeline of service routes is D50 - D80mm, gate valves are arranged at the heads of service lines for management, the minimum depth of pipe laying to the top of the pipe is 0.3 - 0.5m.

- Materials used in the water supply system (pipes and fittings):

- Main water supply pipes with diameter 110mm $\leq$ D $\leq$ 200mm use ductile iron pipes; distribution branch pipes with diameter D < 110mm use HDPE pipes and accompanying accessories to ensure technical requirements according to current standards.

- Firefighting water supply: The firefighting water supply system for Van La - Van Khe Housing Area is designed as a low-pressure fire water system, the minimum pressure at fire hydrants is 20m. When a fire occurs, fire pumps at city water plants will operate, fire engines will take water at fire hydrant locations along the road to extinguish the fire. Fire hydrants are connected to the distribution water supply network with a diameter D $\geq$ 100mm, and are arranged near intersections or main roads convenient for firefighting. The distance between fire hydrants on the network is 100 - 150m for 1 hydrant.

d. Drainage:

The drainage system includes rainwater drainage and wastewater drainage systems designed separately and operating under gravity flow mode.

Rainwater drainage system:

- All rainwater from roads, yards, and roofs of land lots of the project is collected into catch basins placed directly at the road edge (with an average distance of 30 - 40m arranging 1 catch basin) then flows into the pipeline system running on the sidewalk. Some pipelines running under the roadbed have diameters D = 600mm - 1000mm leading rainwater to discharge into the drainage channels of the area through outlets. At turning points, changes in diameter, or at certain distances according to construction standards, manholes are arranged. These manholes are also used for clearing and dredging during operation. To collect rainwater into the underground pipe network, road surface rainwater inlets with trash screens are constructed at the road gutters.

- The pipeline systems in the project use reinforced concrete pipes. The pipe foundation is a precast concrete component produced at the factory, using concrete grade 200#. The chosen drainage pipe ensures water flow velocity in the pipe $v \geq 0.6$m/s, maximum velocity Vmax = 4m/s. The pipe laying slope is i = 0.1% - 0.17%. The depth of pipe burial calculated from the top of the pipe to the road surface is ≥ 0.7m.

- Pipe material: Use round reinforced concrete pipes and synchronous precast collars and supports, load capacity B (H13).

Wastewater drainage system:

- The wastewater drainage system is designed separately from the rainwater drainage system. All wastewater of the area is collected towards the South of National Highway 6, then led to the common wastewater treatment plant of the area that has been planned.

- All wastewater from households and works in the project area must be treated preliminarily through septic tanks before discharging into manholes via PVC drainage pipes with diameters D48mm - D110mm.

- Wastewater flows by gravity along pipeline routes running along both sides of internal sidewalks to concentrate at the centralized treatment station. The drainage pipe system has a diameter D = 300 - 400mm placed vertically on the sidewalk with the task of collecting wastewater from houses and works (after preliminary treatment), the drainage pipe is selected based on ensuring water velocity in the pipe $v \geq 0.6$m/s, maximum velocity Vmax = 4m/s. Pipe laying slope i = 0.1% - 0.17%. Burial depth from top of pipe to road surface ≥ 0.7m. On the pipeline, manholes and waiting pipes connecting from septic tanks of works are arranged. The distance between manholes is 30 - 40m arranging 1 manhole.

- Manholes and catch basins: Manholes on the network are constructed at points where wastewater pipes change direction, change diameter, slope, or on curved pipe sections. On straight pipe sections, manholes are placed for management, average distance between manholes is 30 - 40m. These manholes are used to receive wastewater from houses, check the working mode of the network, and clear blockages when necessary. The structure of the manhole uses precast reinforced concrete structure.

- Material: Use uPVC plastic pipes for pipelines with $D \leq 110$ mm, use precast round concrete pipes for pipelines with $D \geq 300$ mm.

e. Environmental Sanitation:

Waste from households, streets, and public works is collected manually by specialized cart systems divided into shifts and hours of collection to ensure sanitation and urban aesthetics. Waste is concentrated at waste gathering sites in the area.

The waste gathering place is arranged at discreet locations near the greenery area to ensure it does not affect the aesthetics and living environment in the area, then waste is transported from the transfer station out of the housing area to the landfill and treatment site according to regulations.

f. Other Categories:

Television, communication, wastewater treatment station... need to be based on standards and regulations and consult specialized units for suitability, ensuring safety in operation and use.

g. Outdoor Electricity:

Investment scale, main technical parameters:

Newly construct a synchronous power supply system, designed open loop circuit operation, medium voltage network 22KV, cable type Cu/XLPE/DSTA/PVC-24KV underground copper core cable. Total capacity 2500KVA. Substation constructed as built type or synchronous KIOSK type. Low voltage power line 0.4KV, underground cable type Cu/XLPE/DSTA/PVC-0.6/1KV, supplying power to electrical cabinets and loads. Newly construct a lighting network using underground cable Cu/XLPE/DSTA/PVC-0.6/1KV to supply power to the street lighting system.

Construction content and design method:

- Newly construct 22KV medium voltage network, loop circuit design option, open operation, power cables for transformers with a total capacity for the whole housing area of 2500KVA, copper core underground cable Cu/XLPE/DSTA/PVC-24KV, with longitudinal waterproofing characteristics, installed in concrete trenches or buried directly in the ground. Substations newly built as built type or synchronous KIOSK type placed in the Housing Area. Transformers select 2 voltage levels 6KV and 22KV, currently using 6KV network, later converted to 22KV network according to the provincial electricity development planning approved by the Ministry of Industry.

- 0.4KV low-voltage power lines, underground cable type Cu/XLPE/DSTA/PVC-0.6/1KV, installed in concrete trenches or buried directly in the ground under the planned sidewalk, cables crossing traffic roads must be threaded through corrugate plastic pipes or galvanized steel pipes for protection.

- Electrical cabinets for electric meter installation are placed on concrete or brick foundations ≥ 30cm compared to the planned sidewalk surface. Cabinets are electrostatically painted, installed technically and aesthetically to ensure safety in operation. Install HDPE 30/40 plastic pipes from electrical cabinets to each power-using household to ensure technical and convenient replacement and repair of wires after the meter.

- Newly construct underground cable route Cu/XLPE/DSTA/PVC-0.6/1KV to supply power to the lighting system, cables are installed in concrete trenches sharing the same route with low-voltage cables or buried directly in the ground. Light poles are galvanized steel poles with integrated brackets, synchronous with 220V - 150W bulbs. Decorative light poles installed in medians and gardens use hot-dip galvanized steel poles 4m high, synchronous with 220V - 20W

bulbs. Lighting control cabinets use automatic and manual switching. Late at night, turn off 1/3 to 2/3 of the lights to save energy.

- The grounding system is implemented according to regulations.

- Materials and equipment must ensure TCVN or IEC standards, installed to ensure technical and aesthetic requirements according to regulations and current standards.

h. Construction of Works:

Adjacent houses: Has an area of 1,850m² arranged on a part of land of extended Le Hong Phong street and Van La pagoda, along with the land area of the production workshop of Song Da 12 Company after relocation.

Villas: Has an area of 16,395m² located at the center of the residential area, the villa area with a garden system and promenades running behind the villa lots combined with technical infrastructure corridors.

High-rise apartment buildings: Has an area of 27,270m² organized and arranged along the main traffic roads of the area, from the gateway location into the residential area on the Quang Trung street side to the end of the main internal traffic road and along the extended Le Hong Phong street. Two mixed high-rise apartment buildings CT2B and CT3B are located in the center of the residential area, creating a highlight for the high-rise apartment buildings and the whole area.

Public works include:

- Primary school: area of 3.580m².

- Kindergarten: area of 2,441m².

- Sports area: area of 1,643m².

- Commercial center: area of 1,539m².

Landscape greenery area: total area of 7,626m², arranged alternating between functional areas of the residential area, creating harmony for the overall architectural landscape.

Other works:

- Go Quan Cong: land area of 3,450m² planned to be reconstructed to return to the locality.

- Song Da residential quarter: area of 2,125m². Current status of the land lot has 24 apartments managed by Song Da Corporation, arranged for renovation and on-site resettlement.

8. Total Investment Capital: (provisional calculation) 1,296,934,520,705 VND.

Total investment for Phase 1: 180,684,621,105 VND, in which:

- Construction and equipment costs: 90,545,368,612 VND.

- Project management, consultancy and other costs: 9,331,579,129 VND.

- Compensation for site clearance, resettlement: 40,972,006,960 VND.

- Land use fee payment: 20,000,000,000 VND.

- Loan interest during construction: 9,847,971,631 VND.

- Contingency cost: 9,987,694,774 VND.

The total investment of the project approved is provisionally calculated based on current regulations on construction investment. Site clearance compensation, land use fees approved above are only provisional figures at the proposal of the investor. The value of site clearance compensation and land use fees must be based on actual land recovery and implemented according to the approval decision on prices of the Provincial People's Committee and current legal regulations.

Total investment (Phase 2): 1,116,249,899,600 VND, in which:

- Investment cost for adjacent houses: 33,696,339,600 VND.

- Investment cost for villas: 100,402,896,000 VND.

- Investment cost for high-rise apartments: 937,118,600,000 VND.

- Investment cost for commercial, service, entertainment works: 45,032,064,000 VND.

9. Capital Source: Equity capital and other legally mobilized capital sources of the investor.

10. Capital Mobilization Plan:

- Equity capital: 20% of total investment.

- Mobilized capital contributions, bank loans: 80% of total investment.

11. Incentive Mechanism: The investor is entitled to incentive, support, and investment incentive policies according to regulations (if any).

12. Project Implementation Time and Schedule: 05 years 6 months from Q Quarter II/2008 to Quarter IV/2013 and divided into 2 phases.

- Phase 1 (Infrastructure construction investment) from Quarter QII/2008 to Quarter IV/2010.

- Phase 2 (Construction of architectural works) from Quarter I/2009 to the end of Quarter IV/2013.

13. Product Consumption Plan:

- Technical infrastructure works after completion of construction will be handed over by the investor according to regulations to the local government for management and operation.

- Social infrastructure works including kindergarten, school, and sports area: Song Da Urban and Industrial Zone Development and Investment Joint Stock Company invests and exploits to ensure the consistency and synchronicity of the project when put into operation.

- Housing works and commercial service works: The investor completes construction and proceeds with business and exploitation.

14. Method of land allocation: Land allocation with land use fee collection according to regulations.

15. Works handed over without compensation to the province:

Transfer the entire technical infrastructure system including: Traffic roads, water supply and drainage systems, power supply system, public lighting, greenery... to the local government for management according to the law.

16. Project management form: The investor directly manages the project.

17. Method of organizing management and operation of the project after investment:

- The investor transfers the entire technical infrastructure system including: Traffic roads, water supply and drainage systems, power supply system, lighting, greenery... to the local government for management according to the law.

- Housing works, commercial center... the investor does business according to regulations.

18. Plan for compensation, support for site clearance: According to current regulations of law and Ha Tay province.

19. Regulations for the Investor and related agencies in management, construction, operation, business, and handover of works:

a. Rights, obligations, and requirements for the Investor:

Rights of the Project Investor: The investor has rights according to Article 15 of Decree No. 90/2006/ND-CP dated September 06, 2006 of the Government providing detailed regulations and guidelines for the implementation of the Law on Housing.

Obligations of the Project Investor: The investor has obligations according to Article 16 of Decree No. 90/2006/ND-CP dated September 06, 2006 of the Government providing detailed regulations and guidelines for the implementation of the Law on Housing.

Requirements for the Investor:

- When allocated land for project construction, must strictly comply with current regulations of the State in the Land Law, Construction Law, Housing Law, Decree No. 16/2005/ND-CP dated February 07, 2005 of the Government on project management, Decree No. 90/2006/ND-CP dated June 09, 2006 of the Government.

- Cooperate with the People's Committee of Ha Dong City and functional branches to arrange connection points of the project's technical infrastructure that has been approved by the People's Committee of Ha Tay Province in the Detailed Planning at scale 1/500 with external projects for suitability.

- Fully perform financial obligations to the State and Ha Tay province regarding project land use fees according to the Land Law, Housing Law and Decrees, Circulars guiding according to current regulations.

- Draft regulations on project implementation management: Van La - Van Khe Housing Area to submit to the Provincial People's Committee for approval before implementation.

- Cooperate with relevant units to completely resolve remaining issues to be overcome mentioned in the basic design appraisal document No. 159/SXD-TD dated June 25, 2008 of the Department of Construction during the next design phase.

b. People's Committee of Ha Dong City:

- Direct the implementation of site clearance compensation (if any) and hand over land to the Investor to implement the project; simultaneously organize the implementation (or support administrative measures in site clearance) according to regulations of law.

- Cooperate with Departments and branches to propose plans to supervise the quality of construction works, manage project investment according to the approved planning, propose administrative management unit for the New Housing Area to receive management handover after the project is completed.

- Formulate a plan to receive the project handover transferred by the Investor, receive handover and exploit transferred works in compliance with current legal regulations.

c. Departments and branches of the province:

- Cooperate to create conditions to help the Investor complete investment procedures, supply technical infrastructure outside the fence of the project to implement the New Housing Area project according to legal regulations.

- Perform state management functions according to authority in the management of investment and construction of the New Housing Area.

- Kindergarten: Area of 2,441m².

- Sports area: Area of 1,643m².

- Commercial center: Area of 1,539m².

Article 2. This Decision takes effect from the date of signing; Directors of Departments: Planning and Investment, Construction, Finance, Transport, Industry and Trade, Natural Resources & Environment, Agriculture and Rural Development, Information and Communications, Home Affairs, Ha Tay State Treasury, Ha Tay Power Company, People's Committee of Ha Dong City, Song Da Urban and Industrial Zone Development and Investment Joint Stock Company and related departments, agencies are responsible for implementing this Decision.

FOR THE CHAIRMAN

PERMANENT VICE CHAIRMAN

(Signed and sealed)

Nguyen Huy Tuong

Recipients:

- Chairman, Vice Chairmen of Provincial People's Committee;
- Office Chief, Deputy Office Chief of Provincial People's Committee;
- As Article 2;
- CNXD(1,3,5), TH(2), KT(1,2), NN (1,3);
- Archived: VT, CNXD2 (3b).

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City

Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội

I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**

Certification No.: 166733 ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

M.S.D.N: 0106302152 - C.T.T.N.H.H
CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG
HÀ NỘI

Phó Giám đốc

Nguyễn Văn Tết

BẢN DỊCH
TRANSLATION

CERTIFIED COPY; OFFICE OF THE PEOPLE'S COMMITTEE; MAY 04, 2023 16:50:07 +07:00

PEOPLE'S COMMITTEE OF HANOI CITY
No.: 2580/QD-UBND

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

DECISION
ON APPROVING THE ADJUSTMENT OF INVESTMENT POLICY

(First issuance: July 07, 2008)
(1st Adjustment: May 04, 2023)

THE PEOPLE'S COMMITTEE OF HANOI CITY

Pursuant to the Law on Local Government Organization dated June 19, 2015; the Law amending and supplementing a number of articles of the Law on Government Organization and the Law on Local Government Organization dated November 22, 2019;

Pursuant to the Law on Investment dated June 17, 2020;

Pursuant to the Decree No. 31/2021/ND-CP dated March 26, 2021 detailing and guiding the implementation of a number of articles of the Law on Investment;

Pursuant to the Circular No. 03/2021/TT-BKHDT dated April 09, 2021 of the Ministry of Planning and Investment providing templates for documents and reports related to investment activities in Vietnam, Vietnam's outward investment, and investment promotion;

Pursuant to the Decision No. 32/2022/QD-UBND dated September 16, 2022 of the City People's Committee regulating a number of contents on the management of land-using business investment projects of Hanoi City;

Pursuant to the Document No. 776/UBND-XD dated March 03, 2006 of the Ha Tay Provincial People's Committee on assigning Song Da Urban & Industrial Zone Development and Investment Joint Stock Company as the investor to formulate the investment project for the construction of Van La Urban Housing Area, Ha Dong Town;

Pursuant to the Decision No. 739/QD-UBND dated April 01, 2008 of the Ha Tay Provincial People's Committee on approving the Detailed Construction Planning at a scale of 1/500 for Van La Housing Area, Van Khe Commune, Ha Dong City;

Pursuant to the Decision No. 2099/QD-UBND dated July 07, 2008 of the Ha Tay Provincial People's Committee on approving the Investment Project for the construction of Van La - Van Khe Housing Area, Ha Dong City, Ha Tay Province;

Pursuant to the Decision No. 2423/QD-UBND dated July 14, 2008 of the Ha Tay Provincial People's Committee on the official allocation of 120,133.4m2 of land in Phu La Ward, Ha Dong City, out of a total area of 130,404.9m2 (which the Province People's Committee had temporarily allocated to the investor to implement the project under the Decision No. 2156/QD-UBND dated November 21, 2007) to Song Da Urban & Industrial Zone Development and Investment Joint Stock Company to implement the Investment Project for the construction of Van La Housing Area, Ha Dong City, Ha Tay Province;

Pursuant to the Decision No. 6316/QD-UBND dated November 23, 2015 on approving the Overall Adjustment of the Detailed Planning for Van La Housing Area, scale 1/500, Phu La Ward, Ha Dong District, and the Document No. 676/UBND-DT dated March 02, 2020 of the City People's Committee on rectifying data of architectural planning indicators at land plot TT6;

Pursuant to the Notice No. 647-TB/BCSD dated August 13, 2021 on the conclusion of the Party Civil Affairs Committee of the City People's Committee regarding the adjustment of investment policy for the Van La - Van Khe Housing Area project, Phu La Ward, Ha Dong District;

Pursuant to the directive of the Standing Committee of the City Party Committee in the Document No. 1112-CV/VPTU dated January 14, 2022 of the City Party Committee Office;

Pursuant to the Notice No. 1083-TB/TU dated March 14, 2023 on the conclusion of the Standing Committee of the City Party Committee regarding the adjustment of investment policy for the Van La - Van Khe Housing Area project, Phu La Ward, Ha Dong District;

Considering the request in the Application for Adjustment of Investment Project No. 104/CT-KTDT dated January 17, 2018, and supplementary explanations No. 35/CT-KTDT dated January 08, 2019, No. 380/CT-KHDT dated August 17, 2020, No. 404/CT-KHDT dated September 04, 2020, No. 555/CT-KHDT dated November 03, 2020, No. 602/CT-KHDT dated November 26, 2020, No. 121/CT-KHDT dated March 15, 2021, No. 565/CT-KHDT dated August 31, 2021, No. 67/CT-KHDT dated April 06, 2022, No. 309/CT-KHDT dated October 19, 2022, No. 338/CT-KHDT dated November 14, 2022 along with the dossier of Song Da Urban & Industrial Zone Development and Investment Joint Stock Company;

Considering the appraisal opinions of Departments and sectors: People's Committee of Ha Dong District (No. 656/UBND-QLDT dated March 21, 2018, No. 596/UBND-PTQD dated March 24, 2022), Hanoi City Public Security (4760/CAHN-PC07 dated June 10, 2020), Hanoi City Tax Department (52445/CT-QLD dated June 16, 2020) and Departments: Education and Training (685/SGDDT-KHTC dated March 07, 2018, 1035/SGDDT-KHTC dated April 05, 2021), Industry and Trade (925/STC-KHTCTH dated March 07, 2018), Finance (1453/STC-TCDT dated March 08, 2018, 3402/STC-TCDT dated June 02, 2020), Construction (1872/SXD-PTDT dated March 12, 2018, 5483/SXD-PTDT dated June 30, 2020, 3391/SXD-PTDT dated May 06, 2021), Natural Resources and Environment (264/STNMT-TTr dated February 18, 2019, 6307/STNMT-CCQLDD dated July 23, 2020), Planning - Architecture (1188/QHKT-P1 dated March 02, 2017, 3213/QHKT-P1-HTKT dated June 24, 2020, 4928/QHKT-P1-HTKT dated October 09, 2020, 5703/QHKT-P1-HTKT dated November 24, 2020, 1294/QHKT-P1 dated April 06, 2021) and Appraisal Reports No. 815/BC-KH&DT dated December 21, 2020, No. 11/BC-KH&DT dated January 13, 2021, No. 250/BC-KH&DT dated June 21, 2021, No. 434/BC-KH&DT dated October 18, 2021, No. 425/BC-KH&DT dated August 17, 2022, No. 18/BC-KH&DT dated January 16, 2023, No. 182/BC-KH&DT dated April 19, 2023 of the Department of Planning and Investment.

DECIDES:

Article 1. To approve the adjustment of the investment policy for the Investment Project for the construction of Van La - Van Khe Housing Area, Ha Dong City, Ha Tay Province, previously

approved by the Ha Tay Provincial People's Committee in Decision No. 2099/QD-UBND dated July 07, 2008, with the following adjusted details:

1. Project name: Van La Housing Area.

2. Construction location name: Phu La Ward, Ha Dong District, Hanoi City.

3. Land use scale, boundaries, and investment scale (Scale, land use boundaries, population size, and workload of main investment items):

3.1. Land use scale and boundaries: The land area for project implementation is 114,028m2. Land use boundaries: According to the Overall Adjustment of Detailed Planning for Van La Housing Area, scale 1/500, Phu La Ward, Ha Dong District approved by the City People's Committee in the Decision No. 6316/QD-UBND dated November 23, 2015 (completely located within the 120,133.4m2 of land officially allocated to Song Da Urban & Industrial Zone Development and Investment Joint Stock Company to implement the project under the Decision No. 2423/QD-UBND dated July 14, 2008; excluding land plots for: existing residential renovation - CTR1, CTR2; historical relic and religious land - QC, BL, MT, DTBT, and the green space – physical education and sports plot symbolized as CX12).

3.2. Investment scale (Population size and workload of main investment items):

Comply with the Decision No. 6316/QD-UBND dated November 23, 2015 of the City People's Committee approving the Overall Adjustment of Detailed Planning for Van La Housing Area, scale 1/500; Master Site Plan drawings for High-rise Apartment buildings combined with public and commercial services at plots CT2B, CT3B accepted by the Department of Planning - Architecture in document 8073/QHKT-TMB-P1-HTKT dated December 27, 2018, and documents No. 7399/VP-DT dated August 07, 2019 and No. 676/UBND-DT dated March 02, 2020 of the City People's Committee agreeing to rectify data at plot TT6. Specifically, key architectural planning indicators are as follows:

- Within the project implementation land area of 114,028m2, including the following land plots:

+ High-rise apartment combined with service CT2B: Land area 5,575m2; Building area 2,347m2; Total floor area (excluding basement) 53,759m2; Building density 42%; Land use coefficient 9.64 times; Building height 25 stories; Population 1,250 people; Number of apartments 416 units; Number of basements 02 stories; Basement floor area 12,151m2; Floor area arranged for community activities on the 2nd floor is 333m2; Floor area arranged for a kindergarten is 860m2.

+ High-rise apartment combined with service CT3B: Land area 5,559m2; Building area 2,347m2; Total floor area (excluding basement) 53,759m2; Building density 42%; Land use coefficient 9.67 times; Building height 25 stories; Population 1,250 people; Number of apartments 416 units; Number of basements 02 stories; Basement floor area 11,921m2; Floor area arranged for community activities on the 2nd floor is 333m2.

+ Low-rise housing (BT1-BT4 and TT1-TT9): Total land area 33,290m2; Building area 18,384m2; Total floor area 63,922m2; Building density 55%; Building height: BT1-BT4 is 03 stories and TT1-TT9 is 4 stories; Population 714 people; Total of 215 land plots.

+ Primary school (TH1, TH2): Land area 11,404m2; Building area 4,112m2; Total floor area 12,336m2; Building density 35% and 40%; Building height 3 stories; Number of students 599 and 161 students.

+ Kindergarten (NT1, NT2): Land area 4,380m2; Building area 1,752m2; Total floor area 5,256m2; Building density 40%; Building height 3 stories; Number of students 193 and 99 students.

+ Public service CT2A: Land area 1,539m2; Building area 677m2; Total floor area 8,126m2; Building density 44%; Building height 12 stories; Number of basements 02 stories; Basement floor area 1,707m2. In which, a minimum floor area of 172m2 at CT2A Building is reserved (without compensation required) to meet the community activity needs of the people in the project area (low-rise area) and neighboring areas in accordance with the content the Investor committed to in document No. 67/CT-KHDT dated April 06, 2022.

+ Technical infrastructure construction: Land area 45,625m2 including plots: Technical infrastructure treatment zone HTKT, Parking lots P1, P2, P3, P4; Building area 1,463m2.

+ Green spaces – physical education and sports CX1-CX15: 6,656m2 (excluding plot CX12 with an area of 764m2).

- Land area not included in the project execution, only for technical infrastructure integration: 8,867m2 including: Existing residential area for renovation (symbolized as CTR1, CTR2) and Religious, historical relic land (including 04 plots symbolized as: QC – Quán Công mound land; BL – Ba La mound land and Ancestral tomb of the Do clan in Vietnam; MT – current status of the stupa tomb area of Van La Pagoda; DTBT – historical relic land of Van La Pagoda) and plot CX12.

- Total building construction area: 31,082m2.

- Above-ground building height: 1-25 stories.

- Total building floor area (excluding basement): 203,670m2.

- Number of basements: 0-2 stories; Total basement floor area: 28,796m2.

- Population size: 3,214 people. Total number of students: 1,052 students.

- Quantity of housing types: 1,047 units/plots (832 apartments and 215 land plots).

- Technical infrastructure system: Construction of a wastewater treatment station with a capacity of 1,025m3/day-night; synchronous system of traffic roads, water supply, drainage, power supply, lighting, green trees, firefighting, information... according to the planning.

3. Total investment capital and capital mobilization plan:

- Total investment capital (expected): Around 2,795 billion VND.

- Capital mobilization plan: Use the investor's equity capital of 559 billion VND (accounting for 20%); Loans and other legally mobilized capital of 2,236 billion VND (accounting for 80%). The investment capital source is implemented on the principle that the investor self-declares and takes full responsibility for the accuracy according to regulations. The investor must ensure the arrangement of capital to implement the project in accordance with current laws. Legal-infringing capital mobilization is strictly prohibited; any violations will be subject to state handling sanctions.

4. Project implementation duration and progress: Completion in Quarter IV/2026.

5. Social housing development responsibility of the project: The project is not subject to the requirement of allocating additional social housing funds as regulated in Clause 4 Article 5 of

Decree No. 100/2015/ND-CP dated October 20, 2015, and Clause 4 Article 1 of Decree No. 49/2021/ND-CP dated April 01, 2021 of the Government.

6. Product consumption plan, post-investment project management, and operation organization: The investor constructs the works, manages the project investment construction, conducts business, exploits, and operates the project in accordance with current regulations of the State and the City.

7. Other contents of the project shall be implemented in accordance with Decision No. 2099/QD-UBND dated July 07, 2008 of the Ha Tay Provincial People's Committee (former), regulations in Clause 3 Article 6 of the Decree No. 31/2021/ND-CP dated March 26, 2021 of the Government, and current laws.

Article 2. Responsibilities of the Investor and Related Units:

1. Responsibilities of the Investor:

- Take full responsibility for the accuracy and legality of the information, data, and documents enclosed with the investment project dossier requesting the adjustment of investment policy.

- Organize the formulation, appraisal, and approval of the project adjustment ensuring strict compliance with the content of the decision approving the adjustment of investment policy and current codes, standards, and legal regulations. Pay attention to finalizing the project dossier as requested by departments and sectors in their opinion documents and by relevant functional agencies.

- Contact the Department of Natural Resources and Environment for guidance on finalizing the dossier to submit to the City People's Committee to adjust the land allocation decision due to planning changes and perform additional financial obligations (if any) as regulated; guide the formulation and re-approval of the Environmental Impact Assessment Report according to the provisions of the Law on Environmental Protection. Contact the Department of Construction and competent authorities for guidance on formulating, appraising, and approving design dossiers and granting construction permits in accordance with the approved project contents; summarize the residential floor area and the number of apartments of the project to send to the Department of Construction to update and supplement the City's Housing Development Plan for the 2021-2025 period; formulate plans for management and operation organization after investment and contents related to housing transactions and sales according to regulations. Contact the People's Committee of Ha Dong District for guidance on updating the project into the District's annual land use plan.

- Strictly comply with legal provisions on land, investment, construction, planning, housing, real estate business, environmental protection, ensuring fire prevention and fighting safety, earthquakes, and related project documents, as well as the City's regulations. The project can only be deployed after completing current investment construction procedures.

- Implement construction investment matching the detailed planning and the approved contents of the decision adjusting investment policy. Advanced technologies (green technology), energy-saving, and eco-friendly features must be used in design and construction (using LED lights for lighting, solar energy systems, and energy-saving materials and equipment); arrange sufficient area and quantity for public sanitation needs; maximize green space... to aim for green architecture works.

- Fully perform financial obligations and other duties to the State and the City in compliance with current legal regulations; ensure financial resources to execute the project according to the approved schedule. Formulate capital mobilization plans appropriate to the project progress as regulated by the Law on Housing, Law on Real Estate Business, current laws, and committed contents.
- Seriously implement the quarterly and annual investment activity reporting regime according to Article 72 of the Law on Investment, 6-month and annual investment monitoring reports according to Decree No. 29/2021/ND-CP dated March 26, 2021 of the Government, the Law on Housing, and current regulations of the State and the City.

- Coordinate with relevant agencies, units, and project investors to build and synchronously integrate the project's technical infrastructure (including traffic system, power supply, water supply and drainage...) with the neighboring area according to the approved planning. Manage and operate technical infrastructure works, ensuring the provision of public utility services for residents: clean water supply, drainage, domestic electricity, environmental sanitation, lighting, green space management, and maintaining security and order until the construction investment is completed and handed over to citizens and the City's management agencies according to regulations.
- Formulate plans for management, use, and operation exploitation of the works complying with the Law on Housing, guiding Decrees, and regulations of the Ministry of Construction and the City on apartment building management, which clearly defines common ownership and private ownership areas to serve as a baseline for post-investment management and operation and to include in housing purchase contracts to avoid disputes and complaints. Formulate building maintenance procedures and perform warranty and maintenance work in strict compliance with legal provisions on housing and current regulations on construction quality management.

- Use land for the right purpose to construct works according to the land allocation decision. Transferring the project to another unit without the approval of the City People's Committee is strictly prohibited.

- Strictly implement the directives of the Standing Committee of the City Party Committee in Notice No. 1083-TB/TU dated March 14, 2023 *(investing in and constructing technical infrastructure and social infrastructure works at the Project first according to the approved planning, especially schools, parking lots, community houses,...; performing technical infrastructure integration in the area) and take responsibility* for the contents the Investor committed to the City People's Committee in document No. 309/CT-KHDT dated October 19, 2022 *(To ensure community benefits, SUDICO commits to prioritizing and focusing on constructing technical and social infrastructure works first to ensure the project's overall progress; Commits to finishing the construction of schools, kindergartens, and parking lots in 2024; In case the committed progress is not secured due to subjective reasons of the investor, the investor will be ready to hand over these school land plots to the City for implementation using public investment funds without requesting the State to reimburse land clearance, technical infrastructure, and other invested costs at the plots).*

- For the un-cleared land area of 4,295.8m2 (belonging to a part of the planned plots CX1, CX13, TT1, P2, P3, P4, and HTKT) and the 110KV high-voltage power line passing through the land, the Investor is responsible for coordinating with the Ha Dong District People's Committee and related units to urgently complete land clearance and relocation of the power line according to regulations. In case land clearance and power line relocation are not finished within the approved

duration, the City People's Committee will assign the Department of Natural Resources and Environment to inspect and propose handling measures according to regulations.

2. Responsibilities of Related Units:

- Department of Natural Resources and Environment: Guide the investor to formulate and re-approve the Environmental Impact Assessment Report according to regulations. Inspect, review, and guide the investor to finalize the dossier to submit to the City People's Committee to adjust the land allocation decision due to planning changes, perform additional financial obligations (if any), and complete land use management procedures in compliance with legal provisions and the approved contents in this Decision.

- Department of Construction: Inspect and guide the investor to properly implement legal provisions on housing construction, real estate business, and the City's requirements in project investment construction according to green, clean, energy-saving criteria, seamlessly connecting with synchronous fire prevention, smart water supply and drainage monitoring and sensor systems...; guide the investor to clearly define common and private ownership areas, formulate post-investment management and operation plans and contents related to housing purchase and sale transactions according to regulations; update project information into the City's Housing Development Plan for the 2021-2025 period; monitor and inspect construction investment according to specialized fields as regulated in Article 69 of the Decree No. 29/2021/ND-CP dated March 26, 2021 of the Government, Article 8 of thr Decision No. 08/2022/QD-UBND dated February 10, 2022 of the Hanoi City People's Committee promulgating the Regulation on assigning organization of monitoring and evaluation of investment programs and projects of Hanoi City and according to the approved progress, ensuring the project's synchronization.

- Department of Finance, Hanoi City Tax Department: Urge the investor to fully perform financial obligations related to the project according to regulations.

- People's Committee of Ha Dong District: Perform administrative state management within its competence, conduct community monitoring regarding construction management activities in the area related to the project; monitor the implementation of the investor's commitments in document No. 309/CT-KHDT dated October 19, 2022 (prioritizing focusing on building technical infrastructure and social infrastructure works first) and report, recommend the City People's Committee to direct handling measures in case the Investor fails to perform properly as committed.
- Departments: Planning and Investment, Planning - Architecture and related Departments and Sectors are responsible for guiding the investor, inspecting, and resolving investment procedures of the project according to their proper functions, duties, and current regulations of the State and the City People's Committee.

Article 3. Enforcement Provisions

1. This Decision approving the adjustment of investment policy takes effect from the date of signing and forms an integral part of the Investment Project Approval Decision No. 2099/QD-UBND dated July 07, 2008 of the Ha Tay Province People's Committee.

2. Chief of the Office of the City People's Committee; Directors of Departments: Natural Resources and Environment, Construction, Finance, Planning - Architecture, Education and Training, Industry and Trade, Planning and Investment; City Police, Director of the City Tax Department, Director of the City Social Insurance; Chairman of the People's Committee of Ha

Dong District; General Director of Song Da Urban & Industrial Zone Development and Investment Joint Stock Company and Heads of related units are responsible for implementing this Decision.

3. This Decision is sent to Song Da Urban & Industrial Zone Development and Investment Joint Stock Company and 01 copy is archived at the Hanoi City People's Committee./.

Recipients:
- As specified in Article 3;
- Chairman of the City People's Committee (for reporting);
- Vice Chairmen of the City People's Committee;
- City People's Committee Office: Chief of Office, Deputy Chief of Office, and Divisions: Urban Development, Economy, General Affairs;

Archived: VT.

FOR THE CHAIRMAN
VICE CHAIRMAN
(Signed and sealed)
Duong Duc Tuan

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City

Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội

I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**

Certification No.: **166718** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG

Phó Giám đốc

Nguyễn Văn Tết

BẢN DỊCH
TRANSLATION

PEOPLE'S COMMITTEE OF
HA TAY PROVINCE

No.: 739/QD-UBND

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Dong, April 1, 2008

DECISION
on approving the detailed construction planning at scale 1/500 of Van La Housing Area, Van Khe commune, Ha Dong city, Ha Tay province

[Stamp: Song Da Urban & Industrial Zone Development and Investment Joint Stock Company (SUDICO) - Official Dispatch Received No. 212, Dated: April 22, 2008]

THE CHAIRMAN OF THE PEOPLE'S COMMITTEE OF HA TAY PROVINCE

Pursuant to the Law on the Construction dated November 26, 2003; Pursuant to the Law on Housing;

Pursuant to the Decree No. 90/2006/ND-CP dated September 6, 2006 of the Government detailing and guiding the implementation of the Law on Housing;

Pursuant to the Decree No. 08/2005/ND-CP dated January 24, 2005 of the Government on construction planning;

Pursuant to the Decree No. 16/2005/ND-CP dated February 7, 2005 of the Government on management of investment projects on construction of works;

Pursuant to the Circular No. 15/2005/TT-BXD dated August 19, 2005 of the Ministry of Construction guiding the formulation, appraisal and approval of construction planning;

Pursuant to the Vietnam Construction Standards issued together with the Decision No. 682/BXD-CSXD dated December 14, 1996 of the Ministry of Construction;

Pursuant to the Decision No. 866/2005/QD-UB dated July 12, 2005 of the People's Committee of Ha Tay Province on the issuance of Regulations on assignment, decentralization, formulation, appraisal, state management and implementation of plannings under the competence of the province;

Pursuant to the Circular No. 10/2000/TT-BXD dated August 8, 2000 of the Ministry of Construction guiding the formulation of environmental impact assessment reports for construction planning projects;

Pursuant to the Decision No. 22/2006/QD-BTNMT dated December 18, 2006 of the Ministry of Natural Resources and Environment on the compulsory application of Vietnamese Environmental Standards;

Pursuant to the adjustment of the General Construction Planning of Ha Dong City to 2020 approved by the People's Committee of Ha Tay Province in the Decision No. 1782/QD-UBND dated October 21, 2006;

Pursuant to the Decision No. 1449/QD-UBND dated August 17, 2006 of the People's Committee of Ha Tay Province regarding the approval of the detailed planning at scale 1/2000 of Van La - Van Khe Housing Area, Ha Dong town, Ha Tay province;

Pursuant to the Document No. 776/UBND-XD dated March 3, 2006 of the People's Committee of Ha Tay Province regarding assigning Song Da Urban & Industrial Zone Development and

Investment Joint Stock Company as the investor to formulate the investment project on construction of Van La - Van Khe Housing Area, Ha Dong city;

Pursuant to the Decision No. 2156/QD-UBND dated November 21, 2007 on the recovery of 130,404.9 m2 of land in Van Khe commune and Phu Luong commune, Ha Dong city; temporarily assigning Song Da Urban & Industrial Zone Development and Investment Joint Stock Company to implement compensation, site clearance support, and formulate the investment project on construction of Van La - Van Khe Housing Area;

Considering the Submission No. 35/TTr-CT-DT dated January 30, 2008 of Song Da Urban & Industrial Zone Development and Investment Joint Stock Company (SUDICO), and of the Department of Construction at the Submission No. 346/TT-SXD-QHNO&CS dated March 12, 2008 regarding the appraisal and request for approval of the detailed construction planning at scale 1/500 of Van La Housing Area, Van Khe commune, Ha Dong city,

DECIDES:

Article 1. Approve the detailed construction planning at scale 1/500 of Van La Housing Area, Van Khe commune, Ha Dong city, Ha Tay province, with the following contents:

1. Project Name: Detailed construction planning at scale 1/500 of Van La Housing Area, Van Khe commune, Ha Dong city, Ha Tay province.

2. Project Planning Investor: Song Da Urban & Industrial Zone Development and Investment Joint Stock Company (SUDICO).

3. Planning Consultant Unit:

Ho Thieu Tri Architect and Associates Co., Ltd.

4. Scope of the detailed planning study:
The planned land area is located in the low-lying field area in the Southeast of Ha Dong City, belonging to the housing development land fund according to the Decision No. 492/2001/QD-UB dated April 24, 2001 of the Provincial People's Committee on approving the adjustment of the general planning of Ha Dong town (now Ha Dong city) to 2020:

North borders the facility 2 of Ha Dong Water Plant, the planned road of Van Phu urban area and the service land of Van Khe commune.

East - Northeast borders the planned road of Van Phu new urban area.

East - Southeast borders Van Phu new urban area and the residential area of Phu Luong commune.

West - Southwest is bounded by National Highway 6, the medical station area and the residential quarter of Ha Dong City Police.

5. Objectives and characteristics of the project:
a. Objectives:
- Construct a residential area within Ha Dong city, synchronous in technical and social infrastructure with other urban areas, increasing the residential land fund to serve and meet housing needs for citizens, creating a sustainable residential area.
- Gradually convert inefficient agricultural cultivation land in the city center to urban economic development to promote local economic development.

- Invest in synchronous social and technical infrastructure, gradually urbanizing and renovating existing neighboring residential areas with the new urban residential area.
- Serve as a basis for establishing investment projects and managing construction according to planning.

b. Characteristics: As an urban housing area developed towards urbanization, designed with synchronous and modern technical infrastructure and social infrastructure equivalent to Type II urban standards, ensuring consistency within the approved general planning of Ha Dong city.

6. Project planning scale:
- *Planned area size:* Study area scope: 12.0133 ha.
- *Forecasted population size:*

Forecasted population within the design area: around 2,960 people.

7. Characteristics of current status:
a. Current status of land leveling:
In general, it is relatively flat, according to the 1/500 survey map, the elevation changes from Northeast down to Southwest in the study area by no more than 2.0 m. The main drainage direction is concentrated towards the drainage ditch in the Southwest of the planned land area.
Highest elevation: + 6.7 m (Quang Trung road system).
Lowest elevation: + 4.7 m (at low-lying fields).
Average elevation: + (5.5m to 6.0m).

b. Current status of land use:
In general, the studied area is favorable for project construction development.

The entire planned land area consists of cultivation land and the protection corridor of high-voltage power lines under the administrative boundaries of Van Khe commune - Ha Dong city.

No.	Land Type	Area (m2)	Percentage (%)
1	Rice cultivation land	100,391.9	83.6
2	Irrigation and transport land	12,349.1	10.28
3	Cemetery land	36.5	0.03
4	Mound land (managed by the Commune People's Committee)	2,730.3	2.27
5	Residential land	113.1	0.09
6	Unused land	1,335.2	1.11
7	Construction land (Currently has 24 apartments managed by Song Da Corporation)	3,177.3	2.64
	Total	120,133.4	100.0

c. Current status of architectural works:

Includes the following works:

- Residential area and workshop of Song Da 12 Joint Stock Company;
- More than 49 graves of various types;
- Go Quan Cong religious work.

d. Current status of technical infrastructure:

- Current status of traffic:

+ External traffic is the Quang Trung main axis (QL6) running along the North of the project area (cross section 47m). From Quang Trung road, a main axis running between two 110KV high-voltage power lines into the project area will be arranged.

+ In addition, another important axis of the project area is the 24m ring road of Van Phu New Urban Area (East side). From this road, branches connect to functional zones within the project, creating an enclosed and continuous transport network.

+ According to the Decision No. 1782/QD-UBND dated October 21, 2006 of the Provincial People's Committee on approving the adjustment of the general planning of Ha Dong city, Ha Tay province to 2020, Le Hong Phong road (18.5m) extending to QL21B will cut across Van Phu urban area and Van La housing area, determined as the spatial development axis of Van La housing area.

+ Within the current project area, an urban transportation system has not yet been established; it primarily consists of agricultural dirt roads and graded concrete roads leading into the residential areas within the planned zone. The design orientation is to develop interconnected grid-patterned road axes throughout the area, forming an urban transportation network within the project site.

e. Current status of power supply and communication:

- In the Northwest, there is a 110KV high-voltage power line system originating from the Ba La intermediate substation running through, along with 35KV and 22KV low-voltage lines leading to the Van Quan intermediate substation... (favorable for the power supply source of the entire area). It is planned to relocate the positions of the power poles and the 35KV power line to align with the overall master plan of the entire area (with a design orientation toward undergrounding along the planned traffic roads) and to maximize the land fund within the boundaries of the project area plan - Within the planned area, there are power lines with voltages ranging from 22KV to 35KV running across; however, given the current scale and future planning, the power supply source will be taken from the 22KV voltage power line from the Van Quan substation (with a power supply agreement from Ha Tay Electricity) to supply the project area through low-voltage substations according to the design.

- The 110KV power line system within the planning boundary has a power grid safety corridor that complies with the Decree No. 106/ND-CP, with a minimum of 4m measured from the outermost wire. The land area within the power grid corridor is only permitted for planting low greenery (shrubs) and decorative flower beds or lawns, and can be combined with parking lots within the planned area. The clearance height restricted to the bottom-most wire sag must be a minimum of 03m for urban greenery and urban infrastructure works located underneath the 110KV high-voltage power line.

f. Current status of water supply and drainage:

- Water supply: Currently, Ha Dong city is being supplied with water by 2 water treatment plants: Ha Dong water treatment plant and La Khe water treatment plant. Total capacity is 22,000 m³/day-night.

Ha Dong water treatment plant capacity: 12,000 m³/day-night

La Khe water treatment plant capacity: 10,000 m³/day-night

Clean water supply pipeline network: Ha Dong city has constructed water supply pipelines along the main road axes (National Highway 6 and the road parallel to National Highway 6).

- Drainage: The study land area consists of cultivated paddy fields with a low-lying terrain elevation (~ +5.0) compared to Quang Trung street; the drainage system primarily relies on gravity-fed agricultural channels.

The current drainage direction is primarily concentrated down toward the irrigation drainage ditch to the South of the project area. In addition, current stormwater runoff drains via gravity into the drainage ditches, ponds, and lakes surrounding the project area. The restricted elevation level of the area is +6.0.

8. Key techno-economic indicators:

a. General indicators:

Population: around 2,960 people.
Land indicators:
Residential land: 15.38 m2/person.
Primary school land: 17 m2/person.
Kindergarten land: 13.7 m2/person.
Green trees, parking lot land: 2.58 m2/person.
Traffic land: 13.67 m2/person.
Infrastructure indicators:
Domestic water: 200 liters/person/day.
Public water: 10% of domestic water.
Irrigation/street cleaning water: 10 m3/ha/day-night.
Power supply (Residential): 3.5 Kw/household.
Commercial/Public power: 12 W/m2 of floor.
Street lighting: 1.2 W/m2.
Wastewater: 200 liters/person/day.
Solid waste: 1.2 kg/person/day.

b. Summary data on land use planning:

(See attached summary table)

c. Detailed data on land use indicators:

(See attached summary table)

8. Planning solutions regarding: Building density, height limits, setbacks, for different types of housing and social infrastructure facilities:

a. Mixed high-rise apartment buildings:

- Construction density: 45.92%.
- Building setback: The building must be set back at least 5m from the red line boundary.
- Number of floors: From 7 to 21 floors.
-The clear height of the upper floors is 3m to 3.9m; the ground floor is 4m.

b. Villa housing:

- Building density: 35%.
- Number of floors: 3 floors, with uniform floor height in each row.
- Setback: The building line must be at least 3.0m away from the red line boundary of the road.

c. Terraced houses:

- Building density: 83.53%.
- Number of floors: 4 floors, with uniform floor height in each row.
- Setback: The building line coincides with the red line (road boundary).

d. Public works:

- Building density: 27.91%.

- Number of floors: 3 to 9.

- Building setback: Construction projects must be set back at least 5 meters from the red line boundary.

9. Land use planning and landscape architecture solutions:

a. Land for residential construction has a total area of 45,515m², which includes:

- Adjoining residential land: with an area of 1,850m², located partly between the extended Le Hong Phong road and Van La pagoda, along with the land area of the Song Da 12 Joint Stock Company's production workshop after relocation.

- Villa land: covering an area of 16,395m² located in the central area of the residential zone, the villa area features a system of gardens and walking paths running behind the villa plots, combined with a technical infrastructure corridor.

- High-rise apartment land: having an area of 27,270m², which is arranged along the main traffic roads of the area, spanning from the gateway position into the residential zone on the Quang Trung street side to the end of the main residential traffic axis and along the extended Le Hong Phong street. The two mixed-use high-rise apartment buildings, CT2B and CT3B, are located at the center of the residential zone, serving as visual landmarks for the high-rise apartment sector and the entire residential area.

b. Public land has a total area of 9,203 m2, including:
Elementary school land has an area of 3,580 m², kindergarten land has an area of 2,441 m², commercial center land has an area of 1,539 m² located along the border of the residential area, where existing architectural landscape factors are very weak. Strengthening auxiliary spaces, greenery, and public areas aims to construct a functional zone with the best architectural landscape and ensure sustainable development factors.
c. Landscape Greenery Land has a total area of 7,626 m²:
Arranged alternating between functional zones of the residential area, creating harmony for the general architectural landscape. Utilizing land areas along the border with complex shapes that are difficult to use for other functions, along with determining appropriate setbacks for structures of different volumes to arrange the residential area's greenery zones.
d. Technical Infrastructure Construction Land has a total area of 45,997 m² including:
- Traffic land: has an area of 40,457 m² including traffic road systems connecting with existing traffic, traffic hubs in the general planning of Ha Tay province, and internal traffic roads of the residential area according to planning.
- Power grid safety corridor land: has an area of 4,672 m² located beside the main planned road of the residential area, kept intact according to the status of the 110kV power grid safety corridor.
- Technical infrastructure treatment zone land: has an area of 868 m² located to the South-West drainage ditch, which is the place for treating sewage of the residential area before discharging into the ditch.
e. Other Land has a total area of 11,793 m² including:
- Quan Cong Mound land: has a land area of 3,450 m² planned to be rebuilt and returned to the local authority.
- Canal and ditch solidification land: has an area of 6,218 m² solidified from the existing canal and ditch system of the residential area.
- Song Da collective residential area land: has an area of 2,125 m²; the current status of this land

plot has 24 apartments managed by Song Da Corporation, planned for self-renovation residential layout.

9. Technical Infrastructure Planning Solutions:

a. Traffic Planning:

- External traffic: The extended Le Hong Phong street heading to National Highway 21B, running parallel with Quang Trung street, passing through Van Phu urban area and Van La - Van Khe Housing Area; this road axis is determined as the spatial development axis of the project. Boundary cross-section is 18.5m (4m + 10.5m + 4m).

- Internal road system:

The main axis road from Quang Trung street entering, running between two 110KV high-voltage power lines, penetrating throughout the planning area, both sides of the sidewalks planted with low-level shrubs, lawns, and small landscapes to increase green landscape for the residential area, combined with the high-voltage power grid protection corridor and utilized as a parking lot for the whole area.

Boundary cross-section is 20.5m (5m + 10.5m + 5m).

+ Internal traffic roads running around zones CT2, CT3 and residential areas have a boundary cross-section of 16.5m (3m + 10.5m + 3m).

+ The internal residential traffic road system running around functional zones and residential areas has a boundary cross-section of 13.5m (3m + 7.5m + 3m).

+ Walking paths and pedestrian streets have cross-sections of 7.0m and 4.0m, creating favorable conditions for villa areas.

- Centralized parking lot systems: arranged at the courtyard area and basement of high-rise buildings; additionally, the power grid corridor land area will be utilized to organize common parking lots for the entire area.

- Turning radius at intersections with external traffic is designed according to regulations at intersections between regional routes: R = 12m and R = 6m.

b. Ground Leveling Planning:

- Controlled foundation level according to the approved ground leveling planning of Ha Dong town, the ground leveling level of the area is designed to be ≥ +6.0m.

- Slope direction: Following the principle of gravity surface water flow, the drainage direction is mainly towards the ditch to the South-West within the project area.

c. Rainwater Drainage Planning:

- Build a completely new drainage system for the planned area to ensure rainwater drainage capacity with a 5-year recurrence interval. The rainwater drainage system is completely separated from the sewage drainage system. Rainwater is collected into the main pipeline system and discharged into the South-West ditch.

- Rainwater drainage pipelines are gravity flow lines, placed to collect all rainwater in the area and then drain into the ditch through outlets.

d. Water Supply Planning:

- Water source: Expected to be taken from the domestic water source of Ha Dong city with a total flow rate of about 1,200 m^3/day and night.

- Water supply network:

+ Designed in a closed-loop pattern to ensure safe water supply. Main water distribution pipe Φ200.

+ Arrange above-ground fire hydrants at intersections and junctions located on sidewalks. Pipe diameter is from Φ 150mm to Φ 100mm, distance between hydrants does not exceed 150 meters.

e. Sewage Drainage and Environmental Sanitation Planning:

- Sewage drainage:

+ Total sewage demand to be treated in the area is about 1,100 m³/day and night.
+ Sewage drainage pipes are designed completely separate from rainwater drainage pipes; domestic sewage is collected by a closed pipe system. Domestic sewage collection pipelines collect the entire flow discharged from residential blocks and deliver it to the centralized treatment station of the area. Domestic sewage from residential blocks, before draining into the domestic sewage system, must be treated through septic tanks.

- Environmental sanitation:

+ For domestic waste from public areas and residential housing, it will be collected daily by urban environmental workers.

+ For public construction works in greenery areas, traffic areas shall use public trash bins placed at appropriate locations matching the service radius and convenient for collection and transport vehicles. Environmental workers will collect and bring it to the common waste treatment station of the entire area daily.

f. Power Supply Planning:

- Total power supply demand for the planned area is about 3,000 KW.
- Main power source: From the 110/35/22KV Ba La substation.

- 110KV high-voltage power grid section passing through Van La project: Renovate to underground the bare (single) overhead line in the project and renovate to replace the bare (double) overhead line poles in the project.

- Medium-voltage power grid:

+ Existing 35KV and 22KV lines: Relocate from overhead to underground, route direction along the sidewalk of the planned road. The relocation principle ensures keeping the correct direction and start-end connection points.

+ Low-voltage substations: For high-rise buildings with large loads, transformers are expected to be placed directly in the basement of the building. For residential areas, low-voltage substations use built stations or KIOSK-type integrated stations.
+ Low-voltage network: The low-voltage network has a voltage level of 380/220V. Public works, high-rise residential areas, villa residential areas... use underground low-voltage power networks in technical trenches to ensure urban aesthetics.

+ Street lighting network: The street lighting network uses 150W High-Pressure Sodium lamps installed on round or octagonal steel poles with a height of 10-12m. In existing residential areas, the lighting network shares poles with the low-voltage network. Landscape lighting uses 5-bulb globe lamps or other forms such as QUEEN lamps, Wrightia religiosa lamps... depending on the specific location. Lighting cable cross-section is from 16-25mm². The lighting cabinet is placed at the transformer station, using a type with a total current of 50A-100A, with 2 automatic switching modes according to time and manual.

- Power distribution system:

Construct 04 transformer stations, these transformer stations are supplied with 22KV power by waterproof underground cable 24KV-Cu-3x240mm2 forming an operational open loop. Transformer stations are arranged so that the service radius of each station is from 200÷400m. Distribution transformer stations will use KIOSK-type integrated stations for land-saving purposes and to increase urban aesthetics.

g. Information & Communication Planning: Total telephone subscription demand for the planned area is about 1,000 subscribers. The postal network in the research area is designed using underground cables with cable cabinets expected to be constructed in the land plots.

Article 2. Implementation Organization:

- The approved detailed construction planning at scale 1/500 of Van La Residential Area, Van Khe commune, Ha Dong town, Ha Tay province serves as the basis for establishing investment projects, land use purpose conversion, land use planning formulation, and land allocation in accordance with legal regulations.
- Technical infrastructure requirements of Van La Residential Area must ensure alignment with the general planning of Ha Dong city and connect with the construction planning of relevant areas into a unified system.

- The area adjacent to the existing population shall be connected to technical infrastructure to ensure the conditions of the area.

- Song Da Urban & Industrial Zone Development Investment Joint Stock Company (SUDICO) shall note:

+ During the construction implementation process, note to isolate and temporarily keep intact the land area of 447m² according to the contents of Document No. 1020/UBND-CNXD dated March 7, 2008 of the Provincial People's Committee.

+ The area of Quan Cong Mound needs to be agreed upon with the local authority, Van La village, Van Khe commune to have a specific written agreement resolution option.
+ Draft the regulations on construction planning management of Van La Housing Area - Van Khe commune to submit to the Department of Construction for appraisal and approval.
+ Finalize the feedback contents that the Department of Construction stated.
- Relevant departments and sectors shall cooperate to monitor and manage investment and construction activities according to the contents of the approved detailed planning project.
- During the planning process of expanding Hanoi, if there is any impact on this planning project, the investor is responsible for adjusting the planning to ensure suitability.

Article 3. Chief of Office of the Provincial People's Committee; Directors of Departments and sectors: Construction, Planning and Investment, Finance, Industry, Transport, Natural Resources and Environment, Ha Tay Power, Agriculture and Rural Development, Post and Telecommunications; Chairman of Ha Dong City People's Committee; Investor, and relevant sectors are responsible for executing this Decision./.

Recipients:
- Chairman, Vice Chairmen of Provincial People's Committee;
- Chief/Deputy Chief of Office of Provincial People's Committee;
- Industrial & Construction Dept (2,3); General Synthesis 2; Agriculture 3;
- As Article 3;
- Filed: VT, CNXD5 (2b)

FOR CHAIRMAN
PERMANENT VICE CHAIRMAN
(Signed and sealed)
Nguyen Huy Tuong

b. Summary Table of Land Use Planning Data:

No.	Land Type	Ratio (%)	Land Area (m^2)	Const. Area (m^2)	Floor Area (m^2)	Density (%)	FAR
1	**Residential construction land**	**37.9**	**45,515**	**19,926**	**151,611**	**43.78**	**3.3**
1.1	Townhouses land		1,850	1,545	6,181	83.53	
1.2	Villa houses land		16,395	5,860	17,580	35	
1.3	High-rise apartment land		27,270	12,521	127,850	45.92	
2	**Public land**	**7.7**	**9,203**	**2,608**	**10,203**	**27.91**	**1.1**
2.1	Primary school		3,580	1,122	2,976	31.54	
2.2	Kindergarten		2,441	650	850	26.63	
2.3	Sports and physical training		1,643	164	329	10	
2.4	Commercial + Service + Entertainment center		1,539	672	6,048	43.66	
3	**Landscape greenery land**	**6.3**	**7,626**	**381**	**5**	**0.05**	
4	**Technical infrastructure land**	**38.3**	**45,997**	**105**	**105**		
4.1	Transportation land		40,457				
4.2	Power grid safety corridor land		4.672				
4.3	Technical infrastructure treatment land		868	105	105	12.1	0.12
5	**Other land**	**9.8**	**11,793**	**1,660**	**6,489**		
5.1	Quan Cong Mound land (local compensation)		3,450	50	50		
5.2	Concrete-lined canals and ditches land		6,218				
5.3	The Song Da Collective Housing Area is undergoing renovation (Currently, the land plot contains 24 apartments managed by Song Da Corporation).		2,125	1,610	6,439	75.8	3.03
	Total	**100.0**	**120,133**	**24,681**	**168,789**	**20.54**	**1.41**

c. Detailed Summary Table of Land Use Indicators:

No.	Code	Land Type	Ratio (%)	Area (m^2)	Const. area (m^2)	Floor area (m^2)	Dens. (%)	FAR	Stories	Units	Pop.
LAND FOR HIGH-RISE APARTMENT BUILDINGS COMBINED WITH SERVICES											
1	**CT**	**High-rise apartments**	**22.7**	**27,270**	**12,521**	**127,850**	**45.92**	**4.69**	**4-21**	**665**	**2,660**
1.1	***CT1***	***High-rise apartment 1***		***1,453***	***738***	***5,166***	***50.79***	***3.15***	***7***	***37***	***148***
1.2	***CT2***	***High-rise apartment land 2***		***8,862***	***3,584***	***40,503***	***40.44***	***4.15***	***5-21***	***179***	***716***
1.2.1	CT2.B	Land for mixed-use high-rise apartment building CT2-B		5,567	2,190	27,957	39.34	5.02	5-21	124	496
1.2.2	CT2.C	Land for high-rise apartment building CT2-C		3,295	1,394	12,546	42.31	3.81	9	55	220
1.3	***CT3***	***High-rise apartment land 3***		***13,778***	***7,076***	***72,074***	***51.36***	***5.23***	***9-21***	***375***	***1,500***
1.3.1	CT3.A	Land for high-rise apartment building CT3-A		2,679	1,394	12,546	52.03	4.68	9	55	220
1.3.2	CT3.B	Land for mixed-use high-rise apartment building CT3-B		5,503	2,190	27,957	39.8	5.08	5-21	132	528
1.3.3	CT3.C	Land for high-rise apartment building CT3-C		5,596	3,492	31,571	40.8	5.64	4-11	188	752
1.4	***CT4***	***High-rise apartment land 4***		***3,177***	***1,123***	***10,107***	***35.35***	***3.18***	***9***	***74***	***296***
VILLA LAND											
2		**Villa Land (48 lots)**	**13.65**	**16,395**	**5,860**	**17,580**	**35**	**1.05**	**3**	**48**	**192**
2.1	***BT1***	***Villa Area I (9 lots)***		***3,379***	***1,183***	***3,548***	***35***	***1.05***	***3***	***9***	***36***
2.1.1	BT1.1	Villa 1		460	161	483	35	1.05	3		4
2.1.2	BT1.2	Villa 2		324	113	340	35	1.05	3		4
2.1.3	BT1.3	Villa 3		324	113	340	35	1.05	3		4
2.1.4	BT1.4	Villa 4		353	123	370	35	1.05	3		4
2.1.5	BT1.5	Villa 5		387	135	406	35	1.05	3		4
2.1.6	BT1.6	Villa 6		482	169	506	35	1.05	3		4
2.1.7	BT1.7	Villa 7		405	142	425	35	1.05	3		4
2.1.8	BT1.8	Villa 8		327	114	343	35	1.05	3		4
2.1.9	BT1.9	Villa 9		318	111	334	35	1.05	3		4
2.2	***BT2***	***Villa Area 2 (20 lots)***		***7,380***	***2,583***	***7,748***	***35***	***1.05***	***3***	***20***	***80***
2.2.1	BT2.1	Villa 1		387	135	406	35	1.05	3		4
2.2.2	BT2.2	Villa 2		353	123	370	35	1.05	3		4
2.2.3	BT2.3	Villa 3		324	113	340	35	1.05	3		4
2.2.4	BT2.4	Villa 4		324	113	340	35	1.05	3		4
2.2.5	BT2.5	Villa 5		342	120	359	35	1.05	3		4
2.2.6	BT2.6	Villa 6		324	113	340	35	1.05	3		4
2.2.7	BT2.7	Villa 7		324	113	340	35	1.05	3		4
2.2.8	BT2.8	Villa 8		324	113	340	35	1.05	3		4

2.2.9	BT2.9	Villa 9		373	131	392	35	1.05	3		4
2.2.10	BT2.10	Villa 10		569	199	597	35	1.05	3		4
2.2.11	BT2.11	Villa 11		482	169	506	35	1.05	3		4
2.2.12	BT2.12	Villa 12		421	147	442	35	1.05	3		4
2.2.13	BT2.13	Villa 13		320	112	335	35	1.05	3		4
2.2.14	BT2.14	Villa 14		343	120	360	35	1.05	3		4
2.2.15	BT2.15	Villa 15		372	130	391	35	1.05	3		4
2.2.16	BT2.16	Villa 16		352	123	370	35	1.05	3		4
2.2.17	BT2.17	Villa 17		366	128	385	35	1.05	3		4
2.2.18	BT2.18	Villa 18		360	126	378	35	1.05	3		4
2.2.19	BT2.19	Villa 19		360	126	378	35	1.05	3		4
2.2.20	BT2.20	Villa 20		360	126	378	35	1.05	3		4
2.3	***BT3***	***Villa Area 3 (6 lots)***		***1,881***	***658***	***1,975***	***35***	***1.05***	***3***	***6***	***24***
2.3.1	BT3.1	Villa 1		312	109	327	35	1.05	3		4
2.3.2	BT3.2	Villa 2		300	105	315	35	1.05	3		4
2.3.3	BT3.3	Villa 3		305	107	320	35	1.05	3		4
2.3.4	BT3.4	Villa 4		325	114	342	35	1.05	3		4
2.3.5	BT3.5	Villa 5		300	105	315	35	1.05	3		4
2.3.6	BT3.6	Villa 6		339	119	356	35	1.05	3		4
2.4	***BT4***	***Villa Area 4 (13 lots)***		***3,755***	***1,314***	***3,942***	***35***	***1.05***	***3***	***13***	***52***
2.4.1	BT4.1	Villa 1		318	111	334	35	1.05	3		4
2.4.2	BT4.2	Villa 2		289	101	303	35	1.05	3		4
2.4.3	BT4.3	Villa 3		289	101	303	35	1.05	3		4
2.4.4	BT4.4	Villa 4		273	96	287	35	1.05	3		4
2.4.5	BT4.5	Villa 5		273	96	28	35	1.05	3		4
2.4.6	BT4.6	Villa 6		289	101	303	35	1.05	3		4
2.4.7	BT4.7	Villa 7		289	101	303	35	1.05	3		4
2.4.8	BT4.8	Villa 8		289	101	303	35	1.05	3		4
2.4.9	BT4.9	Villa 9		289	101	303	35	1.05	3		4
2.4.10	BT4.10	Villa 10		289	101	303	35	1.05	3		4
2.4.11	BT4.11	Villa 11		289	101	303	35	1.05	3		4
2.4.12	BT4.12	Villa 12		289	101	303	35	1.05	3		4
2.4.13	BT4.13	Villa 13		289	101	303	35	1.05	3		4
TOWNHOUSES LAND											
3	**NO.**	**Townhouses Land**	**1.54**	**1,850**	**1,545**	**6,181**	**83.53**	**3,34**	**4**	**27**	**108**
3.1	***TT1***	***Townhouses Land of Song Da residential quarter***		***631***	***631***	***2524***	***100***	***4***	***4***	***10***	***40***
3.2	***TT2***	***Townhouses Land is located next to Van La***		***1,219***	***914***	***3,657***	***75***	***3***	***4***	***17***	***68***

		Pagoda.									
PUBLIC LAND											
4		**PUBLIC LAND**	**7.66**	**9,203**	**2,608**	**10,203**	**28.34**	**1.11**	**1-9**		
4.1	***TH***	***Elementary school land***		***3580***	***1,122***	***2,976***	***31.34***	***0.83***	***2-3***		
4.2	***NT***	***Land for a kindergarten in a residential area.***		***2,441***	***650***	***850***	***26.63***	***0.35***	***1-2***		
4.3	***TDTT***	***Sports club land***		***1,643***	***164***	***329***	***10***	***0.2***	***2***		
4.4	***CT2.A***	***Land for commercial centers, entertainment areas, and offices.***		***1,539***	***672***	***6,048***	***43.66***	***3.93***	***9***		
LANDSCAPE GREENERY LAND											
5	**CX**	**LANDSCAPE GREENERY LAND**	**6.35**	**7,626**	**381**	**381**	**5**	**0.05**	**1**		
5.1	***CX1***	***Landscape greenery land 1***		***157***							
5.2	***CX2***	***Landscape greenery land 2***		***694***							
5.3	***CX3***	***Landscape greenery land 3***		***328***							
5.4	***CX4***	***Landscape greenery land 4***		***104***							
5.5	***CX5***	***Landscape greenery land 5***		***2,983***	***381***	***381***	***5***	***0,05***	***1***		
5.6	***CX6***	***Landscape greenery land 6***		***1,570***							
5.7	***CX7***	***Landscape greenery land 7***		***1,722***							
5.8	***CX8***	***Landscape greenery land 8***		***68***							
TECHNICAL INFRASTRUCTURE LAND											
6		**TECHNICAL INFRASTRUCTURE LAND**	**38.29**	**45,997**	**105**	**105**			**1**		
6.1	***GT***	***Land for external transportation***	***15.08***	***18,117***							
6.1.1		Le Hong Phong Street		7,037							
6.1.2		Area transportation land (Transportation land for 2 safety corridors of 110KV power grid)		11,080							
6.2	***GT***	***Land for internal roads and yards within the residential area***	***18.6***	***22,340***							
6.2.1		Internal road land 01		7461							
6.2.2		Internal road land 01		14.879							
6.3		***Land within the power grid safety corridor***	***3.89***	***4.672***							
6.4		***Land for technical infrastructure processing***	***0.72***	***868***	***105***	***105***	***15.22***	***0.15***	***1***		
OTHER LAND											
7		**Other land**	**9.82**	**11,793**	**1,660**	**6,489**			**1**		
7.1	***QC***	***Land in Quan Cong hill (Return to local authorities for construction)***		***3,450***	***50***	***50***			***1***		
7.2	***TL***	***Area of hardened ditches***		***6,218***							
7.3	***CTr***	***The Song Dad collective housing area is***		***2,125***	***1,610***	***6,439***					

		undergoing renovation (Currently, there are 24 households on the land managed by Song Da Corporation)									
Total			**100**	**120,133**	**24,681**	**168,789**	**20.54**	**1.4**		**740**	**2,960**

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026
November 06, 2026
Người dịch ký và ghi rõ họ tên
Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City

Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội

I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**
Certification No.: **166712** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG
MAI SANG COMPANY LIMITED
(Ký, ghi rõ họ, tên và đóng dấu)
(Sign, write full name, and seal)

Phó Giám đốc
Nguyễn Văn Tết

BẢN DỊCH
TRANSLATION

PEOPLE'S COMMITTEE OF HANOI CITY

No: 6316/QD-UBND

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, November 23, 2015

DECISION
On approving the Comprehensive Adjustment of the Detailed Planning of Van La Housing Area, scale 1/500
Location: Phu La Ward, Ha Dong District, Hanoi City.

PEOPLE'S COMMITTEE OF HANOI CITY

Pursuant to the Law on Organization of People's Councils and People's Committees No. 11/2003/QH13;

Pursuant to the Law on Urban Planning No. 30/2009/QH12;

Pursuant to the Capital Law No. 25/2012/QH13;

Pursuant to the Law on Housing No. 65/2014/QH13;

Pursuant to the Decree No. 37/2010/ND-CP dated April 7, 2010 of the Government on Formulation, Appraisal, Approval and Management of Urban Planning;

Pursuant to the Decree No. 38/2010/ND-CP dated April 7, 2010 of the Government on Management of Urban Space, Architecture and Landscape;

Pursuant to the Decree No. 39/2010/ND-CP dated April 7, 2010 of the Government on Management of Urban Underground Construction Space;

Pursuant to the Decree No. 11/2013/ND-CP dated January 14, 2013 of the Government on Investment Management and Urban Development;

Pursuant to the Decision No. 1259/QD-TTg dated July 26, 2011 of the Prime Minister approving the Master Plan for Construction of Hanoi Capital to 2030 and Vision to 2050;

Pursuant to the Circular No. 10/2010/TT-BXD dated August 11, 2010 of the Ministry of Construction regulating dossiers for each type of urban planning;

Pursuant to the Circular No. 01/2011/TT-BXD dated January 27, 2011 of the Ministry of Construction guiding the Strategic Environmental Assessment in construction planning and urban planning projects;

Pursuant to the Circular No. 06/2013/TT-BXD dated May 13, 2013 of the Ministry of Construction guiding the content of Urban Design and Circular No. 16/2013/TT-BXD dated October 16, 2013 of the Ministry of Construction amending and supplementing a number of articles of the Circular No. 06/2013/TT-BXD dated May 13, 2013;

Pursuant to the Decision No. 4324/QD-UBND dated July 16, 2013 of the Hanoi City People's Committee approving the S4 Urban Subdivision Planning, scale 1/5000;

Pursuant to the Decision No. 739/QD-UBND dated April 1, 2008 of the Ha Tay Provincial People's Committee (former) approving the detailed construction planning scale 1/500 of Van La Housing Area, Van Khe Commune, Ha Dong City, Ha Tay Province;

Pursuant to the Decision No. 4402/QD-UBND dated August 25, 2014 of the Hanoi City People's Committee approving the Tasks for the Comprehensive Adjustment of the Detailed Planning of Van La Housing Area in Phu La Ward, Ha Dong District, Hanoi City;

Pursuant to the Decision No. 70/2014/QD-UBND dated September 12, 2014 of the City People's Committee promulgating the Regulation on General Planning and Architectural Management of Hanoi City;

Pursuant to the Decision No. 72/2014/QD-UBND dated September 17, 2014 of the City People's Committee promulgating the Regulations on formulation, appraisal, approval of tasks, projects and management according to urban planning projects in Hanoi city;

Considering the proposal of the Director of the Hanoi Department of Planning and Architecture in Submission No: 4699/TTr-QHKT-P4-P7 dated October 16, 2015,

DECIDES:

Article 1. To approve the Comprehensive Adjustment of the Detailed Planning of Van La Housing Area, scale 1/500 with the following main contents:

1. Project Name: Comprehensive Adjustment of the Detailed Planning of Van La Housing Area, scale 1/500.

2. Location, boundaries and scope of planning:

a) Location:

The planning land plot is located within the administrative boundaries of Phu La Ward, Ha Dong District, Hanoi City.

b) Scope and boundaries of research:

- Northwest borders Quang Trung Street (National Route 6), Hanoi City Police Hospital - Facility 2, and the residential area of Phu La Ward;

- Southwest borders the residential area of Phu La Ward;

- Southeast borders the project land of Phu Luong New Urban Area;

- Northeast borders the planned road, the residential area of Phu La Ward, and Van Phu New Urban Area;

- South borders the project land of Van Noi Housing Area and the residential area of Phu La Ward.

c) Scale of research:
- Research land area scale for planning adjustment is approximately: 12.29 ha.
- Population scale: Adjusted downward from 2,960 people to approximately 2,600 people.

3. Reasons and objectives for planning adjustment:

- According to the review results of planning projects and investment projects in the City under the direction of the Prime Minister, the Van La Housing Area investment and construction

project is classified as Type 2, which requires planning adjustment to ensure the connection of technical and social infrastructure with adjacent projects and residential areas, supplementing social infrastructure, and supplementing heritage sites to ensure compliance with current Standards, Regulations, and current provisions in line with the approved S4 Urban Subdivision Planning at 1/5000 scale.

- Construct a modern, synchronous new housing area in terms of social and technical infrastructure, connecting with investment projects and neighboring residential areas to ensure stable and sustainable development. Efficiently exploit land use on the basis of ensuring investment efficiency and improving the life of local people; Create and supplement public land funds for the City and the region; Ensure requirements for preserving and promoting the value of relics, and local belief activities.

- Propose regulations and management requirements according to the detailed planning project as a basis for the Investor to formulate construction investment projects in accordance with regulations and as a legal basis for local authorities and agencies to manage construction according to planning.

4. Detailed planning content:

4.1. Adjusted master land-use plan:

- Regarding residential land: Convert a number of land plots with the function of high-rise apartment buildings CT1, CT2C, CT3A, CT3C, and CT4 (according to the detailed planning approved in 2008) into low-rise residential land, primary school land, and technical infrastructure works to reduce population pressure and supplement social and technical infrastructure works. Adjust the area of some land plots for villa construction (BT1, BT2, BT3, BT4).
- Regarding public and service works land:
+ Supplement the land area for school construction (kindergarten, primary school), reduce the area of greenery and sports land to ensure the balance of social and technical infrastructure criteria in the entire planning zone 12.2 in accordance with the approved S4 Urban Subdivision Planning.
+ Arrange additional public works such as cultural houses, medical stations, etc., at the public service building marked CT2A.

- Regarding historical and belief land: Supplement the protection perimeter for Quan Cong mound, Ba La mound, Van La pagoda relic area, and Van La pagoda stupa tomb area at their current status, planting greenery to create an isolation corridor according to relevant legal records (the consensus minutes dated May 22, 2012, and the Decision No. 739/QD-UBND dated April 1, 2008 of Ha Tay Provincial People's Committee; Layout drawing locating Van La Pagoda, Quan Cong Mound, and Ba La Mound confirmed by the Culture Department of Ha Dong District, Phu La Ward People's Committee, Phu La Ward Relic Management Board, the Do Clan Council of Vietnam, Song Da Urban & Industrial Zone Development and Investment Joint Stock Company; Decision No. 91/QD/UB dated January 28, 2005 of Ha Tay Provincial People's Committee and related files).
The areas around these belief and relic items are studied for space organization, architectural landscape, building architecture, setbacks, construction density, height, etc., harmoniously between the relic/belief area and the newly constructed area, while promoting the architectural landscape value of the relic and belief areas combined with serving the community activities of local residents.

- Regarding technical infrastructure land:

+ Readjust the internal traffic network to match the approved S4 Urban Subdivision Planning and consistently connect with relevant ongoing projects in the area (adjust the alignment of the main housing area axis to avoid passing through the Quan Cong mound area. The section adjusted past the mound maintains the general cross-section of the entire route and connects at the end point within the project, ensuring connection with relevant projects; add a southwestern route running along the existing drainage ditch, etc.).
+ Supplement parking lot areas according to the requirements of the S4 Urban Subdivision Planning.
+ The high-voltage power line passing through the land plot according to the S4 Urban Subdivision Planning will be relocated out of the planning scope and implemented under a separate project.

Summary table of land use functions and architectural planning criteria:

No.	Sign	Land Use Function	Land Area (m2)	Const. Area (m2)	Total Floor Area (m2)	Const. Density (%)	Max Height (floors)	Forecasted Pop.
I	**CT**	**High-rise apartment combined with services**	**11,134**	**4,694**	**107,519**	**42**	-	**1,888**
1	CT2B	High-rise apartment land combined with public, services	5,575	2,347	53,759	42	25	944
2	CT3B	High-rise apartment land combined with public, services	5,559	2,347	53,759	42	25	944
II	**Low-rise residential land**		**34,381**	**19,288**	**66,535**	**56**	-	**714**
1	BT	Villa residential land	16,389	5,627	18,723	34	3	192
1.1	*BT1*	*Villa residential land*	*3,415*	*1,159*	*3,832*	*34*	*3*	*36*
1.2	*BT2*	*Villa residential*	*7,409*	*2,506*	*8,299*	*34*	*3*	*80*

		land						
1.3	*BT3*	*Villa residential land*	*1,892*	*647*	*2,162*	*34*	*3*	*24*
1.4	*BT4*	*Villa residential land*	*3,673*	*1,315*	*4,430*	*36*	*3*	*52*
2	TT	Row house and villa residential land	17,992	13,661	47,812	76	4	522
2.1	*TT1*	*Row house land adjacent to Song Da collective quarters*	*867*	*780*	*2,731*	*90*	*4*	*30*
2.2	*TT2*	*Row house land next to Van La Pagoda*	*1,219*	*951*	*3,328*	*78*	*4*	*51*
2.3	*TT3*	*Row house land*	*1,667*	*1,250*	*4,376*	*75*	*4*	*36*
2.4	*TT4*	*Row house and villa residential land*	*3,391*	*2,543*	*8,901*	*75*	*4*	*90*
2.5	*TT5*	*Row house and villa residential land*	*2,703*	*2,027*	*7,095*	*75*	*4*	*72*
2.6	*TT6*	*Row house and villa residential land*	*3,268*	*2,451*	*8,579*	*75*	*4*	*78*
2.7	*TT7*	*Row house and villa residential land*	*1,050*	*788*	*2,756*	*75*	*4*	*39*
2.8	*TT8*	*Row house and villa residential*	*2,615*	*1,961*	*6,864*	*75*	*4*	*84*

		land						
2.9	*TT9*	*Row house and villa residential land*	*1,212*	*909*	*3,182*	*75*	*4*	*42*
III	**Existing residential land for renovation**		**2,718**					
1	CTR1	Existing residential land for renovation	1,993					
2	CTR2	Existing residential land for renovation	725					
IV	**Public land**		**17,323**	**6,541**	**25,718**	**38**		
1	TH1	Primary school land	8,986	3,145	9,435	35	3	
2	TH2	Primary school land	2,418	967	2,901	40	3	
3	NT1	Kindergarten	2,896	1,158	3,475	40	3	
4	NT2	Kindergarten	1,484	594	1,781	40	3	
5	CT2A	Public service land (cultural house, medical, commercial center...)	1,539	677	8,126	44	12	
V	**Greenery - physical education and sports land**		**7,420**					
1	CX1	Greenery	619					
2	CX2	Greenery	202					
3	CX3	Greenery	282					
4	CX4	Greenery	214					
5	CX5	Greenery	1,326					

6	CX6	Greenery	68					
7	CX7	Greenery	223					
8	CX8	Greenery	127					
9	CX9	Greenery	348					
10	CX10	Greenery	237					
11	CX11	Greenery	490					
12	CX12	Greenery	764					
13	CX13	Greenery	2,097					
14	CX14	Greenery	142					
15	CX15	Greenery	281					
VI	**Technical infrastructure construction land**		**44,534**	**1,463**	**6,511**	**3**		
1	GT+P	Traffic land combined with parking lot	44,032	1,262	6,310	3		
1.1	*GT*	*Traffic land*	*39,118*					
1.2	*P*	*Parking lot*	*4,914*	*1,262*	*6,310*	*26*		
1.2.1	*P1*	*Parking lot 1*	*473*					
1.2.2	*P2*	*Parking Lot 2*	*681*					
1.2.3	*P3*	*Parking Lot 3*	*1,883*	*1,262*	*6,310*	*67*	*5*	
1.2.4	*P4*	*Parking Lot 4*	*1,877*					
2	HTKT	Technical Infrastructure Treatment Area	502	201	201	40	1	
VII	**Other Land**		**5,385**	**50**	**50**			
1	QC	Quan Cong Mound Land	2,805	50	50			
2	BL	Ba La Mound Land (Ancestral Tomb of the Do Clan in Vietnam)	447					
3	MT	Current status of Van La Pagoda Stupa Mound area	572					

4	DTBT	Van La Pagoda Monument Land	1,561					
Total			**122,895**	**32,036**	**206,333**	**26**	**1-25**	**2,602**

*** Notes:**

- Architectural planning indicators are specifically determined on the Master Plan of Land Use map (QH-04B).

- For high-rise residential buildings combined with public and service functions: during the design and construction process, essential social infrastructure works serving the building and the general area must be supplemented (medical station, community house, etc., in which the kindergarten must ensure a minimum usable floor area of 400m²) according to the scale meeting the needs of local residents with written consensus from specialized management agencies.

- For low-rise residential buildings (adjacent and villas), in addition to ensuring control indicators according to the approved detailed plan, specific architectural requirements and architectural planning indicators will be determined during the design process to ensure compliance with the Detailed Plan, urban design regulations, Vietnam Construction Code, and current Design Standards.

- For Song Da collective housing areas, existing residential areas adjacent to Van La Pagoda, and residential areas bordering the project, as well as the land of Song Da 12 Company: The Investor is responsible for contacting local authorities, the Department of Natural Resources and Environment, and relevant units to review land use and construction management, accurately determine boundaries and areas, and perform renovation, embellishment, or site clearance (if any) according to the approved planning. This ensures synchronized technical infrastructure connections with Van La housing area, creating harmony between existing and newly developed areas. Existing works are permitted for renovation and embellishment, encouraged to comply with the control requirements of the approved detailed plan; new construction must strictly comply with the control requirements.

- For public and service works (symbolized as CT2A): priority is given to public facilities serving the community such as cultural houses, medical clinics, libraries, etc., scaled to meet local demand subject to specialized authority consensus.

- For religious and historical monument works (Ba La Mound, Quan Cong Mound, Van La Pagoda stupa tomb area, Van La Pagoda): the investor shall contact the local government and the Department of Culture and Sports to accurately determine the boundaries, land area, and protection corridor of Van La Pagoda historical site under Decision No. 91/QD/UB dated January 28, 2005, of the Ha Tay People's Committee. The current status shall be kept intact and handed over to local management.

- Underground and surface centralized parking lots will be agreed upon with state management agencies to unify the scale and construction scope, which will be implemented under a separate project.

- Architectural planning indicators are permitted to apply according to Official Dispatch No. 2058/BXD-QLN dated October 1, 2013, of the Ministry of Construction, which approved the population scale calculation for the Nam An Khanh New Urban Area project and Van La - Van Khê Housing Area, Hanoi City.

4.2. Spatial Organization of Architectural Landscape and Urban Design:

4.2.1. Overall Architectural Spatial Layout of the Area:

- From the gateway of the Housing Area near Quang Trung Street along the main axis to the intersection with the extended Le Hong Phong Street, large-volume blocks are arranged to create landmarks and the initial appearance of the housing area. Works are laid out lower toward the surroundings, creating a spatial transition to neighboring low-rise residential areas.

- Create harmonious development with existing monument and religious works, establishing open spaces around these areas through centralized green park blocks and public spaces, contributing to a protective corridor while adding community service spaces. Buildings around historical and religious zones are designed low-rise and with low density to preserve the historical atmosphere, providing a transition between preservation/restoration zones and new development zones.

- At the center of the residential area, a villa housing area is arranged with a system of gardens and walking paths running behind, combined with a technical infrastructure corridor.

- Public facilities (elementary school, kindergarten, commercial center, etc.) and green spaces are interspersed with functional areas to ensure an adequate service radius.

- Existing residential areas within the planning area and bordering the project shall undergo synchronous external technical infrastructure renovation and connection with the new construction area. Building facades and spaces will be embellished harmoniously to fit new constructions. To create a smooth transition, row houses and public functions will mainly be arranged adjacent to existing housing areas.

4.2.2. Urban Design Regulations:

- The landmark work of the housing area is a cluster of two 25-story residential buildings featuring a concentrated, large-volume, symmetrical architectural form; the style is simple and consistent with low-rise housing areas.

- Terraced houses and villas must ensure a uniform format based on selected model designs, story heights, and the projection of architectural details such as canopies, sidewalk roofs, doorsteps, balconies, overhangs, moldings, cornices, etc. Particularly, villas must ensure garden layouts within restricted building densities. Fences should have a light, open form, not completely sealed. For low-rise residential areas near Van La Pagoda, besides ensuring the control criteria of the approved detailed planning, the design must guarantee a suitable distance from the historical monument in compliance with protective corridor regulations agreed upon by specialized authorities.

During the architectural design process of each facility, architectural planning indicators (building density, height, floor area ratio, etc.), besides complying with the approved limits, must adhere to regulations of National Codes, Standards, and relevant provisions.

- Monument and religious works (Van La Pagoda, Ba La Mound, Quan Cong Mound, Van La Pagoda stupa area, etc.) are organized in combination with green and public spaces to create landscape focal points. Land use and construction management are carried out according to the Detailed Planning and separate projects in compliance with the Law on Cultural Heritage and relevant regulations. These areas are preserved as open spaces, connecting surrounding public and sports spaces to serve community activities.

- Works bordering Van La Pagoda and other religious/belief structures (lots TT2, CTR2, NT2, TT6, TT7), in addition to adhering to detailed planning indicators, must ensure protection requirements for Van La Pagoda and religious activities verified by specialized agencies. Structural layout should step down and open toward the monument. Construct open fences or evaluate omitting fences for Ba La Mound.

- Public works and schools shall be built low-rise, with a light, graceful architectural form that harmonizes with the natural landscape. Open spaces shall be organized with gardens, greenery, and school playgrounds of adequate areas as prescribed, avoiding the construction of solid fences that obstruct eye-levels. Traffic connections between the works and the external road network shall be reasonably arranged via branch roads to prevent congestion, incorporating vehicle entry/exit bays, transition spaces, and student drop-off/pick-up areas. The spatial layout of building blocks shall comply with specialized design standards, fully meeting the needs and efficiency of use, outdoor recreation and entertainment, and suitability to the climate.

- Leverage lighting art in organizing the residential area's landscape.

- The volume, colors, lighting, and principal architectural forms of architectural works, greenery systems, water surfaces, and squares must be consistent with the general space and the nature of use of the work, the character and history of the area, the natural landscape and relics, as well as the customs and perception of local people regarding materials and colors.

- Building Density:

+ Overall building density across the entire area is approximately 26%. Low building density is specifically designated in central residential zones, landscape/relic areas, and adjacent boundary structures.

- Building Height:

+ Building heights are evaluated in proportion with the overall height ratio of street lines, road widths, and general sightlines of the entire region.

+ Heights of structures in the project are designed on the principle of being taller at the center and gradually stepping lower toward the perimeter.

+ Construct low-rise structures surrounding relic areas with heights that do not adversely impact the relic landscape, stepping down toward relic and religious sites.

- Building Setbacks and Open/Closed Spatial System:

+ Buildings are designed with appropriate setbacks on each specific street, road line, and traffic intersection to provide remedies for rectifying defects in existing urban areas.

+ Certain main commercial streets permit building up to the red line boundary provided they strictly comply with design standards for row houses.

+ Structures constructed adjacent to relic and religious sites, beyond ensuring planning setbacks, must obtain written agreement from specialized management agencies regarding safety corridors pursuant to the Law on Cultural Heritage.

+ The setback of construction works on main streets and main intersections must comply with the approved planning, ensuring consistency along the streets; encourage studying a larger setback to create square spaces for main intersections.

- Specific architectural planning indicators for each plot of construction land (building density, height/number of stories, land use coefficient) are specifically determined during the construction design process, ensuring control requirements according to the approved detailed planning, technical regulations, specialized construction standards, and relevant regulations.

- System of Greenery, Water Surfaces, Plazas, and Other Open Spaces: (Land plots coded CX1 to CX15) are organized into public green spaces. Layout solutions and plant species shall be selected to suit natural conditions, climate, natural landscapes, and soil, harmonizing with space and activities of existing religious/relic sites to create a continuous open space system for rest and relaxation; combine micro-landscape architecture, small sports yards, pedestrian walkways... enabling residents to conduct community activities, gather, interact, or engage in sports and walking... meeting ventilation, noise reduction, microclimate regulation, and lighting requirements to enhance health. These green areas shall not be utilized for business or commercial service purposes.

- Street Greenery Lines: Select diverse tree and flower species combined with street lighting and urban utilities, planting no more than 3 tree species per street line. Tree species must possess characteristics of good drought tolerance, deep taproots, strong viability, long lifespan, attractive shapes, and beautiful flowers.

- Plazas: Plaza spaces are designed with appropriate setbacks to create convenient spaces for walking and social interaction, located in front of commercial/service facilities such as high-rise apartment blocks and public centers, using modern yet eco-friendly materials and lighting.

- Water Surfaces: Consisting primarily of small swimming pools at private villas and the Van La Pagoda well, dispersed within the residential area to contribute to microclimate improvement.

- Other Open Spaces in Residential Area: Such as spaces between two houses, open spaces in front of apartment and service buildings, street corners, greenery spaces, relics... fully designed with proper setbacks to establish community spaces where trees and flowers can be planted, equipped with street furniture, artistic sculptures, and various details.

The Investor is responsible for preparing physical models of the project matching planning design content, complying with the Circular No. 06/2013/TT-BXD dated May 13, 2013, and Circular No. 16/2013/TT-BXD dated October 16, 2013 of the Ministry of Construction.

4.3. Technical Infrastructure System Planning:

4.3.1. Transportation:

a) Road Network:

- Main regional road with cross-section width B = 23.5m: 10.5m roadway, 5m sidewalk on one side, 8m sidewalk on the other side, connecting from Quang Trung Street into Van La Residential Area.

- Regional road with cross-section width B = 19.5m: 10.5m roadway, 2 x 4.5m sidewalks on both sides.

- Regional road with cross-section width B = 19m: 7m roadway, 4m sidewalk on one side, 8m sidewalk on the other side.

- Sub-regional road with cross-section width B = 16.5m: 10.5m roadway, 3m sidewalk on the other side.

- Regional road with cross-section width B = 15m: 7m roadway, 4m sidewalk on the other side.

- Internal roads with cross-section width B = 13.5m - 10.5m: 7m - 7.5m roadway, 2 x (2.25m - 3m) sidewalks on both sides.

- Renovate and connect traffic systems of existing residential areas inside and adjacent to the planning boundary with the project's traffic system to ensure synchronized and convenient travel for residents.

b) Public Transit:

- Urban Railway Line No. 2A is planned as an elevated line along the central median strip of Quang Trung Street (to be implemented under a separate project).

c) Intersections:

Intersections within the planning land are designed as at-grade intersections controlled by traffic islands and signal lights.

d) Parking Lots: Construct 04 centralized parking lots, including:

- Construct 01 centralized parking lot (P3) with an area of approx. 1,883 m², consisting of 2 basement levels and 5 above-ground floors to satisfy regional parking demands under approved Urban Zonal Planning S4.

- Construct 03 centralized parking lots (P1, P2, P4) with a total area of approx. 3,031 m² to meet visitor parking demands of the planning area.

- High-rise public and mixed-use buildings must self-ensure adequate parking space for their own needs and visitors within basements or yard areas. Details will be specified during project formulation.

- Low-rise residential buildings shall self-ensure parking needs within each individual property.

e) Achieved Indicators:

- Total study area: 12.29 ha;

- Traffic land area: 4.40 ha (accounting for 35.83%), comprising:
  + Regional roads: 1.59 ha (12.94%)
  + Internal roads: 2.32 ha (18.89%)
  + Parking land: 0.49 ha (4.0%)
- Road network density: 23.8 km/km².

4.3.2. Technical Site Preparation:

a) Site Grading:

- Planned site grading elevation: Hmin = 6.3m; Hmax = 6.5m.

b) Stormwater Drainage:

- Construct a new separate stormwater drainage pipe system with pipe diameters D600mm + D1250mm along planned roads, discharging into a regional box culvert with dimensions BxH = (3000 x 2000)mm located in the South.

- For existing residential areas and adjacent boundary zones: Construct covered ditch lines with width B = 400mm at boundaries to collect water into the project's drainage system, preventing flooding.

During the project implementation process, the Investor is responsible for renovating the built rainwater drainage culvert system and connecting it with the rainwater drainage system of the existing residential area to ensure no flooding occurs, and ensuring the technical specifications of these culverts conform to the approved planning.

- Technical structures such as catch basins and manholes are positioned along the drainage system at regulatory distances.

4.3.3. Water Supply:

- Water Source: Supplied from Ha Dong Water Plant 2 via existing D200 distribution pipes on Quang Trung Street (National Route 6) and planned D160 pipes along planned 19.5m wide road.

- Water Supply Network:

+ The pipeline network is designed as a loop network combined with a branch network to ensure continuous and safe water supply within the planned area.

+ Construct distribution pipelines of Ø110–Ø160mm and service pipes of Ø50–Ø90mm along the planned roads to supply water to the land plots. The service water supply network within each land plot will be designed in the next stage, matching the site layout plan of the works.

- For low-rise buildings, water is supplied directly from the service pipelines; for high-rise buildings, water is supplied through a pumping station and local water tank located in the basement of the buildings (the location of the water supply connection point to the building, pumping station capacity, water tank volume, and water supply solutions will be specifically determined in the subsequent stage).

- Firefighting water supply: construct fire hydrants connected to water supply pipelines with a size of ≥ Ø100mm, ensuring the regulated distance.

+ For high-rise buildings and public buildings, the firefighting water supply system will be separately designed depending on the characteristics of each project.

+ The firefighting water supply system must be appraised and approved by the Hanoi Police Department of Fire Prevention, Fighting and Rescue before implementing construction investment.

4.3.4. Power Supply:

- Supply source: The planned area is supplied with power from the existing 110kV Ha Dong substations through a 22kV medium-voltage cable line along National Highway 6 (Quang Trung Street).

- Power supply network:

+ Construct 05 distribution substations with a voltage rating of 22/0.4kV to supply power to the planned area.

+ Construct 22kV medium-voltage underground cable lines along the planned roads to supply power to the distribution substations.

+ Construct 0.4kV low-voltage underground cable lines along the planned roads and within the boundaries of the land plots to supply power to the buildings.

- Public lighting power supply: construct 0.4kV low-voltage underground cable lines along the roads to serve the lighting power supply. Advertising areas, landscape structure lighting, parks, and walking paths will be implemented under separate projects.

4.3.5. Telecommunications:

- Supply source: the planned area is supplied with a source from the existing Ha Dong HOST located east of the planned area.

- Telecommunication network:

+ Construct underground telecommunication cable lines along the sidewalks of the planned roads to supply telecommunication sources to the works.

+ The cable network from the cable cabinets to subscribers, positions of cable cabinets, and capacity of cable cabinets will be studied and designed to fit the official site layout plan of the land plots in subsequent design stages.

4.3.6. Wastewater drainage and environmental sanitation:

a) Wastewater drainage planning:

Construct the wastewater drainage system of the planned area as a separate system from rainwater. The wastewater drainage system of the planned area is designed in 02 stages:

- Immediate stage (when the wastewater drainage system of the area is not fully constructed): Construct new wastewater drainage culvert lines with sizes D300mm ÷ D400mm along the planned roads to collect wastewater from the works, leading to the local wastewater treatment station of the planned area (capacity of about 900m³/day-night expected to be arranged in the HTKT land plot, area of about 502m²). When implementing the construction investment project of the treatment station, the Investor must use modern technological production lines to ensure environmental sanitation conditions according to regulations and land-saving.

- Long-term stage: (when the wastewater drainage system of the area is fully constructed): Convert the local wastewater treatment station of the planned area into a step-up pumping station, pumping wastewater of the planned area to the Phu Luong wastewater treatment station of the area (Southeast of the planned area) for treatment.

b) Environmental Sanitation:

- For high-rise residential areas and public buildings: construct a separate waste collection system for each building unit block.

- For low-rise residential areas: Place small trash cans along roads and green spaces. The distance between trash cans is 50m–80m per bin.

- Arrange public restrooms and waste transfer points within green spaces to serve the needs of the planned area.

4.3.7. Red lines, construction lines, and safety corridors for technical infrastructure lines:

- Red lines are determined based on centerline coordinates, typical cross-sections, and technical control elements inscribed directly on the drawings.

- Construction lines are determined to ensure requirements for traffic safety, fire prevention and fighting, and landscape architecture; specific construction lines for each building are determined according to the planned road classification, complying with Vietnam Construction Standards.

- Safety corridors for technical infrastructure lines: Strictly comply with specialized design standards and Vietnam Construction Regulations.

- The Investor is responsible for organizing the formulation of tasks and boundary staking dossiers according to the approved planning project, submitting them to the People's Committee of Ha Dong District for approval of the boundary staking dossier to implement field boundary staking, and handing over to the local authority for management in compliance with the provisions in Decision No. 82/2014/QD-UBND dated November 21, 2014 of the Hanoi People's Committee and Circular No. 15/2010/TT-BXD dated August 27, 2010 of the Ministry of Construction.

4.3.8. Strategic environmental assessment:

- Urban development must comply with the approved planning and current state and city regulations on environmental protection.

- There must be measures to prevent and mitigate environmental pollution during the construction process.

- Raise public awareness in exploiting and utilizing urban activities towards a modern, civilized direction.

4.4. Priority Investment Items:

- Social infrastructure works: Kindergarten, public works, services CT2A (medical center, club, commercial services...), residential unit green spaces, housing group green spaces (green trees, flower gardens, playgrounds...) ensuring satisfaction of basic needs of residents in the residential area.

- Technical infrastructure works: traffic roads, parking lots, water supply system, rainwater and wastewater drainage, power supply, waste transfer station... ensuring the consistency of the residential area.

Article 2. Implementation organization:

1. Department of Planning and Architecture:

- Responsible for the accuracy of the data submitted for approval; organize the inspection and verification of dossiers and planning drawings and the Management Regulations according to the project of Overall Adjustment of Detailed Planning for Van La Housing Area, scale 1/500 in Phu La ward, Ha Dong district in accordance with the content of this Decision;

- Chair and cooperate with the People's Committee of Ha Dong district, the People's Committee of Phu La ward, and the Project Investor to organize the public announcement of the approved Detailed Planning Project for organizations, agencies, and people to know and implement.

- Organize the handover and archiving of project dossiers, provide planning information, and introduce locations according to regulations.

- Cooperate with the People's Committee of Ha Dong district, the Project Investor, and related units to formulate a plan to implement boundary staking according to regulations.

2. Department of Natural Resources and Environment:

- Appraise the supplementary cadastral and current status map of the land area to ensure it matches reality. Cooperate with the People's Committee of Ha Dong district to review the current land use status within the planning area, precisely determining the boundaries and areas of historical relics, religious structures, existing residential areas, etc., to ensure no disputes or complaints arise.

- Formulate land use plans and schedules ensuring compliance with the approved planning; deploy comprehensive solutions to prevent, mitigate, and overcome environmental impacts, and implement the environmental monitoring plan according to regulations.

3. Department of Construction:

- Inspect and review the project implementation to ensure conformity with urban development programs and plans.

- Chair and organize the formulation of inspection and examination plans for the project's construction activities, ensuring compliance with the planning according to decentralized management and current regulations.

4. Department of Culture and Sports:
Cooperate with the Investor to precisely determine the boundaries, areas, and protection corridors of Van La Pagoda relic and other cultural and religious structures within the planning research area, in compliance with Decision No. 91/QD-UB dated January 28, 2005 of the People's Committee of Ha Tay Province (formerly), the Law on Cultural Heritage, relevant legal documents, and current regulations.

5. Ha Dong District People's Committee:

- Review the current land use status within the planning area, precisely determining the boundaries and areas of historical relics, religious structures, and works in existing residential areas, etc., to ensure no disputes or complaints arise.

- Cooperate with the Department of Planning and Architecture and the Investor to organize the public announcement of the detailed construction planning according to regulations.

- The Chairman of the People's Committee of Ha Dong District, the Chairman of the People's Committee of Phu La Ward, and the Inspectorate of the Department of Construction are responsible for directing the inspection, management, and supervision of synchronous construction in accordance with the approved architectural planning and technical infrastructure, and handling cases of construction contrary to the planning within their competence and in accordance with the provisions of law.

6. Song Da Urban & Industrial Zone Development and Investment Joint Stock Company:

- Responsible for implementing the Investment Project for Construction of Van La Housing Area in accordance with the Overall Adjustment of Detailed Planning for Van La Housing Area, scale 1/500 approved and attached to this Decision; Cooperate closely with local authorities and investors of neighboring projects during implementation to ensure synchronous technical infrastructure connection according to the planning.

- Cooperate with local authorities, the Department of Natural Resources and Environment, the Department of Culture and Sports, and relevant land management and use units within the planning area to review the land management and use process, precisely determining the boundaries and land areas to ensure consistency with data, compliance with documents permitted by competent authorities, and ensuring no disputes or complaints arise; complete the current status map according to regulations before implementing the next steps of the project.

Article 3. This Decision takes effect from the date of signing. Chief of Office of the City People's Committee; Directors of Departments: Planning and Architecture, Planning and Investment, Construction, Finance, Natural Resources and Environment, Culture and Sports, Industry and Trade, Transportation; Chairman of Ha Dong District People's Committee; Chairman of Phu La Ward People's Committee; Heads of relevant Departments, Divisions, Branches, organizations and individuals are responsible for executing this Decision./.

Recipients:
- As per Article 3;
- Chairman of the City People's Committee;
- Vice Chairmen of the City People's Committee;
- Office of the City People's Committee: Departments: XDGT, QHKH, TNMT, TH;
- Archived: VT, QHT (01).

FOR THE PEOPLE'S COMMITTEE
CHAIRMAN

(Signed and sealed)

Nguyen The Thao

CVD: 32628 (33)

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City

Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội

I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**

Certification No.: **166713** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

M.S.D.N: 0106302152 - C.T.T.N.H.H. CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG HÀ NỘI

Phó Giám đốc

Nguyễn Văn Tết

BẢN DỊCH
TRANSLATION

PEOPLE'S COMMITTEE OF
HANOI CITY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 107/QD-UBND

Hanoi, 08 January 2024

DECISION

On the correction of Decision No. 6316/QD-UBND dated 23/11/2015 of the People's Committee of Hanoi City approving the overall adjustment to the 1/500-scale detailed planning of Van La Residential Area at the planned land lot (designated TT6) and traffic land (designated GT)
Location: Phu La Ward, Ha Dong District, Hanoi.

PEOPLE'S COMMITTEE OF HANOI CITY

Pursuant to the Law on Organization of Local Government dated 19/06/2015; the Law on amendments and supplements to a number of articles of the Law on Organization of the Government and the Law on Organization of Local Government dated 22/11/2019; and the Law on the Capital dated 21/11/2012;

Pursuant to the Law on Urban Planning dated 17/06/2009; and the Law on Amendments and Supplements to a Number of Articles of 37 Laws Related to Planning dated 20/11/2018;

Pursuant to the Government's Decrees: No. 37/2010/ND-CP dated 07/04/2010 on the formulation, appraisal, approval and management of urban planning; No. 72/2019/ND-CP dated 30/08/2019 on amendments and supplements to a number of articles of Decree No. 37/2010/ND-CP dated 07/04/2010 on the formulation, appraisal, approval and management of urban planning and Decree No. 44/2015/ND-CP dated 06/05/2015 detailing a number of contents on construction planning; No. 39/2010/ND-CP dated 07/04/2010 on the management of urban underground space; and No. 35/2023/ND-CP dated 20/06/2023 on amendments and supplements to a number of articles of Decrees in the field of state management of the Ministry of Construction;

Pursuant to Circular No. 04/2022/TT-BXD dated 24/10/2022 of the Ministry of Construction stipulating dossiers for planning tasks and planning schemes for inter-district regions, districts, urban areas, functional zones and rural areas;

Pursuant to Decision No. 1259/QD-TTg dated 26/07/2011 of the Prime Minister approving the Hanoi Capital Construction Master Plan through 2030, with a vision to 2050;

Pursuant to Decision No. 4324/QD-UBND dated 16/07/2013 of the City People's Committee approving the S4 Urban Zoning Plan at a scale of 1/5,000;

Pursuant to Decision No. 6316/QD-UBND dated 23/11/2015 of the City People's Committee approving the overall adjustment to the 1/500-scale detailed planning of Van La Residential Area in Phu La Ward, Ha Dong District;

Pursuant to Decision No. 2580/QD-UBND dated 04/05/2023 of the City People's Committee approving the adjustment to the investment policy for the Van La – Van Khe Residential Area Construction Investment Project in Phu La Ward, Ha Dong District;

At the proposal of the Director of the Department of Planning and Architecture in Submission No. 6255/TTr-QHKT-NSH-HTKT dated 11/12/2023 and Appraisal Report No. 6256/BC-QHKT-NSH-HTKT dated 11/12/2023;

DECIDES:

Article 1. To correct Decision No. 6316/QD-UBND dated 23/11/2015 of the City People's Committee approving the overall adjustment to the 1/500-scale detailed planning of Van La Residential Area, located in Phu La Ward, Ha Dong District, with respect to the planned low-rise residential land lot (designated TT6) and traffic land (designated GT), as follows:

- Location: The planned low-rise residential land lot (including adjoining houses and villas) (designated TT6) and traffic land (designated GT) under the 1/500-scale detailed planning of Van La Residential Area in Phu La Ward, Ha Dong District.
- Contents of correction:

Summary table of the corrected contents for the planned land lot (designated TT6) and traffic land (designated GT):

No.	Land-use function and planning, architectural indicators	Under Decision No. 6316/QD-UBND dated 23/11/2015 of the City People's Committee approving the overall adjustment to the 1/500-scale detailed planning of Van La Residential Area	Corrected planning, architectural indicators for the planned low-rise residential land lot (designated TT6) and traffic land (designated GT)	Remarks
A	**Planned land lot designated TT6**			
I	**Land-use function**	Low-rise residential land (adjoining houses and villas)	Low-rise residential land (adjoining houses and villas)	Unchanged
II	**Planning, architectural indicators**			
1	Land area (m²)	3,268	2,177	Decreased by 1,091 m2
2	Construction area (m²)	2,451	1,547	Decreased by 904 m2
3	Total floor area (m²)	8,579	5,965	Decreased by 2,614 m2
4	Building density (%)	75	71	Decreased by 4%
5	Building height (floors)	3÷4	3÷4	Unchanged
6	Number of land lots (lots)	26	20	Decreased by 06 lots
7	Population (persons)	78	78	Unchanged (≈ 04 persons per lot)
B	**Traffic land designated GT**			
1	Land area (m2)	39,118	40,209	Increased by 1,091 m2

- To correct Point e, Section 4.3.1 of Decision No. 6316/QD-UBND dated 23/11/2015 as follows: The area of traffic land and parking lots is approximately 4.51 ha (accounting for 36.69%), including:

+ Local roads: 1.59 ha (accounting for 12.94%).
+ Internal roads: 2.43 ha (accounting for 19.77%).
+ Parking lot land: 0.49 ha (accounting for 4.0%).

- Reason for correction: Errors and confusion occurred during the editing and compilation of statistics and figures in the course of appraisal and submission to the competent authority for approval.

* Note: All other contents outside the scope of the above-mentioned planned land lot (designated TT6) and traffic land (designated GT) shall remain unchanged in accordance with the overall adjustment to the 1/500-scale detailed planning of Van La Residential Area in Phu La Ward, Ha Dong District, approved by the City People's Committee under Decision No. 6316/QD-UBND dated 23/11/2015, and the general site plan drawings for high-rise apartment buildings combined with public and service facilities on planned land lots designated CT2B and CT3B within Van La Residential Area, Phu La Ward, Ha Dong District, approved by the Department of Planning and Architecture together with Official Letter No. 8073/QHKT-TMB-P1-HTKT dated 27/12/2018.

Article 2. To implement:

- The Department of Planning and Architecture is assigned to inspect and certify the dossiers and drawings correcting the planning, architectural indicators for the planned low-rise residential land lot (designated TT6) and traffic land (designated GT) under the overall adjustment to the 1/500-scale detailed planning of Van La Residential Area in Phu La Ward, Ha Dong District, approved by the City People's Committee under Decision No. 6316/QD-UBND dated 23/11/2015, ensuring their conformity with this correction decision of the City People's Committee.

- The People's Committee of Ha Dong District is assigned to take the lead and coordinate with the Department of Planning and Architecture and Song Da Urban & Industrial Zone Investment and Development Joint Stock Company to publicly announce the corrections to Decision No. 6316/QD-UBND dated 23/11/2015 of the City People's Committee approving the overall adjustment to the 1/500-scale detailed planning of Van La Residential Area in Phu La Ward, Ha Dong District, with respect to the planned low-rise residential land lot (designated TT6) and traffic land (designated GT), so that relevant organizations, agencies and the public are informed.

- The Chairpersons of the People's Committee of Ha Dong District and the People's Committee of Phu La Ward shall be responsible for inspecting, managing and supervising construction activities in accordance with the planning, and handling cases of construction in violation of the planning in accordance with their competent authority and the law.

- The City's Departments, agencies and relevant authorities shall proactively supervise and provide guidance to Song Da Urban & Industrial Zone Investment and Development Joint Stock Company in ensuring compliance with the Law on Investment, Law on Construction, Law on Land... and other relevant current regulations of the State and the City.

- The Departments of Natural Resources and Environment, Finance, Planning and Investment shall determine any financial obligations arising from the correction of the planning, architectural indicators for the planned low-rise residential land lot (designated TT6) and traffic land (designated GT) under the overall adjustment to the 1/500-scale detailed planning of Van La Residential Area, and provide guidance, inspection and supervision of the implementation by Song Da Urban & Industrial Zone Investment and Development Joint Stock Company.

- Song Da Urban & Industrial Zone Investment and Development Joint Stock Company shall:

+ Contact with the City's Departments, agencies and relevant authorities to obtain guidance on implementing the investment project in compliance with the Law on Investment, Law on Urban Planning, Law on Land, Law on Construction... and other relevant current regulations of the State and the City;

+ Organize the formulation and approval of tasks and dossiers for boundary marker placement in the field, and hand them over to the local authorities for management in accordance with

Circular No. 10/2016/TT-BXD dated 15/03/2016 of the Ministry of Construction stipulating the placement and management of boundary markers under construction planning.

Article 3. This Decision shall take effect from the date of signing.
The Chief of the Office of the City People's Committee; Directors of the Departments of Planning and Architecture, Construction, Natural Resources and Environment, Planning and Investment, Finance, Transport, Culture and Sports; the City Public Security; the Director of the Institute of Construction Planning; the Chairperson of the People's Committee of Ha Dong District, the Chairperson of the People's Committee of Phu La Ward; the General Director of Song Da Urban & Industrial Zone Investment and Development Joint Stock Company; heads of the City's Departments, sectors, agencies and relevant organizations and individuals shall be responsible for implementing this Decision./.

Recipients:
- As stated in Article 3;
- Comrade Chairperson of the City People's Committee (for reporting);
- Vice Chairpersons of the City People's Committee;
- Office of the City People's Committee: Chief of Office, Deputy Chiefs of Office, and Divisions: General Affairs, Natural Resources and Environment, General Planning, Urban;
- Archived: VT, DT.

ON BEHALF OF THE PEOPLE'S COMMITTEE
PP. CHAIRPERSON
VICE CHAIRPERSON
(Signed and sealed)
Duong Duc Tuan

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026
November 06, 2026
Người dịch ký và ghi rõ họ tên
Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)
Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội
At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City
Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội
I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.
Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**
Certification No.: **166716** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG
MAI SANG COMPANY LIMITED
(Ký, ghi rõ họ, tên và đóng dấu)
(Sign, write full name, and seal)

M.S.D.N: 0106302162 - C.T.T.N.H.H
CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG
Q. HAI BÀ TRƯNG - T.P HÀ NỘI

Phó Giám đốc
Nguyễn Văn Tết

BẢN DỊCH
TRANSLATION

PEOPLE'S COMMITTEE OF HA TAY PROVINCE	SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness
No.: 2156/QD-UBND	*Ha Dong, November 21, 2007*

DECISION

Re: Recovery of 130,404.9m² of land in Van Khe Commune, Phu Luong Commune, Ha Dong City; and temporary allocation of such land to Song Da Urban & Industrial Zone Investment and Development Joint Stock Company for the implementation of compensation, site clearance support, and preparation of the investment project for the construction of Van La - Van Khe Residential Area

CHAIRMAN OF PEOPLE'S COMMITTEE OF HA TAY PROVINCE

Pursuant to the Law on Organization of People's Councils and People's Committees dated November 26, 2003;

Pursuant to the Land Law dated November 26, 2003;

Pursuant to the Decree No. 181/2004/ND-CP dated October 29, 2004 of the Government on the implementation of the Land Law;

Considering the proposal of the Department of Natural Resources and Environment in Submission No. 930 TT/TNMT-QHKH dated November 15, 2007,

DECIDES:

Article 1.

1. Approve the addition of 3,418.4m² of land in Phu Luong Commune to the 2007 land use plan of Ha Dong City for the implementation of the Van La - Van Khe Residential Area project.

2. Recovery of 130,404.9m² of land in Van Khe Commune, Phu Luong Commune, Ha Dong City; and temporary allocation of such land to Song Da Urban & Industrial Zone Investment and Development Joint Stock Company for the implementation of compensation, site clearance support, and preparation of the investment project for the construction of Van La - Van Khe Residential Area, including:

- Land located in Van Khe Commune: 126,986.5m², comprising the following types of land:
+ Two-crop rice land: 110,293.8m²
+ Transport and irrigation land: 9,300.3m²
+ Cemetery land: 36.5m²
+ Mound land (managed by the Commune People's Committee): 2,730.3m²
+ Residential land: 113.1m²
+ Unused land: 1,335.2m²
+ Construction land (Song Da No 12 Company's collective quarter): 3,177.3m²
- Land located in Phu Luong Commune: 3,418.4m² (transport and irrigation land)

Article 2.

1. Pursuant to Article 1 of this Decision, the People's Committee of Ha Dong City shall issue a decision on land recovery, amend the Certificates of Land Use Rights for individual households (if any), and carry out compensation for site clearance in accordance with regulations.

2. The Department of Natural Resources and Environment to take the lead and coordinate with the People's Committee of Ha Dong City in directing the implementation of the specific handover of boundary markers and the area of recovered land on site, and the revision of cadastral records in accordance with the provisions of the Land Law.

The location, boundaries, and area of the land plot are determined according to the boundary marker map at a scale of 1/1000, signed by the Department of Natural Resources and Environment on October 12, 2007.

3. Song Da Urban & Industrial Zone Investment and Development Joint Stock Company shall be responsible for:

- Carrying out compensation for site clearance in accordance with regulations.
- Urgently completing the detailed planning and investment project for construction, and preparing the application for official land allocation in accordance with the provisions of the Land Law.

Article 3. This Decision shall take effect from the date of signing. The Chief of the Provincial People's Committee Office; the Chairman of the People's Committee of Ha Dong City; the heads of the following departments: Natural Resources and Environment, Planning & Investment, Construction, Finance, Transport, Tax Department, and Treasury; the Chairmen of the People's Committees of Van Khe Commune, Phu Luong Commune; Director of Song Da Urban & Industrial Zone Investment and Development Joint Stock Company; and the heads of other relevant departments and units are responsible for implementing this Decision./.

Place of receipt:
- As Article 3;
- Chairman and Vice Chairmen of the Provincial People's Committee;
- Chief of the Provincial People's Committee Office;
- Official Gazette Center;
- TH2, CNXD2, KT(1, 2);
- Archive: VT, NN3(2b).

PP. CHAIRMAN
VICE CHAIRMAN
(Signed and sealed)
Trinh Duy Hung

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City

Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội

I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**

Certification No.: **166717** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG

Phó Giám đốc

Nguyễn Văn Tết

SONG DA URBAN & INDUSTRIAL ZONE INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY

INCOMING DISPATCH
No.: 499
July 15, 2008

BẢN DỊCH
TRANSLATION

PEOPLE'S COMMITTEE OF HA TAY PROVINCE

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 2423/QD-UBND

Ha Dong, July 14, 2008

DECISION

Re: Official allocation of 120,133.4m² of land in Phu La Ward, Ha Dong City, part of a total area of 130,404.9m² (temporarily allocated by the Provincial People's via Decision No. 2156/QD-UBND dated November 21, 2007), to Song Da Urban & Industrial Zone Investment and Development Joint Stock Company for the implementation of the investment project on the construction of Van La Residential Area, Ha Dong City, Ha Tay Province

CHAIRMAN OF PEOPLE'S COMMITTEE OF HA TAY PROVINCE

Pursuant to the Law on Organization of People's Councils and People's Committees dated November 26, 2003;

Pursuant to the Land Law dated November 26, 2003;

Pursuant to the Decree No. 181/2004/ND-CP dated October 29, 2004 of the Government on the implementation of the Land Law;

Considering the proposal of the Department of Natural Resources and Environment in Submission No. 1637 TT/TNMT-QHKH dated July 10, 2008,

DECIDES:

Article 1.

1. Officially allocate 120,133.4m² of land in Phu La Ward, Ha Dong City, part of a total area of 130,404.9m² (temporarily allocated by the Provincial People's via Decision No. 2156/QD-UBND dated November 21, 2007), to Song Da Urban & Industrial Zone Investment and Development Joint Stock Company for the implementation of the investment project on the construction of Van La Residential Area, Ha Dong City, Ha Tay Province

2. Payment method: Land allocation with collection of land use fees.

Article 2.

1. The Department of Natural Resources and Environment to take the lead and coordinate with the People's Committee of Ha Dong City in directing the implementation of the specific handover of boundary markers and the area of recovered land on site, and the revision of cadastral records in accordance with the provisions of the Land Law.

The location, boundaries, and area of the land plot are determined according to the boundary marker map at a scale of 1/1000, signed by the Department of Natural Resources and Environment on October 12, 2008.

2. Song Da Urban & Industrial Zone Investment and Development Joint Stock Company shall be responsible for:

- Using the land for the proper purposes and within the designated boundaries and area as allocated.

- Fully fulfilling its financial obligations and complying with regulations on environmental protection and fire and explosion prevention.

- Completing all necessary investment and basic construction procedures prior to construction; during construction, complying with the approved planning, design and project.

3. If, after 12 consecutive months from the date of land handover, the Company fails to implement the project or fails to implement it in accordance with the approved plan, the land shall be recovered in accordance with the provisions of the law.

Article 3. This Decision shall take effect from the date of signing. The Chief of the Provincial People's Committee Office; the Chairman of the People's Committee of Ha Dong City; the heads of the following departments: Natural Resources and Environment, Planning & Investment, Construction, Finance, Transport, Tax Department, and Treasury; the Chairman of the People's Committee of Phu La Ward; Song Da Urban & Industrial Zone Investment and Development Joint Stock Company; and the heads of other relevant departments and units are responsible for implementing this Decision./.

Place of receipt:
- As Article 3;
- Chairman and Vice Chairmen of the Provincial People's Committee;
- Chief of the Provincial People's Committee Office;
- Official Gazette Center;
- TH1, CNXD2, KT(1, 2);
- Archive: VT, NN3(2b).

PP. CHAIRMAN
VICE CHAIRMAN
(Signed and sealed)
Trinh Duy Hung

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

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I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**

Certification No.: **166714** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

M.S.D.N: 0106302152 - C.T.T.N.H.H
CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG
Q. HAI BÀ TRƯNG - TP HÀ NỘI

Phó Giám đốc

Nguyễn Văn Tết

BẢN DỊCH
TRANSLATION

DOCUMENT PROCESSING SLIP (2024)

1. Document Title:

2. Document Reference No.: 5444/QĐ-UBND Document Date: October 16, 2024

3. Incoming Reference No.: 524 Incoming Date: October 16, 2024

4. Issuing Agency: Hanoi City People's Committee

5. Abstract: Decision on adjusting and supplementing a number of contents specified in the Decision No. 2423/QD-UBND dated July 14, 2008 of the former Ha Tay Provincial People's Committee.

Processing Recipients:

Mr. Chinh – Deputy General Director

Investment Project Management Board

Technical & Architectural Department

General Director

(Signed)

Project Investment and Development Department, Van La Division, Technical Design Department, serving as the basis for carrying out subsequent procedures

(Signed)

PEOPLE'S COMMITTEE OF HANOI CITY	**SOCIALIST REPUBLIC OF VIETNAM**
No.: 5444/QD-UBND	**Independence - Freedom - Happiness**

Hanoi, October 16, 2024

DECISION

On adjusting and supplementing a number of contents specified in the Decision No. 2423/QD-UBND dated July 14, 2008 of the former Ha Tay Provincial People's Committee.

[INCOMING DOCUMENT STAMP: SJ GROUP JOINT STOCK COMPANY - No. 524 - Date: October 17, 2024]

THE PEOPLE'S COMMITTEE OF HANOI CITY

Pursuant to the Law on Organization of Local Government No. 77/2015/QH13 dated June 19, 2015, and the Law amending and supplementing a number of articles of the Law on Organization of Local Government No. 47/2019/QH14 dated November 22, 2019;

Pursuant to the Land Law 2024 and Government Decrees detailing and guiding the implementation of the Land Law 2024;

Pursuant to the Law amending and supplementing a number of articles of the Land Law No. 31/2024/QH15, the Law on Housing No. 27/2023/QH15, the Law on Real Estate Business No. 29/2023/QH15, and the Law on Credit Institutions No. 32/2024/QH15 dated June 29, 2024;

At the proposal of the Department of Natural Resources and Environment in the Proposal No. 7419/TTr-STNMT-QHKHSDĐ dated September 19, 2024,

DECIDES:

Article 1. To adjust and supplement a number of contents specified in the Decision No. 2423/QD-UBND dated July 14, 2008 of the former Ha Tay Provincial People's Committee (regarding the official allocation of 120,133.4 m² of land in Phu La Ward, Ha Dong City, out of the total land area of 130,404.9 m² (temporarily recovered and allocated by the Provincial People's Committee under the Decision No. 2156/QD-UBND dated November 21, 2007) to Song Da Urban & Industrial Zone Development and Investment Joint Stock Company for the implementation of the Van La Housing Area Investment Project, Ha Dong City, Ha Tay Province), as follows:

1. Adjust the land user's name from: "Song Da Urban & Industrial Zone Development and Investment Joint Stock Company" to: "SJ Group Joint Stock Company".

2. Adjust and supplement contents in Article 1:

Adjust and supplement contents regarding the Van La Housing Area Project approved by the former Ha Tay Provincial People's Committee under the Decision No. 2099/QD-UBND dated July 7, 2008; approved for investment policy adjustment by the City People's Committee under the Decision No. 2580/QD-UBND dated May 4, 2023; and approved for adjustment of the Feasibility Study Report for Construction Investment of Van La Housing Area Project - Phase 1: Technical Infrastructure by the Board of Directors of Song Da Urban & Industrial Zone

Development and Investment Joint Stock Company under the Decision No. 01/QD-CT-HĐQT dated January 10, 2024.

The location, boundary, and area of the land plot are determined according to the 1/500 scale Land Use Planning Maps prepared by SUDICO Consulting Joint Stock Company in 2016, confirmed by the Department of Planning and Architecture as compatible with the Decision No. 6316/QD-UBND dated November 23, 2015 of the City People's Committee; the 1/500 scale Master Plan Drawing for High-rise Residential Buildings combined with Public/Service Facilities at land plots CT2B and CT3B of Van La Housing Area prepared by I.D.E.A Architecture Investment and Development Consulting Joint Stock Company in 2018, approved by the Department of Planning and Architecture via the Document No. 8073/QHKT-TMB-P1-HTKT dated December 27, 2018; and the Correction Drawing of the Master Layout and Spatial-Architectural-Landscape Plan at plot TT6 and traffic land (GT) belonging to the Detailed Planning Adjustment Project for Van La Housing Area (scale 1/500) prepared by SUDICO Consulting Joint Stock Company, confirmed by the Department of Planning and Architecture as compatible under the Decision No. 107/QD-UBND dated January 8, 2024 of the City People's Committee.

Out of the total land area of 114,028 m² for project implementation:

- 44,424 m² of land, including planning plots: CT2B with high-rise apartment combined with service functions (area: 5,575 m²); CT3B with high-rise apartment combined with service functions (area: 5,559 m²); BT1–BT4 and TT1–TT9 with low-rise residential functions (total area: 33,290 m²): Land allocated by the State with collection of land use fees; Land use term: From the date the City People's Committee signs the decision until July 7, 2058 (50 years from the date the former Ha Tay Provincial People's Committee approved the investment project); Buyers of residential houses associated with land use rights are entitled to stable and long-term land use.

- 20,698 m² of land, including planning plots: TH1, TH2 for primary school functions (area: 11,404 m²); NT1, NT2 for kindergarten functions (area: 4,380 m²); P1, P2, P3, P4 for parking functions (total area: 4,914 m²): Land leased by the State with annual rental payment; Land use term: From the date the City People's Committee signs the decision until July 7, 2058 (50 years from the date the former Ha Tay Provincial People's Committee approved the investment project).

- 1,539 m² of land at planning plot CT2A for public service functions (cultural house, medical center, commercial center, sports/recreation center, etc.): Land leased by the State with one-off rental payment for the entire lease period; Land use term: From the date the City People's Committee signs the decision until July 7, 2058 (50 years from the date the former Ha Tay Provincial People's Committee approved the investment project).

- 47,367 m² of land, including planning plots: HTKT for technical infrastructure processing functions (area: 502 m²); GT for traffic land functions (area: 40,209 m²); CX1–CX15 (excluding CX12) for green tree – sports functions (total area: 6,656 m²): Land allocated by the State without land use fees; SJ Group Joint Stock Company is responsible for synchronized investment and construction in accordance with the planning and investment project approved by competent authorities; Upon completion of construction, the Company shall hand over the facilities to competent authorities for management and use as prescribed.

Reason for adjustment: In accordance with the investment project approved for investment policy adjustment by the City People's Committee in the Decision No. 2580/QD-UBND dated May 4, 2023, and Article 95 of the 2013 Land Law.

3. Adjust and supplement the responsibilities of SJ Group Joint Stock Company and relevant Departments, branches, and administrative levels in Article 2:

a) SJ Group Joint Stock Company:

- Urgently complete procedures for approving the investment project for the entire Van La Housing Area project in accordance with regulations;

- Contact the Department of Natural Resources and Environment to determine land use fees, land rental fees, and additional land use/rental fees (if any) as prescribed; complete procedures for land lease contracts as required;

- Contact the City Tax Department to pay land use fees and land rental fees according to regulations.

- Upon fulfilling the above obligations, contact the Department of Natural Resources and Environment for the official land handover on map and on-site, and for the issuance of the Certificate of Land Use Rights, Ownership of Houses, and Other Assets Attached to Land in accordance with regulations.

- Contact the Department of Construction for guidance on construction permit procedures as prescribed.

- Use the allocated land area within the boundary markers and strictly comply with Article 1 of this Decision; execute the investment project in compliance with laws on land, investment, construction, housing, and real estate business; locate construction works accurately according to approved planning and construction permits; perform as-built survey measurements after construction to serve as a basis for issuing land and property ownership certificates according to regulations.

- Continue coordinating with Ha Dong District People's Committee to complete site clearance for the remaining land area of 4,715.5 m² within the Project scope.

- Contact Hanoi Land Registration Office to process procedures for issuing Certificates of Land Use Rights and House Ownership to home buyers after construction in accordance with regulations.

- Strictly implement legal provisions on investment and construction management, as well as investment policies approved by the former Ha Tay Provincial People's Committee in Decision No. 2099/QD-UBND dated July 7, 2008, and adjusted by the City People's Committee in the Decision No. 2580/QD-UBND dated May 4, 2023.

- Hand over in as-is condition the area of 6,105.4 m² not included in project execution, comprising: 447 m² at Ba La mound - Do ancestral tomb of Vietnam (plot BL); 1,993 m² of existing residential land subject to urban renovation (plot CTR1); 2,805 m² at Quan Cong mound (plot QC); 572 m² of existing tomb/tower area of Van La Pagoda (plot MT); and 288.4 m² of green space land (part of plot CX12) to Ha Dong District People's Committee for state management of land according to regulations.

b) Responsibilities of Departments, branches, and administrative levels:

- Department of Natural Resources and Environment shall:

+ Determine specific land prices for calculating land use fees and land rental fees; sign Land Lease Contracts according to regulations;

+ Hand over boundary markers on maps and on-site; issue Certificates of Land Use Rights, House Ownership, and Other Assets Attached to Land after financial obligations are completed as prescribed;

+ Direct Hanoi Land Registration Office to adjust land changes in cadastral records; process land use and house ownership certificates for home buyers after construction completion as prescribed;

+ Conduct supervision, inspection, and examination of land users' compliance with land and environmental protection laws.

- Hanoi Land Registration Office shall update land use right registrations and adjust land changes in cadastral records as prescribed.

- Hanoi City Tax Department shall collect land use fees, land rental fees, annual land use taxes, and other financial obligations (if any) as prescribed.

- The Department of Construction shall assume the primary responsibility and coordinate with the Department of Planning and Architecture and relevant entities to carry out procedures for issuing the Construction Permit in accordance with regulations; supervise the entity implementing the construction project to ensure compliance with the approved planning and the construction permit; conduct as-built survey measurements after construction completion to serve as the basis for issuing the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land, as well as managing, using, and operating the project after construction in accordance with State regulations and the regulations of the City People's Committee.

- Department of Planning and Investment shall monitor and urge the Investor to execute the project according to schedule.

- Ha Dong District People's Committee and Phu La Ward People's Committee shall:

+ Supervise and inspect the management and use of allocated, leased land within boundaries, for intended purposes in accordance with law; promptly detect and handle administrative violations in land domain under authority; report to the City People's Committee; ensure environmental hygiene and fire prevention/fighting under Vietnam Construction Standards;

+ Carry out land clearance work for the remaining area of 4,715.5 m² within the Project scope;

+ Receive and perform state land management functions over the 6,105.4 m² area excluded from project execution in accordance with authority and regulations.

4. Adjust and supplement contents in Clause 3, Article 2:

Within 12 consecutive months from the date of receiving land handover on-site, SJ Group Joint Stock Company must put the land into use; in case the land is not put into use or land deployment schedule is 24 months behind the schedule stated in the investment project from on-site handover, SJ Group Joint Stock Company shall be granted a 24-month extension and must pay an amount corresponding to land rent for the delay period; upon expiration of the extension period, if SJ Group Joint Stock Company still has not put the land into use or uses the land

improperly compared to Article 1 of this Decision, the City People's Committee shall reclaim the land without compensation for land and assets attached to land.

5. Other contents shall remain implemented pursuant to the Decision No. 2423/QD-UBND dated July 14, 2008 of the former Ha Tay Provincial People's Committee and current legal provisions.

Article 2. This Decision takes effect from the date of signing. Chief of Office of the City People's Committee; Directors of Departments: Natural Resources and Environment; Finance; Construction; Planning and Architecture; Planning and Investment; Transportation; Director of Hanoi City Tax Department; Director of Hanoi Land Registration Office; Chairpersons of People's Committees of Ha Dong District and Phu La Ward; Chairman of the Board of Directors of SJ Group Joint Stock Company; and related organizations, households, and individuals are responsible for executing this Decision./.

Recipients:
- As per Article 2;
- Chairman of the City People's Committee (for reporting);
- Vice Chairman ò the City People's Committee, Nguyen Trong Dong;
- Office of the City People's Committee: PCVP, TNMT;
- Archived: VT.

Document File No.: 2024000003654

FOR THE PEOPLE'S COMMITTEE
FOR THE CHAIRMAN
VICE CHAIRMAN

(Signed and sealed)

Nguyen Trong Dong

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

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I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

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Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**

Certification No.: **166715** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG

Phó Giám đốc

Nguyễn Văn Tết

PEOPLE'S COMMITTEE OF HA TAY PROVINCE	SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness
No.: 2902/QD-UBND	*Ha Dong, July 25, 2008*

BẢN DỊCH
TRANSLATION

DECISION

Re: Recovery of 10,271.5 m² of land located in Phu La Ward, Ha Dong City (recovered and temporarily allocated by the Provincial People's Committee to Song Da Urban & Industrial Zone Investment and Development Joint Stock Company under Decision No. 2156/QD-UBND dated November 21, 2007); and allocation of such land to the People's Committee of Ha Dong City for the implementation of the investment project on the construction of technical infrastructure for the Service Land Area, in order to allocate land to households and individuals whose land was recovered, in accordance with the Decree No. 17/2006/ND-CP dated January 27, 2006 and Decree No. 84/2007/ND-CP dated May 25, 2007 of the Government

CHAIRMAN OF PEOPLE'S COMMITTEE OF HA TAY PROVINCE

Pursuant to the Law on Organization of People's Councils and People's Committees dated November 26, 2003;

Pursuant to the Land Law dated November 26, 2003;

Pursuant to the Decree No. 181/2004/ND-CP dated October 29, 2004 of the Government on the implementation of the Land Law; Decree No. 17/2006/ND-CP dated January 27, 2006 and Decree No. 84/2007/ND-CP dated May 25, 2007 of the Government on the implementation of the Land Law;

In implementation of Decision No. 1098/2007/QD-UBND dated June 28, 2007; Decision No. 371/2008/QD-UBND dated February 22, 2008 of the Provincial People's Committee regarding the mechanism for service land within the province; Directive No. 12/CT-UBND dated March 14, 2008 and Notice No. 135/TB-UBND dated June 26, 2008 of the Provincial People's Committee;

Considering the proposal of the Department of Natural Resources and Environment in Submission No. 1869 TT/TNMT-QHKH dated July 21, 2008,

DECIDES:

Article 1. Recover 10,271.5 m² of land located in Phu La Ward, Ha Dong City (recovered and temporarily allocated by the Provincial People's Committee to Song Da Urban & Industrial Zone Investment and Development Joint Stock Company under Decision No. 2156/QD-UBND dated November 21, 2007); and allocation of such land to the People's Committee of Ha Dong City for the implementation of the investment project on the construction of technical infrastructure for the Service Land Area, in order to allocate land to households and individuals whose land was recovered, in accordance with the Decree No. 17/2006/ND-CP dated January 27, 2006 and Decree No. 84/2007/ND-CP dated May 25, 2007 of the Government, including:

- Service land to be allocated to households and individuals: 5,937.04m²;

- Land for roads and green spaces: 4,334.46m²;

Article 2.

1. The Department of Natural Resources and Environment to take the lead and coordinate with the People's Committee of Ha Dong City in directing the implementation of the specific handover of boundary markers and the area of recovered land on site, and the revision of cadastral records in accordance with the provisions of the Land Law.

The location, boundaries, and area of the land plot are determined according to the boundary marker map at a scale of 1/500, signed by the Department of Natural Resources and Environment on July 18, 2008.

3. The People's Committee of Ha Dong City shall be responsible for:

- Using the land for the proper purposes and within the designated boundaries and area as allocated; fully complying with regulations on environmental protection.

- Completing all necessary investment and basic construction procedures in accordance with regulations prior to construction; during construction, complying with the approved planning, design and project.

- Strictly managing the land reserve designated for service purposes following the completion of technical infrastructure; directing the allocation of land to people whose land has been recovered in accordance with the provisions of law, Decision No. 1098/2007/QD-UBND dated June 28, 2007 and Decision No. 371/2008/QD-UBND dated February 22, 2008, of the Provincial People's Committee; assuming responsibility before the Provincial People's Committee and the law regarding the eligibility of recipients, the limits of land allocation, and the financial mechanisms applied when allocating land to households and individuals in accordance with regulations.

Article 3. This Decision shall take effect from the date of signing. The Chief of the Provincial People's Committee Office; the Chairman of the People's Committee of Ha Dong City; the heads of the following departments: Natural Resources and Environment, Planning & Investment, Construction, Finance, Transport, Tax Department, and Treasury; the Chairman of the People's Committees of Phu La Ward; Song Da Urban & Industrial Zone Investment and Development Joint Stock Company; and the heads of other relevant departments and units are responsible for implementing this Decision./.

Place of receipt:
- As Article 3;
- Chairman and Vice Chairmen of the Provincial People's Committee;
- Chief of the Provincial People's Committee Office;
- Official Gazette Center;
- TH2, CNXD2, KT(1, 2);
- Archive: VT, NN3(2b).

PP. CHAIRMAN
VICE CHAIRMAN
(Signed and sealed)
Trinh Duy Hung

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City

Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội

I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: 166719 **Quyển số: 01/2026 - SCT/CKND**

Certification No.: ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

M.S.D.N: 0106302152 - C.T.T.N.H.H. CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG Q. HAI BÀ TRƯNG - T.P HÀ NỘI

Phó Giám đốc

Nguyễn Văn Tết

OFFICIAL DISPATCH PROCESSING SHEET - 2023

BẢN DỊCH
TRANSLATION

1. Document Name: .....
2. Document Number: 259/HDXD – QLTK
   Document Date: 16/10/2023
3. Incoming Number: 533
   Date Received: 18/10/2023
4. Issuing Authority: Construction Activities Management Agency – Ministry of Construction
5. Brief Description: .....

Processing Recipients

Mr. Chinh – Deputy General Director

(To XXXXXXXXXX)

General Director

(signed)

Technical Design Department to take further action

(signed)

MINISTRY OF CONSTRUCTION
CONSTRUCTION ACTIVITIES MANAGEMENT AGENCY

No.: 259 /HDXD-QLTK

Subject: Notification of the appraisal results for the Feasibility Study Report for the investment and construction of the Van La Housing Area Project *(Phase 1: Technical Infrastructure)* in Phu La Ward, Ha Dong District, Hanoi.

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, October 16, 2023

SONG DA URBAN AND INDUSTRIAL ZONE INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY
INCOMING OFFICIAL DISPATCH
No.: 533
Dated October 18, 2023

To: Song Da Urban and Industrial Zone Investment and Development Joint Stock Company

The Construction Activities Management Agency – Ministry of Construction has received Submission No. 206/TTr-CT-KHDT dated August 15, 2023, and the supplementary dossier submitted under Document No. 227/CT-TKKT dated August 31, 2023, from Song Da Urban and Industrial Zone Investment and Development Joint Stock Company regarding the appraisal of the Feasibility Study Report for the investment and construction of the Van La Housing Area Project *(Phase 1: Technical Infrastructure)* in Phu La Ward, Ha Dong District, Hanoi *(dossier code: 000.00.00.G17-230815-0013)*.

Pursuant to the Law on Construction No. 50/2014/QH13 dated June 18, 2014, as amended and supplemented by Law No. 03/2016/QH14, Law No. 35/2018/QH14, Law No. 40/2019/QH14, and Law No. 62/2020/QH14;

Pursuant to the Government's Decree No. 15/2021/ND-CP dated March 3, 2021, detailing certain contents on investment and construction project management, as amended and supplemented by the Government's Decree No. 35/2023/ND-CP dated June 20, 2023, amending and supplementing certain articles of decrees governing state management in the construction sector;

Upon review, the Construction Activities Management Agency hereby notifies the appraisal results of the Feasibility Study Report for the investment and construction of the Project as follows:

I. GENERAL PROJECT INFORMATION

1. Project Name: Van La Housing Area *(Phase 1: Technical Infrastructure)*

2. Project group, type, grade, and design service life of the work under the Project: Group A project; Grade I, Grade II, and Grade III civil works; the design service life: 50 – 100 years.

3. Investment Decider: Mr. Do Van Binh, Chairman of the Board of Directors of Song Da Urban and Industrial Zone Investment and Development Joint Stock Company *(pursuant to the project feasibility study report)*.

4. Investor and contact information

- Song Da Urban and Industrial Zone Investment and Development Joint Stock Company.
- Address: Sudico Building, Me Tri Road, My Dinh 1 Ward, Nam Tu Liem District, Hanoi City.

- Phone, Fax: 024.37684503, 024.37684029.

5. Construction Location: Phu La Ward, Ha Dong District, Hanoi City.

6. Total investment capital: VND 2,795 billion *(Phase 1 submitted for appraisal: VND 844.299 billion according to the project feasibility study report).*

7. Source of Investment Capital: Other capital sources.

8. Project implementation schedule: From May 2023 to Fourth quarter of 2026 *(pursuant to Decision No. 2580/QD-UBND dated May 4, 2023, of the People's Committee of Hanoi city on approving adjustments to the investment policy for the Van La Housing Area investment and construction project).*

9. Key applied standards and codes: The basic design applies the national standards and Vietnamese construction technical standards.

10. Contractor for consulting the Feasibility Study Report: Vietnam Investment Consulting and Construction Designing Joint Stock Company

11. Construction Survey Contractor: Hanoi Foundation Technology Joint Stock Company.

II. THE DOSSIER SUBMITTED FOR APPRAISAL

1. Legal Documents

- Decision No. 2099/QD-UBND dated July 7, 2008 of the People's Committee of Ha Tay Province approving the investment project for the construction of Van La - Van Khe Housing Area, Ha Dong City, Ha Tay Province;

- Decision No. 2423/QD-UBND dated July 14, 2008, of People's Committee of Ha Tay Province on officially allocating 120,133.4 m^2 of land in Phu La Ward, Ha Dong City, located within the total land area of 130,404.9 m^2 (*temporarily allocated to the Provincial People's Committee under Decision No. 2156/QD-UBND dated November 21, 2007)* to Song Da Urban and Industrial Zone Investment and Development Joint Stock Company to implement the Van La – Van Khe Housing Area investment and construction project in Ha Dong City, Ha Tay Province;

- Decision No. 6316/QD-UBND dated November 23, 2015, of the People's Committee of Hanoi City approving the overall adjustment of the 1/500 detailed planning of Van La Housing Area;

- Document No. 3474/SGTVT-GTDT dated September 6, 2016, of the Hanoi Department of Transport regarding the traffic connection agreement for the Van La Housing Area Project;

- Document No. 5531/QHKT-P1-HTKT dated September 11, 2018, of Hanoi Department of Planning and Architecture on adjusting architectural planning indicators for land plots with symbols CT2B and CT3B within Van La Housing Area, Phu La Ward, Ha Dong District, Hanoi;

- Document No. 4682/UBND-DT dated October 2, 2018, of People's Committee of Hanoi City on adjusting architectural planning indicators for land plots

with symbols CT2B and CT3B within Van La Housing Area, Phu La Ward, Ha Dong District;

- Document No. 8073/QHKT-P1-HTKT dated December 27, 2018, of Hanoi Department of Planning and Architecture approving the overall site plan drawing for high-rise apartment buildings combined with public and service functions at land plots with symbols CT2B and CT3B within Van La Housing Area, Phu La Ward, Ha Dong District, Hanoi;

- Document No. 3558/QHKT-P1-HTKT dated July 4, 2019, of Hanoi Department of Planning and Architecture on rectifying architectural planning indicators at land plot with symbols TT6 and road land under the detailed planning of Van La Housing Area, Phu La Ward, Ha Dong District, Hanoi;

- Document No. 7399/VP-DT dated August 7, 2019, of People's Committee of Hanoi City's Office regarding the review and rectification of figures for architectural planning indicators at land plot coded TT6 and road land under the detailed planning of Van La Housing Area, Phu La Ward, Ha Dong District;

- Decision No. 2580/QD-UBND dated May 4, 2023 of the People's Committee of Hanoi City on approving the adjustment of the investment policy for the Van La – Van Khe Housing Area investment and construction project in Ha Dong City, Ha Tay Province, approved by Ha Tay Provincial People's Committee in Decision No. 2099/QD-UBND dated July 7, 2008;

- Document No. 1283/TTHT-CNHT dated July 10, 2023, of the Hanoi Technical Infrastructure Management Center regarding drainage guidance for the construction project of Van La Housing Area, Ha Dong District, Hanoi City;

- Document No. 197/CTN-KT dated October 3, 2016, and Document No. 325/CTN-KHKT dated August 14, 2023, of Ha Dong Water One-Member Limited Liability Company regarding the water supply agreement for the Van La Housing Area Project in Ha Dong District, Hanoi City;

- Environmental License No. 121/GPMT-UBND dated August 10, 2023, issued by Hanoi People's Committee to Song Da Urban and Industrial Zone Investment and Development Joint Stock Company to carry out environmental protection activities for the project "Van La Housing Area" in Phu La Ward, Ha Dong District, Hanoi City;

- Minutes No. 5615/BB-EVNHANOI dated August 17, 2023, between Hanoi Power Corporation and Song Da Urban and Industrial Zone Investment and Development Joint Stock Company regarding the agreement on the power supply investment plan for the Van La Housing Area project in Phu La Ward, Ha Dong;

- Document No. 2425/PCCC&CNCH-P4 dated August 28, 2023, of the Fire Prevention, Firefighting, and Rescue Police Department regarding comments on the basic design dossier;

- Other relevant legal documents.

2. Project Dossiers, Documents, Surveys, Designs, and Appraisals (if any)

- Topographic survey result report prepared in April 2022

- Engineering geological survey report prepared in May 2017;

- Feasibility Study Report for the investment and construction of the Project prepared in May 2023;

- Explanatory statement and basic design dossier prepared in May 2023.

3. Contractors' Capacity Dossier

- Construction survey contractors:

+ Engineering geological survey contractor: Hanoi Foundation Technology Joint Stock Company (*Construction Capacity Certificate No. BXD-00001079 issued on May 10, 2017, by the Construction Activities Management Agency, valid until May 10, 2022*);

+ Geotechnical Survey Team Leader: Mr./Ms. Pham Tien Quynh (*Construction Capacity Certificate No. BXD-00001762 issued on May 10, 2017, by the Construction Activities Management Agency, valid until May 10, 2022*).

+ Topographic Survey Team Leader: Mr./Ms. Nguyen Ngoc Manh (*Construction Capacity Certificate No. BXD-00047461 issued on May 29, 2020, by the Construction Activities Management Agency, valid until May 29, 2025*).

- Basic design and total investment estimation contractor *(if any):*

+ Feasibility study report preparation contractor: Vietnam Investment Consulting and Construction Designing Joint Stock Company (*Construction Capacity Certificate No. BXD-00000612 issued on February 11, 2022, by the Construction Activities Management Agency, valid until February 11, 2032*)

+ Project Team Leader & Water Supply and Drainage Design Lead: Mr./Ms. Can Thu Huyen (*Construction Capacity Certificate No. BXD-00019658 issued on February 1, 2023, by the Construction Activities Management Agency, valid until February 1, 2028*).

+ Site Grading & Traffic Road Design Lead: Mr./Ms. Nguyen Ngoc Long (*Construction Capacity Certificate No. HTV - 00130757 issued on January 20, 2022, by the Construction Activities Management Agency, valid until January 20, 2027*).

+ M&E (Mechanical & Electrical) Design Lead: Mr./Ms. Pham Ngoc Duong (*Construction Capacity Certificate No. BXD - 00019657 issued on February 1, 2023, by the Construction Activities Management Agency, valid until February 1, 2028*).

III. THE CONTENTS OF THE DOSSIER SUBMITTED FOR APPRAISAL

1. Master Plan:

The Van La Housing Area Project is newly constructed on a land plot with a total project implementation area of 114,028 m^2 in Phu La Ward, Ha Dong District, Hanoi City.

The project's main functional areas include:

- High-rise mixed-use apartment buildings (symbols CT2B and CT3B), each building is 25 stories high, occupying a total land area of 11,134 m^2

- Low-rise residential buildings (symbols BT1–BT4 and TT1–TT9): Buildings BT1–BT4 are 3 stories high, and buildings TT1–TT9 are 4 stories high, occupying a total land area of 33,290 m^2

- Public facilities: Elementary schools (symbols TH1, TH2) at 3 stories; Kindergartens (symbols NT1, NT2) at 3 stories; and public service building (symbols CT2A) with 2 basement levels and 12 above-ground floors, occupying a total land area of 17,323 m^2;

- Technical infrastructure construction land: Technical infrastructure treatment plant and Parking lots P1, P2, P3, P4, with a total land area of 45,625 m^2;

- Greenery and sports land (symbols CX1 – CX15): Total land area of 7,420 m^2;

The Van La Urban Area Project is divided into 5 investment phases, scheduled for completion in Fourth quarter of 2026 *(pursuant to the appraisal submission feasibility study report),* specifically as follows:

- Phase 1 *(currently submitted for appraisal):* Construction of technical infrastructure system, parking lots P1, P2, P4, and landscape greenery items;

- Phase 2 *(not yet under construction):* Construction of low-rise residential buildings;

- Phase 3 *(not yet under construction):* Construction of high-rise mixed-use apartment buildings CT2B and CT3B;

- Phase 4 *(not yet under construction):* Construction of schools (TH1, TH2) and kindergartens (NT1, NT2);

Phase 5 *(not yet under construction):* Construction of public service building CT2A and parking lot P3.

2. Technical Infrastructure System:

2.1. Site Grading Design Solution:

The site grading elevation solution is constrained with a maximum of +6.5m and a minimum of +6.3m, directing runoff slope toward the traffic road axes, with a minimum site grading slope of 0.4% according to the approved planning.

Embankment sand utilizes a compaction degree of K=0.90. For green space plots, earthworks shall be conducted without compaction, utilizing topsoil stripped from other embankment plots.

2.2. Traffic Road System Design Solution:

Total land area for traffic roads and parking lots submitted for appraisal is 42,149 m2, including: Internal traffic road land area of 39,118 m^2; Parking lots (symbols P1, P2, P4) area of 3,013 m^2. Details are as follows:

- Road No. 1 *(Cross-section IIA-IIA):* Right-of-way width of 23.5m, comprising a carriageway width of 10.5m, a sidewalk width of 5.0m on one side and 8.0m on the other; total alignment length of approx. 162m;

- Road No. 2A (Section N3-N5) and Road No. 7A *(Cross-section IIB-IIB):* Right-of-way width of 15.0m, comprising a carriageway width of 7.0m, sidewalk widths of 2 x 4.0m; total alignment length of Road 2A is approx. 109m and Road 7A is approx. 43m;

- Road No. 2 *(Cross-section IV-IV):* Right-of-way width of 16.5m, comprising a carriageway width of 10.5m, sidewalk widths of 2 x 3.0m; total alignment length of approx. 291m;

- Road No. 3, Road No. 5, and Road No. 6 *(Cross-section VIIA-VIIA):* Right-of-way width of 13.5m, comprising a carriageway width of 7.5m, sidewalk widths of 2 x 3.0m; total alignment length of Road 3 is approx. 124m, Road 5 is approx. 81m, and Road 6 is approx. 65m;

- Road No. 4 *(Cross-section III-III):* Right-of-way width of 19.5m, comprising a carriageway width of 10.5m, sidewalk widths of 2 x 4.5m; total alignment length of approx. 247m;

- Road No. 7 *(Cross-section IIC-IIC):* Right-of-way width of 19.0m, comprising a carriageway width of 7.0m, a sidewalk width of 4.0m on one side and 8.0m on the other; total alignment length of approx. 222m;

- Road No. 8 *(Cross-section VII-VII):* Right-of-way width of 10.5m, comprising a carriageway width of 6.0m, sidewalk widths of 2 x 2.25m; total alignment length of approx. 183m;

- Road No. 9 *(Cross-section VIIB-VIIB):* Right-of-way width of 12.0m, comprising a carriageway width of 6.0m, sidewalk widths of 2 x 3.0m; total alignment length of approx. 82m;

- Road No. 10, Road No. 11 (Section N9-N13), Road No. 12, and Road No. 13 *(Cross-section VI-VI):* Right-of-way width of 13.0m, comprising a carriageway width of 7.0m, sidewalk widths of 2 x 3.0m; total alignment length of Road 10 is approx. 63m, Road 11 (Section N9-N13) is approx. 246m, Road 12 is approx. 113m, and Road 13 is approx. 61m;

- Road No. 14 *(Cross-section VIII-VIII):* Right-of-way width ranging from 8.5m to 11.5m, comprising a carriageway width of 5.5m, sidewalk widths of 3.0m on one side and 0.0m to 3.0m on the other; total alignment length of approx. 195m;

- Road No. 7A (Section N6-N16), Road No. 7B, and Road No. 2A (Section N5-N6) *(Cross-section VIIIA-VIIIA):* Right-of-way width of 11.0m, comprising a carriageway width of 7.0m, sidewalk width of 4.0m on one side; total alignment length of Road 7A (Section N6-N16) is approx. 40m, Road 7B is approx. 28m, and Road 2A (Section N5-N6) is approx. 45m;

- Road No. 11 (Section N13-N4) *(Cross-section VIA-VIA):* Right-of-way width ranging from 9.47m to 10.18m, comprising a carriageway width of 6.47m to 7.18m, sidewalk widths of 3.0m; total alignment length of approx. 33m;

Parking lots P1, P2, P4: Total land area of approx. 3,031 m^2 (*no above-ground structures shall be built*).

Road structure: The roadbed is designed with a compaction degree of K=0.95; the subbase layer is compacted to K=0.98; the road surface is made of hot-mix asphalt concrete, with aggregate base courses of type I and type II; sidewalks are paved with 3cm thick stone, natural stone curbs sized 100 x 26 x 23(cm); 100 x 22 x 18(cm), combined with greenery, turf, and other technical infrastructure systems. Road gradient is <10%.

2.3. Water Supply System Design Solution:

The water supply source for the project is connected to the existing HDPE D225 main pipeline belonging to the Ha Dong district water supply pipeline network, running along Quang Trung street. The project's water demand is approximately 1,658 m^3/day, night.

The domestic water supply pipeline network and fire-fighting water supply pipeline network of the project form a looped network with diameters of DN110 and DN225, buried underground at a depth of 0.7m to 1.0m under the sidewalk. The fire-fighting pipeline network is equipped with fire hydrants at a spacing of ≤ 120m/hydrant.

2.4. Rainwater Drainage System Design Solution:

- The rainwater drainage system is designed independently of the wastewater drainage system, operating on the gravity flow principle. Rainwater drainage is divided into 2 drainage areas: the western drainage area and the eastern drainage area of the project. Rainwater in these areas is collected via catch basins spaced approximately 20m to 25m apart on the road sidewalks, combined with manholes discharging into precast reinforced concrete circular culvert systems ranging from D600mm to D1250mm, and then discharged at 02 connection points into the box culvert pipeline sized 3000x2000(mm) according to the planning *(the planned/existing box culvert pipeline is a drainage canal)* located to the south of the project.

- Rainwater from buildings is collected at the roof level and balcony systems, loggias, etc., drained separately via vertical downpipes, overflowing outside the building, and subsequently discharged into the project's general drainage system via surface drainage catch basins.

2.5. Wastewater Drainage System Design Solution:

- All wastewater from the project is collected by a separate drainage system leading to a centralized wastewater treatment plant with a total capacity of 1,100 m^3/day, night located at the technical infrastructure land plot of the project. Wastewater collection and drainage pipelines run through manholes, inspection chambers, and precast reinforced concrete culvert systems ranging in size from D300mm to D400mm.

- Wastewater from floor drains, washbasins, etc., of buildings is collected via separate vertical downpipes discharging into the general wastewater manhole and culvert system. Fecal wastewater is collected and led to separate septic tanks located at each building. After preliminary treatment, wastewater is collected at the project's centralized wastewater treatment plant for treatment to meet the regulatory requirements prescribed in Column B of QCVN 14:2008/BTNMT – National Technical Regulation on Domestic Wastewater prior to discharge into the receiving water body. The centralized

wastewater treatment plant with a capacity of 1,100 m^3/day, night is located at the technical infrastructure land plot of the project.

2.6. Power Supply and Lighting System Design Solution:

- The power supply for the project is sourced from the existing Ha Dong 110kV transformer substation, supplied to the project's sub-substations via the existing medium-voltage 24kV Cu/XLPE/PVC/DSTA/PVC-3x240mm^2 underground cable route passing through the project area. The project arranges 05 low-voltage 22/0.4kV substations, comprising: TBA – 1 with a capacity of 1x1,000kVA; TBA – 2 with a capacity of 1x400kVA; TBA – 3 with a capacity of 2x1,600kVA; TBA-4 with a capacity of 2x1,600kVA; TBA-5 with a capacity of 2x750kVA supplying power for the technical infrastructure area, lighting, public service facilities, schools, kindergartens, low-rise and high-rise residential areas, etc.

- The project's 22kV power supply network utilizes a looped circuit. After stepping down to 22/0.4kV at the transformer substations, the 0.4kV low-voltage power will be distributed to individual main power distribution boards of buildings according to electricity demand via an underground cable system buried at a depth of 0.8m to 1.0m relative to the road surface.

Traffic lighting luminaires utilize 100W – 220V IP66 LED lights. Lights are installed on 6m high poles with a 2m high lamp arm and a 1.5m outreach, with a spacing between lights of 30 to 40 meters, set back from the curb by 0.7m to 1.0m depending on each road cross-section type. Project lighting power cables are designed for underground routing. Lighting for centralized green space land is designed separately to ensure compatibility and consistency with the landscape architectural spatial planning.

2.7. Telecommunications System Design Solution:

Signal sources from the MDF cabinet on Quang Trung street are supplied to secondary light-current distribution cabinets via fiber optic cable routes, and subsequently led to intermediate light-current cabinets of the buildings.

The telecommunications cable system is designed synchronously, drawn inside rigid uPVC plastic pipes, buried underground along the traffic road routes of the project area.

2.8. Landscape Greenery Design Solution:

- The project's centralized greenery is divided into 15 green land plots coded from CX1 to CX15 with a total area of approximately 7,420 m^2. Green areas are organized in an "open" format, easily accessible, planted with shade trees having a canopy width of 4.0m–6.0m, trunk diameter D≥15cm, combined with turf, walkways, promenade paths, playgrounds, micro-landscapes, etc. In addition, several outdoor sports amenities are arranged to meet the recreational and activity needs of residents.

- Sidewalk greenery is planned to be planted with tree species having a canopy width of 4.0m–6.0m to provide shade, spaced in built tree pits at intervals of 5.0m–8.0m, at a distance of 0.8m–1.0m from the curb edge, with a trunk diameter D≥15cm.

IV. APPRAISAL RESULTS

Scope and Principles of Appraisal:

- The Construction Activities Management Agency conducts the appraisal of the investment and construction feasibility study report regarding the contents prescribed in Clause 2, Article 58 of the 2014 Construction Law (amended and supplemented in Clause 15, Article 1 of Law No. 62/2020/QH14) based on the appraisal dossier, without reviewing or evaluating other contents beyond those prescribed herein.

- Appraisal contents related to construction specialized agency planning stipulated in the Construction Law are strictly limited to reviewing the conformity of the basic design with the construction planning; it is not responsible for reviewing the planning approval process or the completeness of construction planning project contents.

- The specialized agency under the investment decider is responsible for appraising the contents prescribed in Article 57 of the 2014 Construction Law (amended and supplemented in Clause 14, Article 1 of Law No. 62/2020/QH14).

- The submitting entity and the investment decider are responsible for the truthfulness, contents, and other information relating to the appraisal dossier; the investor and consulting contractors are responsible for the legality and accuracy of data in the appraisal dossier.

1. Statutory Compliance in Project Formulation, Basic Design, and Construction Capacity Conditions of Practicing Organizations and Individuals:

- The Feasibility Study Report for the Feasibility Study Report for the investment and construction of the Project is formulated with basic completeness regarding contents prescribed in Article 54 of the 2014 Construction Law.

- Contractors formulating the basic design and construction survey *contractors (mentioned in Section II.3 of this document)* possess capacity certificates, fields, scopes of operation, and terms suitable for the work performed pursuant to the Government's Decree No. 15/2021/ND-CP dated March 3, 2021, as amended and supplemented by the Government's Decree No. 35/2023/ND-CP dated June 20, 2023.

- Design project managers, survey project managers, and discipline design leads *(mentioned in Section II.3 of this document)* hold practice certificates, fields, scopes of operation, and terms suitable for the work performed pursuant to the Government's Decree No. 15/2021/ND-CP dated March 3, 2021, as amended and supplemented by the Government's Decree No. 35/2023/ND-CP dated June 20, 2023.

2. Conformity of the Basic Design with Construction Planning and Technical/Sectoral Planning Prescribed by Law, or Alignment with Approved Alignment and Location Plans Approved by Competent State Agencies:

The basic design of technical infrastructure works under Phase 1 of the Van La Housing Area Project in Phu La Ward, Ha Dong District, Hanoi City, according to the appraisal dossier, basically ensures conformity with the architectural planning indicators in the adjustment of the master detailed

planning at 1/500 scale approved in Decision No. 6316/QD-UBND dated November 23, 2015, of the People's Committee of Hanoi city, specifically as follows:

No.	Content	Unit	Approved Adjusted 1/500 Planning	Basic Design Submitted for Appraisal	Evaluation Increase (+) / Decrease (-)
1	Cross-section IIA-IIA	m	23.5 *(5.0+10.5+8.0)*	23.5 *(5.0+10.5+8.0)*	0
2	Cross-section IIB-IIB	m	15.0 *(4.0+7.0+4.0)*	15.0 *(4.0+7.0+4.0)*	0
3	Cross-section IV-IV	m	16.5 *(3.0+10.5+3.0)*	16.5 *(3.0+10.5+3.0)*	0
4	Cross-section VIIA-VIIA	m	13.5 *(3.0+7.5+3.0)*	13.5 *(3.0+7.5+3.0)*	0
5	Cross-section III-III	m	19.5 *(4.5+10.5+4.5)*	19.5 *(4.5+10.5+4.5)*	0
6	Cross-section IIC-IIC	m	19.0 *(4.0+7.0+8.0)*	19.0 *(4.0+7.0+8.0)*	0
7	Cross-section VII-VII	m	10.5 *(2.25+6.0+2.25)*	10.5 *(2.25+6.0+2.25)*	0
8	Cross-section VIIB-VIIB	m	12.0 *(3.0+6.0+3.0)*	12.0 *(3.0+6.0+3.0)*	0
9	Cross-section VI-VI	m	13.0 *(3.0+7.0+3.0)*	13.0 *(3.0+7.0+3.0)*	0
10	Cross-section VIII-VIII	m	8.5 ÷ 11.5 *(0.0÷3.0+5.5+3.0)*	8.5 ÷ 11.5 *(0.0÷3.0+5.5+3.0)*	0
11	Cross-section VIIIA-VIIIA	m	-	11.0 *(7.0+4.0)*	0
12	Cross-section VIA-VIA	m	-	9.47 ÷ 10.18 *(6.47 ÷ 7.18 + 3.0)*	0
13	Total area of 03 centralized parking lots (P1, P2, P4)	m^2	3,031	3,031	0
14	Project traffic land area	m^2	39,118	40,209	+1091

15	Maximum site grading elevation	m	+ 6.5	+ 6.5	0
16	Minimum site grading elevation	m	+6.3	+6.3	0
17	Water supply capacity	m^3/ day, night	1,249	1,658	+ 409
18	Distribution water supply pipeline diameter	mm	110 – 160	110 – 225	+ 65
19	Service water supply pipeline diameter	mm	50 – 90	50 – 90	0
20	Rainwater drainage culvert size	mm	D600 – D1250	D600 – D1250	0
21	Rainwater drainage box culvert size	mm	3000 x 2000	3000 x 2000	0
22	Wastewater treatment plant capacity	m^3/ day, night	9000	1,100	+ 200
23	Wastewater drainage culvert size	mm	D300 – D400	D300 – D400	0
24	Transformer station capacity (05 stations)	kVA	TBA – 1: 560; TBA – 2: 400; TBA – 3: 2000; TBA – 4: 2000; TBA – 5: 1200.	TBA – 1: 1000; TBA – 2: 400; TBA – 3: 3200; TBA – 4: 3200; TBA – 5: 1500.	+ 600; 0; + 1200; + 1200; + 300.

The basic design submitted for appraisal is basically consistent with the network design and alignment according to the approved planning; however, there are adjustments increasing the capacity and cross-section of certain water supply, wastewater drainage, and power supply pipelines due to the anticipated increase in population indicators at the project's high-rise buildings with symbols CT2B and CT3B (*not submitted for appraisal in this phase*) from 1,888 people to 2,500 people (an increase of 612 people). This adjustment, upon verification at the basic design stage, enhances operational safety and increases the contingency capacity of the technical infrastructure system. Regarding the above-mentioned content, the investor is required to be responsible for reporting the adjustments to the competent planning agency for notification and management.

In addition, there are certain numerical discrepancies due to arithmetic errors in the approved adjusted detailed planning dossier regarding the area of the land plot with symbol TT6 of approximately 3,268m^2 and the traffic road land area with symbol GT of approximately 39,118m^2 (*excluding parking lot land*). According to Document No. 3558/QHKT-P1-HTKT dated July 4, 2019, of the Hanoi Department of Planning and Architecture, the actual land area after review of the residential land plot TT6 is 2,177m^2 (*a decrease of 1,091m^2*) and the traffic road land area with symbol GT is approximately

40,209m² (*an increase of 1,091m²*). The above content has been notified by the Hanoi People's Committee's Office regarding the opinion of the Leadership of the Hanoi People's Committee agreeing in principle to rectify the land area figures of the land plot with symbol TT6 in the detailed planning adjustment project of Van La Housing Area due to arithmetic errors according to the report of the Hanoi Department of Planning and Architecture in Document No. 3558/QHKT-P1-HTKT dated July 4, 2019, and simultaneously requesting the Hanoi Department of Planning and Architecture to take the lead and coordinate with relevant units to inspect, harmonize figures, and draft a Rectification Decision to submit to the City People's Committee for consideration in accordance with regulations. However, as of the time of appraisal, the Rectification Decision regarding the aforementioned content is still lacking.

Therefore, the investor is requested to contact the Hanoi People's Committee to complete the aforesaid procedures prior to project approval and implementation of subsequent steps. In case of differing opinions, the investor is requested to adjust, finalize the dossier, and resubmit for appraisal in accordance with current legal regulations.

3. Conformity of the Project with Investment Policy Decided or Approved by Competent State Authorities, Action Plans/Schedules, and Other Statutory Project Requirements (if applicable):

In the appraisal dossier, the content of the project's Feasibility Study Report pursuant to Article 54 of the 2014 Construction Law (supplemented pursuant to Clause 12, Article 1 of Law No. 62/2020/QH14) contains information consistent with the contents stated in Decision No. 2099/QD-UBND dated July 7, 2008, of Ha Tay Provincial People's Committee and Decision No. 2580/QD-UBND dated May 4, 2023, of Hanoi People's Committee, specifically:

No.	Content	Unit	Investment Policy Legality	Feasibility Study Report Submitted for Appraisal	Evaluation
1	Project land use area scale	m^2	114,028	114,028	Compliant
2	Technical infrastructure construction land area (*excluding parking lot P3 not submitted for appraisal in this phase*)	m^2	45,625	45,625	Compliant
3	Total land area of low-rise residential buildings	m^2	33,290	33,290	Compliant

	(symbols BT1–BT4 and TT1–TT9)				
4	Project implementation schedule	Quarter/Year	Q4/2026	2023	Compliant
5	Total project investment capital	billion VND	2,795	2,795	Compliant

4. Regional Technical Infrastructure Connectivity; Capacity to Meet Technical Infrastructure Requirements; and Allocation of Management Responsibilities for Works Under Applicable Law for Urban Area Construction Investment Projects

The connection of the project's technical infrastructure system with the region, including *water supply, rainwater drainage, wastewater drainage, power supply, traffic, etc.*, is feasible according to official letters from regional infrastructure management units.

The project has been agreed upon by regulatory authorities regarding connection agreements for traffic infrastructure, water supply, power supply, and drainage in Document No. 3474/SGTVT-GTDT dated September 6, 2016, of the Hanoi Department of Transport; Document No. 197/CTN-KT dated October 3, 2016, and Document No. 325/CTN-KHKT dated August 14, 2023, of Ha Dong Water One-Member Limited Liability Company; Minutes No. 5615/BB-EVNHANOI dated August 17, 2023, between Hanoi Power Corporation and Song Da Urban and Industrial Zone Investment and Development Joint Stock Company; Document No. 1283/TTHT-CNHT dated July 10, 2023, of the Hanoi Technical Infrastructure Management Center. The investor is requested to continue reviewing and implementing to ensure compliance with the requirements set forth in the aforesaid connection agreement letters.

5. Conformity of Basic Design Solutions with Construction Safety; Compliance with Fire Prevention, Fighting, and Explosion Requirements; and Environmental Protection:

The project's basic design solutions proposed by the consultant and accepted by the investor for submission to appraisal are generally reasonable. The investor must evaluate the construction safety of the works when implementing the construction design appraisal after the basic design stage pursuant to Article 83 of Construction Law No. 50/2014/QH13, as amended in Clause 25, Article 1 of Law No. 62/2020/QH14 amending and supplementing certain articles of the Construction Law. The investor shall review, evaluate, and assume responsibility for the conformity of the basic design with the provisions of Article 79 of Construction Law No. 50/2014/QH13.

Fire prevention and fighting design solutions for the project's basic design dossier have received comments from the Fire Prevention, Firefighting, and Rescue Police Department in Document No. 2425/PCCC&CNCH-P4 dated August 28, 2023;

The project has been issued with Environmental License No. 121/GPMT-UBND dated August 10, 2023, by the Hanoi People's Committee to Song Da Urban and Industrial Zone Investment and

Development Joint Stock Company to carry out environmental protection activities for the project "Van La Housing Area" in Phu La Ward, Ha Dong District, Hanoi City.

6. Compliance with Technical Standards and Codes and Application of Standards as Prescribed by Law on Technical Standards and Codes

The basic design solutions in the dossier submitted for appraisal fundamentally comply with national technical regulations; the application of standards complies with the provisions of Article 6 of Construction Law No. 50/2014/QH13.

In the submitted appraisal dossier, a list of standards applied to the project has been proposed. When reviewing and approving the list of applied codes and standards, the investment decider is responsible for reviewing and assessing the stated standards, checking the validity of the applied codes and standards to update to the latest versions ensuring compliance with current regulations, adhering to Clauses 3 and 4, Article 6 of Construction Law No. 50/2014/QH13.

V. CONCLUSION

1. Conclusion

The Feasibility Study Report for the Investment and Construction of Van La Housing Area Project *(Phase 1: Technical Infrastructure)* in Phu La Ward, Ha Dong District, Hanoi City is only eligible for approval and execution of subsequent steps upon completing the required contents specified in Section IV.2 *(including the Decision on rectifying figures of the adjusted detailed planning approved in Decision No. 6316/QD-UBND dated November 23, 2015, of the Hanoi People's Committee).*

The adjustment content increasing population indicators at high-rise buildings with symbols CT2B and CT3B from 1,888 people to 2,500 people (an increase of 612 people) compared to the adjusted detailed planning project approved by the Hanoi People's Committee under Decision No. 6316/QD-UBND dated November 23, 2015, was specifically evaluated by the Department of Planning and Architecture and reported to the Hanoi People's Committee in Document No. 5531/QHKT-P1-HTKT dated September 11, 2018, and agreed in principle for adjustment proposal by the Hanoi People's Committee in Document No. 4682/UBND-DT dated October 2, 2018. However, the local adjustment content regarding the population increase for the high-rise buildings with symbols CT2B and CT3B mentioned above must be formally approved by the Hanoi People's Committee via an Approval Decision on adjustment prior to submitting for appraisal of the construction investment stage of the aforementioned high-rise buildings.

The appraisal results by the Construction Activities Management Agency do not relieve the investment decider, investor, or survey and design consulting contractors of their legal responsibilities regarding the results of their performed work and any errors (if any) not highlighted in this appraisal report.

2. Recommendations

In case parameters specified in this document differ from those in the basic design dossier, the investor is requested to send feedback regarding the aforementioned issues to the Construction

Activities Management Agency for clarification, ensuring consistency between the notice of appraisal results and the appraised basic design dossier.

During the execution of subsequent steps of the project, the investor shall organize implementation and take responsibility for the following contents:

- The investor is responsible for checking the positioning and baseline elevation of the works to ensure compatibility with the approved planning, ensuring general drainage for the area, and matching baseline elevations appropriately and synchronously to prevent flooding. Inspect the current status, verify calculations of capacity, flow rate, and connection points of power supply, water supply, and drainage items based on ensuring suitability with scale and equipment according to applied standards, meeting operational demands and the receiving capacity of the project's existing technical infrastructure system; contact sector management agencies/units prior to connecting in accordance with regulations.

- Select material and equipment options that are energy-efficient and effective, ensuring compliance with QCVN 09:2017/BXD; use unburnt building materials according to Decision No. 2171/QD-TTg dated December 23, 2021, of the Prime Minister approving the Development Program for Unburnt Building Materials in Vietnam up to 2030.

- The investor is responsible for submitting a photo copy (in .PDF format) of the Feasibility Study Report dossier stamped with appraisal certification to the State Authority for Construction Quality Inspection for archiving per regulations.

Above is the notice from the Construction Activities Management Agency – Ministry of Construction regarding the appraisal results of the Feasibility Study Report for the Investment and Construction of Van La Housing Area Project *(Phase 1: Technical Infrastructure)* in Phu La Ward, Ha Dong District, Hanoi City. The investor is requested to study and implement accordingly.

Recipients:
- As above;
- Minister Nguyen Tuong Van (for reporting);
- Chairman Hoang Anh Tuan (for reporting);
- Hanoi People's Committee (for information and management);
- Hanoi Department of Planning and Architecture (for information and management);
- Hanoi Department of Construction (for information and management);
- Archives: Office, QLTK (VAM).

FOR THE DIRECTOR GENERAL
DEPUTY DIRECTOR GENERAL
(Signed and sealed)
Pham Nhu Huy

MINISTRY OF CONSTRUCTION
CONSTRUCTION ACTIVITIES MANAGEMENT AGENCY

No.: 259a /HDXD-QLTK

Subject: Notification of the appraisal fee for the Feasibility Study Report for the investment and construction of the Van La Housing Area Project *(Phase 1: Technical Infrastructure)* in Phu La Ward, Ha Dong District, Hanoi.

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, October 16, 2023

To: Song Da Urban and Industrial Zone Investment and Development Joint Stock Company

Pursuant to Circular No. 28/2023/TT-BTC dated May 12, 2023, of the Minister of Finance stipulating the rates, collection, remittance, management, and use of construction investment project appraisal fees; Circular No. 44/2023/TT-BTC dated June 29, 2023, of the Minister of Finance stipulating the collection rates of certain fees and charges to support citizens and enterprises;

Pursuant to Submission No. 206/TTr-CT-KHDT dated August 15, 2023, and the supplementary dossier submitted under Document No. 227/CT-TKKT dated August 31, 2023, from Song Da Urban and Industrial Zone Investment and Development Joint Stock Company regarding the appraisal request for the Feasibility Study Report for the investment and construction of the Van La Housing Area Project *(Phase 1: Technical Infrastructure)* in Phu La Ward, Ha Dong District, Hanoi City *(dossier code: 000.00.00.G17-230815-0013),* with the proposed value for Phase 1 submitted for appraisal of VND 844.299 billion according to the project feasibility study report (total investment capital of the entire project is approximately VND 2,795 billion).

The appraisal fee for the Feasibility Study Report for the investment and construction of the project is determined as follows:

Payable fee = (Total investment) x (Fee rate) x Adjustment Factors (if any)

= 844.299 x 0.0056% x 50% x 50% *(The project appraisal fee is adjusted by a 50% reduction in the collection rate according to Article 1 of Circular No. 44/2023/TT-BTC dated June 29, 2023; Projects using other capital sources that are large-scale, affecting public safety and interests have a collection rate equal to 50% of the collection rate specified in Clause 4, Article 4 of Circular No. 28/2023/TT-BTC dated May 12, 2023)*

= VND 11,761,000 (rounded)

In words: Eleven million, seven hundred sixty-one thousand Vietnamese Dong exact.

The agency is requested to make payment of the appraisal fee in accordance with Clause 1, Article 5 of Circular No. 28/2023/TT-BTC dated May 12, 2023.

- Account Name: Office of the Ministry of Construction
- Account Number: **3511.0.1057059.00000**

State Treasury of Hai Ba Trung District, Hanoi

- Payment Description: **"The appraisal fee for the Feasibility Study Report for the investment and construction of Speaker, headphone and smart electronic equipment factory",**

Construction Activities Management Agency hereby notifies Song Da Urban and Industrial Zone Investment and Development Joint Stock Company for information and compliance.

Recipients:
- As above;
- Director General (for reporting);
- Chairman Hoang Anh Tuan (for reporting);
- Archives: Office, QLTK (VTAM).

FOR THE DIRECTOR GENERAL

DEPUTY DIRECTOR GENERAL

(Signed and sealed)

Pham Nhu Huy

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City

Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội

I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**

Certification No.: **166731** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG

Phó Giám đốc

Nguyễn Văn Tết

BẢN DỊCH
TRANSLATION

OFFICIAL DISPATCH PROCESSING SHEET - 2025

1. Document Name: .....
2. Document Number: 363/KTQLXD - TCCS — Document Date: 02/04/2025
3. Incoming Number: 165 — Date Received: 04/04/2025
4. Issuing Authority: Construction Economics, Management and Investment Authority
5. Brief Description: .....

Processing Departments / Recipients

Mr. Chinh – Deputy General Director

Technical Design Department

Van La Management Board

Acting General Director

(signed)

Project Investment & Development Board and

Technical Design Department to take further action

(signed)

MINISTRY OF CONSTRUCTION
CONSTRUCTION ECONOMICS, MANAGEMENT AND INVESTMENT AUTHORITY

No.: 363 /KTQLXD-TCCS

Subject: Notification of the appraisal results for the Feasibility Study Report for the investment and construction of Schools (TH1, TH2) and Kindergartens (NT1, NT2) under the Van La Housing Area Project

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, April 02, 2025

SJ GROUP JOINT STOCK COMPANY
INCOMING OFFICIAL DISPATCH
No.: 165
Dated April 04, 2025

To: SJ Group Joint Stock Company

The Construction Economics, Management and Investment Authority has received the Submission No. 14/TTr-CT-TKKT dated January 9, 2025, and the Document No. 87/CT-TKKT dated March 11, 2025 (dossier processing control sheet code: 000.00.00.G17-250109-0004) from SJ Group Joint Stock Company regarding the submission for appraisal of the Feasibility Study Report for the investment and construction of Schools (TH1, TH2) and Kindergartens (NT1, NT2) under the Van La Housing Area Project (hereinafter referred to as the Project).

Pursuant to the Law on Construction No. 50/2014/QH13, as amended and supplemented by Law No. 03/2016/QH14, Law No. 35/2018/QH14, Law No. 40/2019/QH14, and Law No. 62/2020/QH14;

Pursuant to the Government's Decree No. 175/2024/ND-CP dated December 30, 2024, detailing certain articles and enforcement measures of the Law on Construction regarding construction activity management;

Pursuant to the Appraisal Report No. 322/2025/VKH-TTQT/02 dated March 10, 2025, of the Vietnam Institute for Building Science and Technology (IBST);

Upon review, the Construction Economics, Management and Investment Authority hereby notifies the appraisal results of the Feasibility Study Report for the construction works under the Project as follows:

I. GENERAL PROJECT INFORMATION

1. Project Name: Van La Housing Area.

Works: Schools (TH1, TH2), Kindergartens (NT1, NT2).

2. Project group, type, grade, and design service life of the main work under the Project: Group A project; Grade III civil work under a Grade I project; the design service life of the main work is no less than 50 years.

3. Investment Decider: Mr. Bui Quang Bach, Chairman of the Board of Directors of SJ Group Joint Stock Company.

4. Investor and contact information (per the Submission No. 14/TTr-CT-TKKT): SJ Group Joint Stock Company (formerly Song Da Urban and Industrial Zone Investment and Development Joint Stock Company).

Address: Plot TT2, Nam An Khanh New Urban Area, An Khanh Commune, Hoai Duc District, Hanoi City.

Phone, Fax: 024.37684503, 024.37684029.

5. Construction Location: Phu La Ward, Ha Dong District, Hanoi City.

6. Total estimated investment capital of the Project (per the Submission No. 14/TTr-CT-TKKT): VND 2,795 billion; of which the investment for Schools (TH1, TH2) and Kindergartens (NT1, NT2) is VND 178.89 billion.

7. Source of Investment Capital: Other capital sources.

8. Project implementation schedule, investment phasing, and operational term (per Submission No. 14/TTr-CT-TKKT): May 2023 – Fourth Quarter of 2026.

9. Applicable Standards and Codes: System of Vietnamese construction technical standards and codes, with reference to certain foreign standards.

10. Contractor for consulting the Feasibility Study Report for the investment and construction: Vietnam National Construction Consultant Corporation - JSC (VNCC).

11. Construction Survey Contractor: Investigation Geology and Treatment Foundation Joint Stock Company.

12. Verification Contractor: Vietnam Institute for Building Science and Technology (IBST).

II. THE DOSSIER SUBMITTED FOR APPRAISAL

1. Legal Documents

1.1. Regarding Investment Policy

- Decision No. 2099/QD-UBND dated July 7, 2008 of the People's Committee of Ha Tay Province approving the investment project for the construction of Van La - Van Khe Housing Area, Ha Dong City, Ha Tay Province;

- Decision No. 2580/QD-UBND dated May 4, 2023 of the People's Committee of Hanoi City approving the adjustment of the investment policy.

1.2. Regarding Construction Planning

a) Sub-zone zoning plan at 1/2000 scale:

Decision No. 4324/QD-UBND dated July 16, 2013, of the People's Committee of Hanoi City approving the zoning plan for urban area S4 at 1/5000 scale.

b) Detailed planning at 1/500 scale:

- Decision No. 6316/QD-UBND dated November 23, 2015, of the People's Committee of Hanoi City approving the overall adjustment of the 1/500 detailed planning of Van La Housing Area;

- Decision No. 107/QD-UBND dated January 8, 2024, of the People's Committee of Hanoi City correcting Decision No. 6316/QD-UBND dated November 23, 2015, on the approval of the overall adjustment of the 1/500 detailed planning of Van La Housing Area for planning land plot (symbol TT6) and traffic land (symbol GT).

1.3. Regarding Environmental Protection

Environmental License No. 121/GPMT-UBND issued by the People's Committee of Hanoi City on August 10, 2023.

1.4. Regarding Technical Infrastructure Connections

- Minutes No. 5615/BB-EVNHANOI dated August 17, 2023, of Hanoi Power Corporation regarding the agreement on the power supply investment plan for the Van La Housing Area Project in Phu La Ward, Ha Dong;

- Minutes No. 1047/BB-PCHADONG dated November 14, 2023, of Ha Dong Power Company regarding the connection agreement between Ha Dong Power Company and Song Da Urban and Industrial Zone Investment and Development Joint Stock Company;

- Document No. 325/CTN-KHKT dated August 14, 2023, of Ha Dong Water One-Member Limited Liability Company regarding the water supply agreement for the Van La Housing Area Project;

- Document No. 1283/TTHT-CNHT dated July 10, 2023, of the Hanoi Technical Infrastructure Management Center regarding drainage guidance for the construction project of Van La Housing Area, Ha Dong District, Hanoi City;

- Document No. 3474/SGTVT-GTDT dated September 6, 2016, of the Hanoi Department of Transport regarding the traffic connection agreement for the Van La Housing Area Project;

- Document No. 259/HDXD-QLTK dated October 16, 2023, of the Construction Activities Management Agency notifying the appraisal results of the Feasibility Study Report for the investment and construction of Van La Housing Area Project (Phase 1: Technical Infrastructure) in Phu La Ward, Ha Dong District, Hanoi City;

- Document No. 129/HDXD-DA dated February 25, 2025, of the Construction Activities Management Agency regarding the temporary suspension of the appraisal of the Feasibility Study Report for the investment and construction of Schools (TH1, TH2) and Kindergartens (NT1, NT2) under the Van La Housing Area Project;

- Document No. 87/CT-TKKT dated March 11, 2025, of SJ Group Joint Stock Company regarding the supplementation of the appraisal dossier for the Feasibility Study Report for the investment and construction of Schools (TH1, TH2) and Kindergartens (NT1, NT2) under the Van La Housing Area Project;

- Other related legal documents.

2. Project Dossiers, Documents, Surveys, Designs, and Appraisals

- Engineering geological survey report prepared in May 2024;

- Feasibility study report (including explanatory notes and basic design drawings) prepared in February 2025;

- Appraisal report prepared in March 2025.

3. Contractors' Capacity Dossier

3.1. Engineering Geological Survey Contractor

- Investigation Geology and Treatment Foundation Joint Stock Company, Construction Capacity Certificate No. BXD-00003235 issued by the Construction Activities Management Agency on September 15, 2022, valid until September 15, 2032;

- Geological Survey Team Leader: Tran Van Quyen, Class I Engineering Geological Survey Practicing Certificate No. BXD-00009231 issued by the Construction Activities Management Agency on August 29, 2022, valid until August 29, 2027.

3.2. Basic Design Dossier Preparation Contractor

- Vietnam National Construction Consultant Corporation - JSC, Construction Capacity Certificate No. BXD-00001973 issued by the Construction Activities Management Agency on July 15, 2022, valid until June 14, 2032;

- Design Manager: Nguyen Tien Quyet, Structural Design Practicing Certificate No. BXD-00004209 issued by the Construction Activities Management Agency on May 31, 2022, valid until May 31, 2027;

- Architectural Design Lead: Ha Duc Huong, Architectural Design Practicing Certificate No. HAN-02-2022-089 issued by the Hanoi Department of Planning and Architecture on May 19, 2022, valid until May 19, 2032;

- Structural Design Lead: Phan Huu Chien, Class II Structural Design Practicing Certificate No. HTV-00095980 issued by the Vietnam Engineering Consultant Association on July 16, 2020, valid until July 16, 2025;

- Water Supply & Drainage Design Lead: Le Thi Thoa, Class II Water Supply & Drainage Design Practicing Certificate No. HTV-00166993 issued by the Vietnam Engineering Consultant Association on May 18, 2023, valid until May 18, 2028;

- M&E (Mechanical & Electrical) Design Lead: Vu Duc Tuan, Class II M&E Design Practicing Certificate No. HTV-00183595 issued by the Vietnam Engineering Consultant Association on February 06, 2024, valid until February 06, 2029;

- HVAC (Heating, Ventilation, and Air Conditioning) Design Lead: Dao Van Trung, Class I M&E Design Practicing Certificate No. BXD-00065894 issued by the Construction Activities Management Agency on September 17, 2024, valid until September 17, 2029;

- Extra-Low Voltage System Design Lead: Nguyen Thi Kim Hue, Class I M&E Design Practicing Certificate No. BXD-00035842 issued by the Construction Activities Management Agency on September 12, 2023, valid until September 12, 2028.

3.3. Basic Design Verification Contractor

- Vietnam Institute for Building Science and Technology, Construction Capacity Certificate No. BXD-00001977 issued by the Construction Activities Management Agency on June 23, 2022, valid until June 23, 2032;

- Verification Manager & Structural Verification Lead: Truong Cong Diep, Class I Structural Design Practicing Certificate No. BXD-00125974 issued by the Construction Activities Management Agency on December 17, 2023, valid until December 27, 2028;

- Architectural Verification Lead: Le Bat Vinh, Architectural Design Practicing Certificate No. HAN-12-2024-01 issued by the Hanoi Department of Planning and Architecture on May 08, 2024, valid until May 08, 2034;

- M&E Verification Lead: Vu Manh Ha, Class I M&E Design Practicing Certificate No. BXD-00070151 issued by the Construction Activities Management Agency on October 28, 2022, valid until October 28, 2027;

- HVAC (Heating, Ventilation, and Air Conditioning) Verification Lead: Pham Duc Hanh, Class I M&E Design Practicing Certificate No. BXD-00153664 issued by the Construction Activities Management Agency on September 19, 2022, valid until September 19, 2027;

- Water Supply & Drainage Verification Lead: Tong Tien Tuyen, Class I Water Supply & Drainage Design Practicing Certificate No. BXD-00004477 issued by the Construction Activities Management Agency on June 17, 2022, valid until June 17, 2027.

III. THE CONTENTS OF THE DOSSIER SUBMITTED FOR APPRAISAL

1. Overall and Implementation Process of the Project

According to the 1/500 detailed planning approved by the People's Committee of Hanoi city under Decision No. 6316/QD-UBND dated November 23, 2015, the Van La Housing Area Project has a total study land area of approximately 122,895 m^2 with the Project's land use structure as follows:

Table 1: Land Use Planning Targets of the Project

No.	Land Use Function	Code	Land Area (m^2)
I	**High-rise apartment land combined with service facilities**	**CT**	**11,134**
1	Land for mixed-use high-rise apartment building	CT2B	5,575
2	Land for mixed-use high-rise apartment building	CT3B	5,559
II	**Low-rise residential land**		**34,381**
1	Villa land	BT	16,389
2	Townhouse & villa land	TT	17,992
III	**Existing residential land for urban renovation**		**2,718**
1	Existing residential land for urban renovation	CTR1	1,993
2	Existing residential land for urban renovation	CTR2	725

No.	Land Use Function	Code	Land Area (m^2)
IV	**Public facility land**		**17,323**
1	Elementary school land	TH1	8,986
2	Elementary school land	TH2	2,418
3	Kindergarten land	NT1	2,896
4	Kindergarten land	NT2	1,484
5	Public service land (cultural house, medical center, commercial center, sports & entertainment, etc.)	CT2A	1,539
V	**Greenery - Physical education & sports land**		**7,420**
VI	**Technical infrastructure construction land**		**44,534**
1	Traffic land combined with parking lots	GT+P	44,032
2	Technical infrastructure treatment area land	HTKT	502
VII	**Other land**		**5,385**
1	Quan Cong Mound land	QC	2,805
2	Ba La Mound land (Do Viet Nam Ancestral Tomb Complex)	BL	447
3	Existing Stupa Tomb Area land of Van La Pagoda	MT	572
4	Van La Pagoda Relic land	DTBT	1,561
	Total		**122,895**

The technical infrastructure system of the Project was appraised by the Construction Activities Management Agency (now the Construction Economics, Management and Investment Authority) under Document No. 259/HDXD-QLTK dated October 16, 2023 (belonging to Phase 1 of the Project).

According to the Submission No. 14/TTr-CT-TKKT dated January 9, 2025, and the Document No. 87/CT-TKKT dated March 11, 2025, SJ Group Joint Stock Company submitted for the appraisal of the Feasibility Study Report for the investment and construction of Schools (TH1, TH2) and Kindergartens (NT1, NT2).

2. Submitted Appraisal Contents

2.1. Architectural Design Solutions for the Works

2.1.1. Elementary School Work (Land Plot TH1)

Elementary School Land Plot (symbol TH1) has an area of approximately 8,986 m^2; comprising 01 main school building block (03 storeys high), 02 guardhouses (01 storey high), and 01 technical house; the basic design layout arranges functions for an elementary school. The land use planning targets and construction planning targets of Land Plot TH1 according to the Feasibility Study Report submitted for appraisal are detailed in the tables below:

Table 2: Land Use Planning Targets of Plot TH1

No.	Land Type	Land Area (m^2)	Percentage (%)
1	Land use function	Educational Land (Elementary School)	
2	Building footprint area	3,110	34.6
3	Greenery area	3,189	35.5
4	Internal yard, road, and parking area	2,687	29.9
	Total Land Area	**8,986**	**100**

Table 3: Construction Planning Targets of Plot TH1

No.	Item	Unit	Value per Submitted Dossier
1	Approximate land plot area	m^2	8,986
2	Building footprint area	m^2	3,110
	- School building block	*m^2*	*3,058*
	- Guardhouses (02 structures)	*m^2*	*24*
	- Technical house	*m^2*	*28*
3	Building coverage ratio	%	34.6
4	Total floor area of structures	m^2	9,415
	- School building block	*m^2*	*9,363*
	- Guardhouses (02 structures)	*m^2*	*24*
	- Technical house	*m^2*	*28*
5	Plot ratio (Floor Area Ratio - FAR)	times	1.05
6	Number of storeys	story	01; 03
7	Ground floor slab elevation relative to ground level	m	0.15 ÷ 1.05
8	Building height (from ground level to roof apex)	m	20.15
9	Building setback line	m	4.0
10	Number of classrooms (primary level)	rooms	30
11	Student capacity	students	599

Functional sub-zones are organized as follows:

a) School building block:

1st Floor: Floor area of approximately 3,040 m^2; height 4.8m ÷ 5.7m; accommodates the main lobby, classrooms, swimming pool, administrative, and auxiliary rooms. 2nd Floor: Floor area of approximately 3,058 m^2; height 4.2m; accommodates classrooms, subject-specific classrooms, teachers' rooms, kitchen-dining area, and technical rooms. 3rd Floor: Floor area of approximately 3,058 m^2; height 4.2m; accommodates classrooms, subject-specific classrooms, teachers' rooms, indoor sports hall, and technical rooms. Stair penthouse (Tum thang): Floor area of approximately 207 m^2; height 3.0m; accommodates emergency escape stairs to the roof and technical rooms.

b) Guardhouses (02 structures):

Footprint area of approximately 12m^2/structure; height from ground level to roof apex is 3.35m; accommodates security guard duty rooms.

c) Technical house:

Footprint area of approximately 28m²; height from ground level to roof apex is 3.6m; accommodates technical equipment rooms.

2.1.2. Elementary School Work (Land Plot TH2)

Elementary School Land Plot (symbol TH1) has an area of approximately 2,418m², comprising 01 main school building block (03 story high); the basic design layout arranges functions for a primary school. The land use planning targets and construction planning targets of Land Plot TH2 according to the Feasibility Study Report submitted for appraisal are detailed in the tables below:

Table 4: Land Use Planning Targets of Plot TH2

No.	Land Type	Land Area (m²)	Percentage (%)
1	Land use function	Educational Land (Elementary School)	
2	Building footprint area	946	39.1
3	Greenery area	759	31.4
4	Internal yard, road, and parking area	713	29.5
	Total Land Area	**2,418**	**100**

Table 5: Construction Planning Targets of Plot TH2

No.	Item	Unit	Value per Submitted Dossier
1	Approximate land plot area	m^2	2,418
2	Building footprint area	m^2	946
3	Building coverage ratio	%	39.1
4	Total floor area of structures	m^2	2,901
5	Plot ratio (Floor Area Ratio - FAR)	times	1.2
6	Number of storeys	story	03
7	Ground floor slab elevation relative to ground level	m	0.75
8	Building height (from ground level to roof apex)	m	16.95
9	Building setback line	m	2.4
10	Number of classrooms (primary level)	rooms	10
11	Student capacity	students	161

1st Floor: Floor area of approximately 946 m^2; height 4.2m; accommodates the main lobby, classrooms, administrative rooms, library, and teachers' room. 2nd Floor: Floor area of approximately 964 m^2; height 4.2m; accommodates classrooms, kitchen-dining area, youth union/organization rooms, and technical rooms. 3rd Floor: Floor area of approximately 964 m^2; height 4.2m; accommodates subject-specific classrooms, multi-purpose room, and classrooms. Stair penthouse (Tum thang): Floor area of approximately 27 m^2; height 3.1m; accommodates emergency escape stairs to the roof.

2.1.3. Kindergarten Work (Land Plot NT1)

Kindergarten Land Plot (symbol TH1) has an area of approximately 2,896 m^2, comprising 01 nursery building block (03 story high); the basic design layout arranges functions for a nursery and auxiliary spaces. The land use planning targets and construction planning targets of Land Plot NT1 according to the Feasibility Study Report submitted for appraisal are detailed in the tables below:

Table 6: Land Use Planning Targets of Plot NT1

No.	Land Type	Land Area (m^2)	Percentage (%)
1	Land use function	Educational Land (Kindergarten)	
2	Building footprint area	1,158	40.0
3	Greenery area	994	34.3
4	Internal yard, road, and parking area	744	26.7
	Total Land Area	**2,896**	**100**

Table 7: Construction Planning Targets of Plot NT1

No.	Item	Unit	Value per Submitted Dossier
1	Approximate land plot area	m^2	2,896
2	Building footprint area	m^2	1,158
3	Building coverage ratio	%	40.0
4	Total floor area of structures	m^2	3,475
5	Plot ratio (Floor Area Ratio - FAR)	times	1.2
6	Number of stories	story	03
7	Ground floor slab elevation relative to ground level	m	0.3
8	Building height (from ground level to roof apex)	m	15.15
9	Building setback line	m	2.4
10	Number of classrooms (primary level)	rooms	10
11	Student capacity	students	193

1st Floor: Floor area of approximately 1,119m^2; height 3.8m; accommodates main lobby, classrooms, multi-purpose activity rooms, and administrative offices. 2nd Floor: Floor area of approximately 1,158m^2; height 3.8m; accommodates classrooms, teachers' offices, administrative offices, and functional rooms. 3rd Floor: Floor area of approximately 1,158m^2; height 3.8m; accommodates classrooms, kitchen area, and physical education room. Stairwell enclosure with floor area of approximately 40m^2; height 3.15m; accommodates emergency escape stairs to the roof.

2.1.4. Kindergarten Work (Land Plot NT2)

Kindergarten Land Plot (symbol TH2) has an area of approximately 2,896m^2, comprising 01 nursery building block (03 story high); the basic design layout arranges functions for a nursery and auxiliary spaces. The land use planning targets and construction planning targets of Land Plot NT2 according to the Feasibility Study Report submitted for appraisal are detailed in the tables below

Table 8: Land Use Planning Targets of Plot NT2

No.	Land Type	Land Area (m^2)	Percentage (%)
1	Land use function	Educational Land (Kindergarten)	
2	Building footprint area	593	40.0
3	Greenery area	493	33.2
4	Internal yard, road, and parking area	398	26.8
	Total Land Area	**1,484**	**100**

Table 9: Construction Planning Targets of Plot NT2

No.	Item	Unit	Value per Submitted Dossier
1	Approximate land plot area	m^2	1,484
2	Building footprint area	m^2	593
3	Building coverage ratio	%	40.0
4	Total floor area of structures	m^2	1,780
5	Plot ratio (Floor Area Ratio - FAR)	times	1.2
6	Number of stories	story	03
7	Ground floor slab elevation relative to ground level	m	0.3
8	Building height (from ground level to roof apex)	m	15.2
9	Building setback line	m	0
10	Number of classrooms (primary level)	rooms	05
11	Student capacity	students	99

1st Floor: Floor area of approximately 554 m^2; height 3.8m; accommodates main lobby, classrooms, multi-purpose activity rooms, kitchen area, and playground space. 2nd Floor: Floor area of approximately 593 m^2; height 3.8m; accommodates classrooms and administrative offices. 3rd Floor: Floor area of approximately 593 m^2; height 3.8m; accommodates classrooms, multi-purpose room, and auxiliary spaces. Stairwell enclosure with floor area of approximately 40 m^2; height 3.1m; accommodates emergency escape stairs to the roof.

2.2. Structural Design Solutions for the Works

a) Elementary Schools and Kindergarten Works

- Foundation: The basic design proposes using spun pretensioned high-strength concrete piles (PHC-400A) with an expected driving depth of approximately 41 m ÷ 46 m. Pile cap height is 1.0m; typical grade beam cross-sections are (400x600)mm and (400x700)mm.

- Superstructure: The basic design proposes using a cast-in-place reinforced concrete frame - column - shear wall structural system combined with a beam - slab system. Typical dimensions and cross-sections of main load-bearing members include:

+ Beam cross-sections: (250x600)mm, (300x600)mm, (250x400)mm, etc.

+ Column cross-sections: (300x500)mm, (300x600)mm, (400x400)mm}, etc.

+ Slab thickness: 150mm.

b) Guardhouses and Technical House Works

- Foundation: The basic design proposes using shallow foundations with a foundation depth of 200mm; grade beam cross-section is (220x300)mm.

- Superstructure: The basic design proposes using a reinforced concrete frame - column system combined with a reinforced concrete column - beam - slab system. Typical member cross-sections include: Column cross-section (220x220)mm; beam cross-section (220x300)mm; slab thickness 120mm.

2.3. Power Supply System Design Solutions

Power supply for the works is sourced from the Project's shared transformer station system to the distribution boards, then routed to power-consuming equipment. Backup power supply is provided by a standby generator system equipped for each building to prioritize essential loads during grid outages or system failures. Special loads such as exit signs, emergency lighting, and security systems use dedicated battery packs or separate Uninterruptible Power Supply (UPS) units to ensure continuous power supply for the works.

2.4. Water Supply System Design Solutions

Water supply for the works is drawn from the regional water supply pipeline through a water meter to underground water tanks (total volume of approximately 195m^3, including domestic water of about 150 m^3 and fire protection water of about 45 m^3; water is then pumped via a booster system to roof tanks. Water from the roof tanks is distributed by gravity through main pipes and branch pipes to water-using fixtures in the buildings.

2.5. Drainage System Design Solutions

- Wastewater from toilets, urinals, washbasins, showers, and floor drains is discharged through separate drainage pipelines to septic tanks; effluent after the septic tanks flows through the outdoor wastewater drainage system to the Project's wastewater treatment plant. Kitchen wastewater is collected into separate vertical kitchen drainage stacks leading to grease trap tanks; effluent from grease traps enters the outdoor wastewater drainage system and is conveyed to the Project's wastewater treatment plant before discharging into the regional municipal wastewater network.

- Roof rainwater and rainwater from balconies/loggias are drained via vertical downspouts into the storm drainage system around the buildings before discharging into the regional municipal drainage network.

2.6. Other Technical System Design Solutions of the Works

Includes design solutions for systems: Internal roads, lightning protection, HVAC (heating, ventilation, and air conditioning), television, pressure control, smoke extraction, and security CCTV.

IV. SCOPE, BASIS, AND PRINCIPLES OF APPRAISAL

1. Legal Basis for Appraisal

The Construction Economics, Management and Investment Authority conducts the appraisal of the Feasibility Study Report for the contents specified in Clause 2, Article 58 of Construction Law No. 50/2014/QH13 (as amended and supplemented in Clause 15, Article 1 of Law No. 62/2020/QH14) based on the submitted appraisal dossier, without reviewing or evaluating contents outside these regulations.

2. Scope of the appraisal for the Feasibility Study Report for the investment and construction carried out by the specialized construction agency for the contents prescribed by regulations

- The planning appraisal contents conducted by the specialized construction agency under the Law on Construction are strictly limited to evaluating the conformity of the basic design with construction planning; it does not cover the planning approval process, the completeness of planning project contents, or the alignment across planning levels for targets not expressed in the basic design.

- The specialized construction agency evaluates only the project's compliance with documents related to investment and environmental procedures as decided or approved by competent state authorities in accordance with the law; it neither reviews nor assumes responsibility for the sequence, procedures, contents, or decision-making authority specified under investment and environmental laws pursuant to Clause 6, Article 7 of Government's Decree No. 175/2024/ND-CP dated December 30, 2024, detailing certain articles and enforcement measures of the Law on Construction regarding construction activity management.

3. Appraisal Principles

Implemented in accordance with Article 6 of Government's Decree No. 175/2024/ND-CP dated December 30, 2024, detailing certain articles and enforcement measures of the Law on Construction regarding construction activity management.

V. APPRAISAL RESULTS

1. Statutory Compliance in Project Formulation, Basic Design, and Construction Capacity Conditions of Practicing Organizations and Individuals

- The Feasibility Study Report for the Feasibility Study Report for the investment and construction of works under the Project is prepared pursuant to Article 6 and Article 13 of Government's Decree No. 175/2024/ND-CP dated December 30, 2024, complies with Article 52 of Construction Law No. 50/2014/QH13 (as amended and supplemented in Clause 10, Article 1 of Law No. 62/2020/QH14), and fully satisfies the required contents under Article 54 of Construction Law No. 50/2014/QH13.

- The contractors responsible for basic design preparation, design verification, and construction survey (as listed in Item II.3 hereof) possess capacity certificates, fields of activity, scope of practice, and validity periods consistent with the performed tasks under Government's Decree No. 175/2024/ND-CP dated December 30, 2024.

- Design managers, verification managers, survey leads, and discipline-specific design/verification leads (as listed in Item II.3 hereof) hold practicing certificates with scopes of activity and validity periods suitable for the performed tasks under Government's Decree No. 175/2024/ND-CP dated December 30, 2024, and the Law on Architecture.

2. Conformity of the Basic Design with Construction Planning and Technical/Sectoral Planning Prescribed by Law, or Alignment with Approved Alignment and Location Plans Approved by Competent State Agencies

2.1. Conformity with Detailed Planning

The basic design dossiers of the works under the Project contain basic construction planning targets that conform to the planning targets approved by the Hanoi People's Committee in Decision No. 6316/QD-UBND dated November 23, 2015, on the approval of the overall adjustment of the 1/500 detailed planning for Van La Residential Area. Comparative data on key construction planning targets across land plots are summarized below:

Table 10: Comparison of Construction Planning Targets Across Land Plots

No.	Content	Unit	1/500 Detailed Planning (1)	Basic Design Dossier (2)	Evaluation
I	**Land Plot TH-01**				
1	Land use function		Elementary School	Elementary School	Compliant
2	Land plot area	m^2	8,986	8,986	Compliant
3	Greenery area	m^2	-	3,189	-
4	Yard, road, and parking area	m^2	-	2,677	-
5	Building footprint area	m^2	3,145	3,110	- 35
6	Building coverage ratio	%	35	34.6	- 0.4
7	Greenery ratio	%		35.5	Note [1]
8	Total above-ground floor area	m^2	9,435	9,415	- 20
9	Plot ratio (FAR)	times	1.75	1.05	- 0.7
10	Number of stories	story	03	01; 03	Compliant
11	Ground floor slab elevation relative to sidewalk	m	-	0.15 ÷ 1.05	-
12	Building height (ground to roof apex)	m	-	20.15	-
13	Building setback line	m	≥4.0	≥4.0	Compliant
II	**Land Plot TH2**				
1	Land use function		Elementary School	Elementary School	Compliant
2	Land plot area	m^2	2,418	2,418	Compliant
3	Greenery area	m^2	-	759	-
4	Yard, road, and parking area	m^2	-	713	-
5	Building footprint area	m^2	967	946	- 21
6	Building coverage ratio	%	40	39.1	- 0.9
7	Greenery ratio	%	-	31.4	Note [2]
8	Total above-ground floor area	m^2	2,901	2,901	Compliant
9	Plot ratio (FAR)	times	2.0	1.2	- 0.8
10	Number of storeys	storeys	03	03	Compliant

[1] Greenery ratio of Land Plot TH1 (35.5%) complies with QCXDVN 01:2008/BXD (minimum 30%).
[2] Greenery ratio of Land Plot TH2 (31.4%) complies with QCXDVN 01:2008/BXD (minimum 30%).

No.	Content	Unit	1/500 Detailed Planning (1)	Basic Design Dossier (2)	Evaluation
11	Ground floor slab elevation relative to sidewalk	m	-	0.75	-
12	Building height (ground to roof apex)	m	-	16.95	-
13	Building setback line	m	≥2.4	≥2.4	Compliant
III	**Land Plot NT1**				
1	Land use function		Kindergarten	Kindergarten	Compliant
2	Land plot area	m^2	2,896	2,896	Compliant
3	Greenery area	m^2	-	994	-
4	Yard, road, and parking area	m^2	-	744	-
5	Building footprint area	m^2	1,158	1,158	Compliant
6	Building coverage ratio	%	40	40	Compliant
7	Greenery ratio	%	-	34.3	Note [3]
8	Total above-ground floor area	m^2	3,475	3,475	Compliant
9	Plot ratio (FAR)	times	1.2	1.2	Compliant
10	Number of stories	story	03	03	Compliant
11	Ground floor slab elevation relative to sidewalk	m	-	0.3	-
12	Building height (ground to roof apex)	m	-	15.15	-
13	Building setback line	m	≥2.4	≥2.4	Compliant
IV	**Land Plot NT2**				
1	Land use function		Kindergarten	Kindergarten	Compliant
2	Land plot area	m^2	1,484	1,484	Compliant
3	Greenery area	m^2	-	493	-
4	Yard, road, and parking area	m^2	594	594	Compliant
5	Building footprint area	m^2	-	398	-
6	Building coverage ratio	%	40	40	Compliant
7	Greenery ratio	%	-	33.2	Note [4]
8	Total above-ground floor area	m^2	1,781	1,780	Compliant
9	Plot ratio (FAR)	times	1.2	1.2	Compliant
10	Number of stories	story	03	03	Compliant
11	Ground floor slab elevation relative to sidewalk	m	-	0.3	-
12	Building height (ground to roof apex)	m	-	15.2	-
13	Building setback line	m	0	0	Compliant

The basic design dossiers of the Project's works reflect downward adjustments in several planning targets (specifically regarding building footprint area, building coverage ratio, total floor area,

[3] Greenery ratio of Land Plot NT1 (34.3%) complies with QCXDVN 01:2008/BXD (minimum 30%).
[4] Greenery ratio of Land Plot NT2 (33.2%) complies with QCXDVN 01:2008/BXD (minimum 30%).

and plot ratio) compared to the 1/500 detailed planning approved by the Hanoi People's Committee in Decision No. 6316/QD-UBND dated November 23, 2015, as shown in Table 10 above. Regarding this matter, prior to project approval, the Investor must notify competent state authorities for tracking and administrative management.

2.2. Conformity with Zoning Planning

The basic design dossiers submitted for appraisal exhibit construction planning targets for gross building coverage ratio and building height that do not exceed the targets approved by the Hanoi People's Committee under Decision No. 4324/QD-UBND dated July 16, 2013, regarding the 1/5000 scale zoning planning of Urban Sub-zone S4, specifically as follows:

Table 11: Comparison of Construction Planning Targets of the Project

No.	Content	Unit	Per 1/5000 Zoning Plan (1)	Per Basic Design Dossier (2)	Evaluation / Note (2) - (1)
1	Gross building coverage ratio	%	14 ÷ 65	34.7 ÷ 40	Compliant
2	Building height	story	01 ÷ 35	03	Compliant

- Compared with the 1/5000 scale zoning plan approved by the Hanoi People's Committee under Decision No. 4324/QD-UBND dated July 16, 2013, the boundaries and locations of the land plots (TH1, TH2, NT1, NT2) under the Project were adjusted and approved by the Hanoi People's Committee under Decision No. 6316/QD-UBND dated November 23, 2015, regarding the overall adjustment of the 1/500 detailed planning.

- According to Section 3.2.2, Article 1 of Decision No. 4324/QD-UBND dated July 16, 2013, the Hanoi People's Committee specified: *"The boundaries, scale, and architectural planning targets of construction plots shall be precisely determined at the subsequent detailed planning stage, based on the specific land fund in the area, ensuring compliance with Vietnam Building Standards and Codes as well as basic targets for planning cells defined in this Zoning Plan."*

The Hanoi People's Committee is responsible for the planning approval procedure and consistency across planning levels (detailed planning, zoning planning, and master planning).

3. Conformity of the Project with Investment Policy Decided or Approved by Competent State Authorities, Action Plans/Schedules, and Other Statutory Project Requirements (if applicable)

Based on the submitted appraisal dossier, the evaluation of the Project's consistency with the criteria and parameters in the Decision on approval of investment policy adjustment No. 2580/QD-UBND, initially issued by the People's Committee of Hanoi City on July 7, 2008, and adjusted for the first time on May 4, 2023, is as follows:

Table 12: Comparison of Project Conformity with Investment Policy

No.	Content	Investment Policy	Submitted Feasibility Study Report	Assessment / Notes
1	Project Name	Van La Housing Area	Van La Housing Area	Compliant
2	Investor	Song Da Urban and Industrial Zone Investment and Development Joint Stock Company	SJ Group Joint Stock Company (formerly Song Da Urban and Industrial Zone Investment and Development Joint Stock Company)[5]	Compliant
3	Construction Location	Phu La Ward, Ha Dong District, Hanoi City	Phu La Ward, Ha Dong District, Hanoi City	Compliant
4	Project Objectives	Synchronous investment in technical infrastructure, social infrastructure, housing, creating a new, spacious, and modern residential area.	Synchronous investment in technical infrastructure, social infrastructure, housing, creating a new, spacious, and modern residential area.	Compliant
5	Investment Scale			
5.1	Elementary School (TH1, TH2)	- Land area: 11,404 m^2; - Building footprint area: 4,112 m^2; - Total construction floor area: 12,336 m^2; - Building coverage ratio: 35% and 40%; - Height: 03 stories; - Student capacity: 599 and 161 students.	- Land area: 11,404 m^2; - Building footprint area: 4,066 m^2; - Total construction floor area: 12,316 m^2; - Building coverage ratio: 34.7% and 39.1%; - Height: 03 stories; - Student capacity: 599 and 161 students.	Downward adjustment of certain planning targets
5.2	Kindergarten (NT1, NT2)	- Land area: 4,380 m^2; - Building footprint area: 1,752 m^2; - Total construction floor area: 5,256 m^2; - Building coverage ratio: 40%; - Height: 03 stories; - Student capacity: 193 and 99 students.	- Land area: 4,380 m^2; - Building footprint area: 1,751 m^2; - Total construction floor area: 5,255 m^2; - Building coverage ratio: 40%; - Height: 03 stories; - Student capacity: 193 and 99 students.	Compliant
6	Project Implementation Schedule	Completion by Q4/2026	May 2023 ÷ Fourth Quarter of 2026	Compliant

[5] Under Decision No. 5444/QD-UBND dated October 16, 2024, the Hanoi People's Committee specified the adjustment content including: *"1. Amending the land user name from: ' Song Da Urban and Industrial Zone Investment and Development Joint Stock Company' to 'SJ Group Joint Stock Company';* Business Registration Certificate Enterprise Code 0101399461 issued by the Hanoi Authority for Planning and Investment, 13th change registration on April 11, 2024."

No.	Content	Investment Policy	Submitted Feasibility Study Report	Assessment / Notes
7	Total Project Investment Capital	VND 2,795 billion	VND 2,795 billion; of which the total investment for the appraised works is VND 178.89 billion[6]	Compliant

The basic design dossiers of the works feature downward adjustments in several planning targets compared to the investment scale defined under Investment Policy Approval Decision No. 2580/QD-UBND, as shown in Table 11 above. Regarding this matter, prior to project approval, the Investor must notify competent state authorities for tracking and administrative management.

4. Regional Technical Infrastructure Connectivity; Capacity to Meet Technical Infrastructure Requirements; and Allocation of Management Responsibilities for Works Under Applicable Law for Urban Area Construction Investment Projects

The technical infrastructure of the Project was appraised by the Construction Activities Management Agency (now the Construction Economics, Management and Investment Authority) under Document No. 259/HDXD-QLTK dated October 16, 2023.

The connection of the Project's technical infrastructure system with the regional infrastructure (regarding power supply, water supply, drainage, and traffic) is feasible. Specifically, the Project has been guided and agreed upon by competent local technical infrastructure management agencies and units in the following documents:

- Power Supply: Minutes No. 5615/BB-EVNHANOI dated August 17, 2023, of Hanoi Power Corporation; Minutes No. 1047/BB-PCHADONG dated November 14, 2023, of Ha Dong Power Company;

- Water Supply: Document No. 325/CTN-KHKT dated August 14, 2023, of Ha Dong Water One-Member Limited Liability Company;

- Drainage: Document No. 1283/TTHT-CNHT dated July 10, 2023, of the Hanoi Technical Infrastructure Management Center;

- Traffic: Document No. 3474/SGTVT-GTĐT dated September 6, 2016, of the Hanoi Department of Transport.

5. Conformity of Basic Design Solutions with Construction Safety; Compliance with Fire Prevention, Fighting, and Explosion Requirements; and Environmental Protection

- The basic design solutions for the works under the Project proposed by the design consulting contractor, evaluated by the verification contractor, and approved by the investor for submission are reasonable in terms of ensuring construction safety. For the post-basic design implementation stage, the investor shall organize design verification and conduct appraisal pursuant to Article 83 of Construction Law No. 50/2014/QH13 (as amended and supplemented

[6] Total investment capital of the Project is determined per Submission No. 14/TTr-CT-TKKT dated January 9, 2025, of SJ Group Joint Stock Company.

in Clause 25, Article 1 of Law No. 62/2020/QH14) to conclude on the structural safety of the works. In particular, attention must be paid to fully controlling geological survey data as the basis for calculation and evaluation, ensuring structural safety of the subject works and adjacent structures, saving investment capital, establishing technical guidelines and quality control procedures, and ensuring safety for these design solutions during construction and acceptance testing in accordance with regulations.

- Regarding compliance with fire prevention and fighting (FPF) requirements:

+ The basic design dossiers of the works under the Project were verified by the Vietnam Institute for Building Science and Technology in Verification Report No. 322/2025/VKH-TTQT/02 dated March 10, 2025, evaluating compliance regarding: (i) Fire safety distances; (ii) Traffic access for fire engines, firefighting, rescue, and relief operations; (iii) Means of escape; (iv) Fire resistance rating; Fire design solutions complying with QCVN 06:2022/BXD and Amendment 1:2023 QCVN 06:2022/BXD;

+ The Investor shall organize detailed fire prevention and fighting (FPF) design solutions for the works ensuring compliance with Article 11 of Government's Decree No. 136/2020/ND-CP dated November 24, 2020, and submit the dossier to competent authorities for FPF design approval (if applicable) as required. In cases where the design dossier, after being approved by competent FPF authorities, undergoes changes that lead to adjustments to the basic design appraised in this document and falls under cases requiring appraisal of adjustments at the specialized construction agency under Clause 2, Article 23 of Government's Decree No. 175/2024/ND-CP dated December 30, 2024, the Investor is requested to adjust the dossier and resubmit for appraisal in accordance with regulations.

- The Project was issued Environmental License No. 121/GPMT-UBND by the Hanoi People's Committee on August 10, 2023.

6. Compliance with Technical Standards and Codes and Application of Standards as Prescribed by Law on Technical Standards and Codes

- The basic design solutions for the works in the submitted Feasibility Study Report comply with the national technical standards system for construction; the application of construction standards conforms to Article 6 of Construction Law No. 50/2014/QH13.

- The submitted appraisal dossier proposed a list of applicable standards for preparing the basic design. When reviewing and approving the list of applicable codes and standards for the Project, the Investment Decider is responsible for reviewing and removing expired construction codes and standards, updating to new versions to ensure compliance with Article 6 of Construction Law No. 50/2014/QH13 and applicable laws on standards and technical regulations.

VI. CONCLUSIONS AND RECOMMENDATIONS

1. Conclusions

- The Feasibility Study Report for the investment and construction of Schools (TH1, TH2) and Kindergartens (NT1, NT2) under the Van La Housing Area Project is eligible for submission for approval and execution of subsequent steps only after the Investor completes the contents specified in Items V.2.1 and V.3 of this document.

- The appraisal results of the Construction Economics, Management and Investment Authority shall not diminish the responsibilities of the Investment Decider, the Investor, and consulting contractors regarding their performed outputs, as well as any errors (if any) not highlighted in this notification. In case of discrepancies between data and contents stated in this document compared to the stamped, appraised basic design dossier, the Investor shall report to the Construction Economics, Management and Investment Authority for review and confirmation in accordance with regulations.

2. Recommendations

During the implementation of subsequent steps of the Project, the Investor shall organize execution and take responsibility for the following contents:

- Continue to study and implement contents required, noted, or recommended by competent state agencies in the documents listed in Item II.1 hereof;

- Complete necessary project procedures to ensure compliance with regulations on Investment, Land, Natural Resources and Environment, Construction, as well as other relevant regulations prior to construction;

- Organize the review and inspection of construction design dossiers, adjusting design details to ensure compliance with the current System of Construction Codes, alignment with applicable standards, and assurance of design quality and construction safety for the works;

- Select material and equipment usage options that are energy-saving and efficient, ensuring QCVN 09:2017/BXD; use unburnt building materials pursuant to Decision No. 2171/QD-TTg dated December 23, 2021, of the Prime Minister approving the Development Program for Unburnt Building Materials in Vietnam up to 2030;

- Contact competent local agencies to accurately determine boundary lines, land plot boundaries, and building elevation levels to ensure construction alignment with the approved planning;

- Design, construct, and operate the works with measures to ensure environmental hygiene and safety for the subject works and adjacent structures; waste must be collected and transported to treatment sites in accordance with regulations;

- The Investor is responsible for submitting a scanned copy (in .PDF format) of the appraised, stamped Feasibility Study Report dossier to the Construction Economics, Management and Investment Authority for archiving pursuant to regulations.

The above is the notification of the Construction Economics, Management and Investment Authority on the appraisal results of the Feasibility Study Report for the investment and construction of Schools (TH1, TH2) and Kindergartens (NT1, NT2) under the Van La Housing Area Project, for the Investor's study and execution in accordance with regulations./.

Recipients:
- As above;
- Deputy Minister Bui Xuan Dung (for reporting);
- Director General (for reporting);
- Hanoi People's Committee;
- Hanoi Department of Construction;
- Archives: Office, Local Standard (5KT).

FOR THE DIRECTOR GENERAL
DEPUTY DIRECTOR GENERAL
(Signed and sealed)
Bui Van Duong

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City

Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội

I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**

Certification No.: **166729** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

M.S.D.N: 0106302152 - C.T.T.N.H.H - CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG - Q. HAI BÀ TRƯNG - T.P HÀ NỘI

Phó Giám đốc

Nguyễn Văn Tết

BẢN DỊCH
TRANSLATION

HANOI PEOPLE'S COMMITTEE
DEPARTMENT OF CONSTRUCTION
No: 2702 /SXD-QLXD

Ref: Notification of Appraisal Results of Feasibility Study Report for High-rise Apartment Building combined with Services CT2B, CT3B – Van La Housing Project.

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, February 05, 2026

To: SJ Group Joint Stock Company

On January 19, 2026, the Department of Construction received the completed supplementary dossier enclosed with Document No. 10/SJG-QHTK dated January 12, 2026, and Submission No. 15/TTr-SJG-QHTK dated January 14, 2026, of SJ Group Joint Stock Company submitting for appraisal the Feasibility Study Report for the investment and construction of High-rise Apartment Building combined with services CT2B, CT3B – Van La Housing Project, Kien Hung ward, Ha Dong district, Hanoi city. *(Dossier code: H26.18-260113-170065 dated 16/01/2026).*

Pursuant to Construction Law No. 50/2014/QH13, as amended and supplemented by Law No. 03/2016/QH14, Law No. 35/2018/QH14, Law No. 40/2019/QH14, and Law No. 62/2020/QH14;

Pursuant to Law on Fire Prevention, Firefighting, Rescue, and Salvage No. 55/2025/QH15;

Pursuant to the Government's Decrees: No. 175/2024/ND-CP dated December 30, 2024, detailing a number of articles and measures for implementing the Construction Law on construction activity management; No. 144/2025/ND-CP dated June 12, 2025, on decentralization within the state management scope of the Ministry of Construction; No. 105/2025/ND-CP dated May 15, 2025, detailing a number of articles and measures for implementing the Law on Fire Prevention, Firefighting, Rescue, and Salvage;

Pursuant to the Appraisal Report of the Feasibility Study Report for Construction Investment No. 261/2023/VKH-TTQT/02 dated January 09, 2026, issued by the Vietnam Institute for Building Science and Technology.

Pursuant to Document No. 10/SJG-QHTK dated January 12, 2026, issued by SJ Group Joint Stock Company regarding the supplementation of the Feasibility Study Report for Construction Investment of High-rise Apartment Building integrated with Services CT2B, CT3B – Van La Housing Area Project as requested by the Department of Construction in Document No. 15706/SXD-QLDA dated November 14, 2025.

After consideration, the Hanoi Department of Construction hereby announces the appraisal results of the Feasibility Study Report for Construction Investment of High-rise Apartment Building integrated with Services CT2B, CT3B – Van La Housing Area Project, Kien Hung Ward, Hanoi City (the appraisal section by the specialized construction authority) as follows:

I. GENERAL PROJECT INFORMATION: *(According to Proposal No. 15/TTr-SJG-QHTK dated January 14, 2026, issued by SJ Group Joint Stock Company).*

1. Project name: High-rise Apartment Building integrated with Services CT2B, CT3B – Van La Housing Area Project.

2. Project group, type, grade, and design service life of the main work of the project: Group B project; Grade I civil work; Design service life of the work is not less than 100 years.

3. Investment decider: Board of Directors – SJ Group Joint Stock Company.

4. Investor: SJ Group Joint Stock Company.

Headquarters address: Land plot TT2, Nam An Khanh New Urban Area, An Khanh Commune, Hanoi.

5. Construction location: Van La Housing Area, Kien Hung Ward, Hanoi.

6. Total investment value of the project: 2,143,858,691,000 VND.

7. Investment capital source: Equity of the Investor and other legally mobilized capital (other capital).

8. Project implementation schedule: Completion time in the fourth quarter of 2028.

9. Applied standards and technical regulations: Selected applicable Vietnam Technical Regulations and current standards.

10. Contractor for preparing the feasibility study report: I.D.E.A Architecture Development and Investment Consultancy Joint Stock Company and PTN Vietnam Safety Engineering Company Limited.

11. Construction survey contractor: Hanoi Foundation Technology Joint Stock Company.

12. Verification consultancy contractor: Vietnam Institute for Building Science and Technology.

II. DOSSIER SUBMITTED FOR APPRAISAL

1. Legal documents:

- Decision No. 2099/QD-UBND dated July 07, 2008, issued by the People's Committee of Ha Tay Province on approving the construction investment project of Van La – Van Khe Housing Area, Ha Dong Town, Ha Tay Province;
- Decision No. 2580/QD-UBND dated May 04, 2023, issued by the People's Committee of Hanoi City on approving the adjustment of investment policy for the Van La Housing Area Construction Investment Project;
- Decision No. 3650/QD-UBND dated July 03, 2025, issued by the People's Committee of Hanoi City on approving the partial adjustment project of the Detailed Planning for Van La Housing Area, scale 1/500 - at planning plots coded CT2A, CT2B, CT3B, and P3;
- Environmental License No. 121/GPMT-UBND dated August 10, 2023, issued by the People's Committee of Hanoi City for the project;
- Document No. 721/TC-QC dated November 17, 2025, issued by the Department of Operations – General Staff on approving the adjustment of obstacle clearance height limits for the High-rise Apartment Building integrated with Services CT2B, CT3B.

- Minutes No. 5615/BB-EVNHANOI dated August 17, 2023, issued by Hanoi Electricity Corporation regarding the connection agreement between Ha Dong Power Joint Stock Company and Song Da Urban & Industrial Zone Development and Investment Joint Stock Company; Minutes No. 1047/BB-PCHADONG dated November 14, 2023, issued by Ha Dong Power Company regarding the agreement on the investment plan for power supply to the Van La Housing Area Project;
- Document No. 325/CTN-KHKT dated August 14, 2023, issued by Ha Dong Clean Water One Member Company Limited regarding the water supply agreement for the Van La Housing Area Project;
- Document No. 1280/TTHT-CNHT dated July 10, 2023, issued by the Hanoi Technical Infrastructure Management Center regarding drainage direction for the Van La Housing Area Project;
- Document No. 3474/SGTVT-GTDT dated September 06, 2016, issued by the Hanoi Department of Transportation regarding the traffic connection agreement for the Van La Housing Area Project;
- Document No. 259/HDXD-QLTK dated October 16, 2023, issued by the Construction Activity Management Authority regarding the announcement of appraisal results for the Feasibility Study Report for construction investment of Van La Housing Area (Phase 1: Technical Infrastructure);
- Other relevant dossiers and documents.

2. Project, survey, design, and verification dossiers and documents:

- The partial adjustment dossier of the Detailed Planning for Van La Housing Area, scale 1/500 at planning plots coded CT2A, CT2B, CT3B, and P3, certified by the Department of Architecture and Planning enclosed with Decision No. 3650/QD-UBND dated July 03, 2025, issued by the City People's Committee (Drawings No. QH-01, QH-02, QH-03, QH-04, QH-05A).
- Geotechnical survey report for Basic Design and Construction Drawing Design of the work: High-rise Apartment Building integrated with Services CT2B, CT3B – Van La Housing Area Project, prepared by Hanoi Foundation Technology Joint Stock Company in 2011 and 2016.
- Feasibility study report explanation prepared by I.D.E.A Architecture Development and Investment Consultancy Joint Stock Company in 2025 and PTN Vietnam Safety Engineering Company Limited.
- Basic design includes: Drawings, explanation, and calculation appendices.
- Appraisal report of the feasibility study report for construction investment No. 261/2023/VKH-TTQT/02 dated January 09, 2026, issued by the Vietnam Institute for Building Science and Technology.

3. Contractor capability profiles

a) Survey contractor: Hanoi Foundation Technology Joint Stock Company, Construction Capability Certificate No. BXD-00001079 issued by the Construction Activity Management Authority on May 10, 2017, and extended on April 08, 2022, valid until April 08, 2032.

- Construction survey manager: Le Huu Quynh, Construction Practice Certificate No. KS-04-06183 issued by the Hanoi Department of Construction on November 25, 2009, valid until the end of November 25, 2014); Construction Practice Certificate No. KS-04-06183-A issued by the Hanoi Department of Construction on November 11, 2014, valid until the end of November 11, 2019). Time of preparing geological survey reports: 2011 and 2016.

b) Contractor for preparing the Feasibility Study Report: I.D.E.A Architecture Development and Investment Consultancy Joint Stock Company, holding Construction Capability Certificate No. BXD-00006774 issued by the Construction Activity Management Authority on March 07, 2023;

- PTN Vietnam Safety Engineering Company Limited, holding Certificate of Eligibility for Fire Prevention and Fighting Service Business No. 303/GXN-PCCC issued by the Fire Prevention, Fighting, Rescue and Salvage Police Department – Hanoi Public Security on December 25, 2020.

- Design Manager: Tran Anh Tuan, Construction Practice Certificate No. THN-KTS00059, issued by the Thai Nguyen Department of Construction on September 19, 2023, valid until September 19, 2033.

- Architectural Design Leader: Nguyen Duc Quang, Construction Practice Certificate No. HAN-06-2021-0034, issued by the Hanoi Department of Architecture and Planning on January 21, 2022, valid until January 21, 2032.

- Structural Design Leader: Duong Tat Luong, Construction Practice Certificate No. BXD-00004200, issued by the Construction Activity Management Authority – Ministry of Construction on May 31, 2022, valid until May 31, 2027.

- Electrical and Extra-Low Voltage (ELV) Design Leader: Vu Ngoc Anh, Construction Practice Certificate No. HAN-00131075, field of Mechanical - Electrical building design: Power supply system, Class I, issued by the Hanoi Department of Construction on November 06, 2025, valid until November 06, 2035.

- Water Supply and Drainage Design Leader: Pham Van Trung, Construction Practice Certificate No. BXD-00005872, issued by the Construction Activity Management Authority – Ministry of Construction on June 17, 2022, valid until June 17, 2027.

- HVAC and Smoke Extraction Design Leader: Hoang Hong Ha, Construction Practice Certificate No. HAN-00008304, issued by the Hanoi Department of Construction on November 06, 2025, valid until November 06, 2035.

- Firefighting Design Leader: Hoang Van Thanh, Fire Prevention and Fighting Consultancy Practice Certificate No. 0289/2021/PCCC issued by the Fire Prevention, Fighting, Rescue and Salvage Police Department – Ministry of Public Security on May 26, 2021.

c) Verification Contractor: Vietnam Institute for Building Science and Technology, Construction Capability Certificate No. BXD-00001977 issued by the Construction Activity Management Authority – Ministry of Construction on June 23, 2022, valid until June 23, 2032.

- Verification Manager and Structural Verification Leader: Truong Cong Diep, Construction Practice Certificate No. BXD-00125974, issued by the Construction Activity Management Authority – Ministry of Construction on December 27, 2023, valid until December 27, 2028.

- Architectural Verification Leader: Le Bat Vinh, Construction Practice Certificate No. HAN-12-2024-01, issued by the Hanoi Department of Architecture and Planning on May 08, 2024, valid until May 08, 2034.

- Water Supply and Drainage Verification Leader: Tong Tien Tuyen, Construction Practice Certificate No. BXD-00004477, issued by the Construction Activity Management Authority – Ministry of Construction on June 17, 2022, valid until June 17, 2027.

- Electrical and Extra-Low Voltage (ELV) Verification Leader: Vu Manh Ha, Construction Practice Certificate No. BXD-00010845, issued by the Construction Activity Management Authority – Ministry of Construction on October 28, 2022, valid until October 28, 2027.

- HVAC and Ventilation Verification Leader: Pham Duc Hanh, Construction Practice Certificate No. BXD-00153664, issued by the Construction Activity Management Authority – Ministry of Construction on September 19, 2022, valid until September 19, 2027.

- Firefighting Verification Leader: Le Van Phuong, Fire Prevention and Fighting Consultancy Practice Certificate No. 0532/2023/PCCC, issued by the Fire Prevention, Fighting, Rescue and Salvage Police Department – Ministry of Public Security on April 14, 2023.

III. APPRAISAL RESULTS & TECHNICAL STANDARDS

1. Project location and boundaries: Located at high-rise land plots CT2B and CT3B. The North borders Internal Road Line 1; the West and South border Internal Road Line 2; the East borders Internal Road Line 2A.

2. Project scale is as follows:
- New construction of high-rise apartment building integrated with services CT2B with 25 stories above ground and 02 basements, with the following indicators: Land area of approximately 5,575m²; Construction area of approximately 2,329.4m²; Construction density of 42%; Population scale of approximately 1,250 people; Total of 416 apartments.
- New construction of high-rise apartment building integrated with services CT3B with 25 stories above ground and 02 basements, with the following indicators: Land area of approximately 5,559m²; Construction area of approximately 2,329.4m²; Construction density of 42%; Population scale of approximately 1,250 people; Total of 416 apartments.

3. Main architectural design solutions:

3.1 Architectural design solution for apartment building CT2B:

The high-rise apartment building integrated with services CT2B consists of 25 stories above ground and 02 basements. The total construction floor area (excluding floor areas for parking, firefighting, and technical systems) is approximately 53,732.8m². The total basement floor area is approximately 11,150m². The building height is 94.35m (calculated from elevation +6.35 m). The main functional layout on the floor plans is as follows:

- Underground section: The building has 02 basements, in which: Basement B2 has a construction floor area of approximately 5,575m², arranging parking areas, technical systems serving the building (septic tank, water tank, substation system...), and auxiliary spaces; the height of basement 2 is 4.8 m. Basement B1 has a construction floor area of approximately 5,575m², arranging parking areas, technical systems serving the building (septic tank, water tank, substation system...), auxiliary spaces; the height of basement 1 is 5.25 m.
- Podium block:

+ The 1st floor has a construction floor area of approximately 2,329.4m² and a height of 4.2m. It arranges lobby areas, commercial spaces, fire command room, kindergarten kitchen,

kindergarten lobby and playground, restrooms, accessible restrooms, technical rooms, and auxiliary spaces.

+ The 2nd floor has a construction floor area of approximately 2,077m² and a height of 3.9m. It arranges elevator lobby areas, commercial spaces, kindergarten, technical rooms, and auxiliary spaces.

+ The 3rd floor has a construction floor area of approximately 2,301.8m² and a height of 3.6m. It arranges elevator lobby areas, offices, Management Board offices, kindergarten, restrooms, accessible restrooms, technical rooms, and auxiliary spaces.

+ The 4th floor has a construction floor area of approximately 2,329.1m² and a height of 5.3m. It arranges swimming pool lobby areas, elevator lobby, indoor swimming pool, changing rooms, sauna rooms, medical room, common amenity spaces, community house (area of 334.8m²), restrooms, accessible restrooms, technical rooms, and auxiliary spaces.

- Tower block:

+ From the 5th floor to the 24th floor, each floor has a construction floor area of approximately 2,112.5m²/floor and a height of 3.3m/floor, arranging apartments (quantity of 20 apartments/floor) and technical rooms, auxiliary spaces; The 25th floor has a construction floor area of approximately 2,112.5m² and a height of 3.3m, arranging apartments (quantity of 16 apartments) and technical rooms, auxiliary spaces; The elevator technical roof room (tum floor) has a construction floor area of approximately 333m² and a height of 4.55m, arranging elevator machine room, fire escape stairs, firefighting pump room, firefighting water tank, technical shafts, and auxiliary spaces;

- The building height calculated from the 1st-floor slab level (relative elevation ±0.00) to the roof of the elevator technical room is 93.9m. The 1st-floor level is 0.45m higher than the road yard level.

3.2 Architectural design solution for apartment building CT3B:

The high-rise apartment building integrated with services CT3B consists of 25 stories above ground and 02 basements. The total construction floor area (excluding floor areas for parking, firefighting, and technical systems) is approximately 53,732.8m². The total basement floor area is approximately 11,118m². The building height is 94.35m (calculated from elevation +6.35 m). The main functional layout on the floor plans is as follows:

- Underground section: The building has 02 basements, in which: Basement B2 has a construction floor area of approximately 5,559m², arranging parking areas, technical systems serving the building, main technical systems (septic tank, water tank, substation system...), and auxiliary spaces; the height of basement 2 is 4.8 m. Basement B1 has a construction floor area of approximately 5,559m², arranging parking areas, technical systems serving the building, main technical systems (septic tank, water tank, substation system...), auxiliary spaces; the height of basement 1 is 5.25 m.

- Podium block:

+ The 1st floor has a construction floor area of approximately 2,329.4m² and a height of 4.2m. It arranges lobby areas, fire command room, commercial spaces, restrooms, accessible restrooms, technical rooms, and auxiliary spaces.

+ The 2nd floor has a construction floor area of approximately 2,077m² and a height of 3.9m. It arranges elevator lobby areas, commercial spaces, technical rooms, and auxiliary spaces.

+ The 3rd floor has a construction floor area of approximately 2,301.8m² and a height of 3.6m. It arranges elevator lobby areas, offices, Management Board offices, restrooms, accessible restrooms, technical rooms, and auxiliary spaces.
+ The 4th floor has a construction floor area of approximately 2,329.1m² and a height of 5.3m. It arranges swimming pool lobby areas, elevator lobby, indoor swimming pool, changing rooms, sauna rooms, medical room, common amenity spaces, community house (area of 334.8m²), restrooms, accessible restrooms, technical rooms, and auxiliary spaces.
- Tower block:
+ From the 5th floor to the 24th floor, each floor has a construction floor area of approximately 2,112.5m²/floor and a height of 3.3m/floor, arranging apartments (quantity of 20 apartments/floor) and technical rooms, auxiliary spaces; The 25th floor has a construction floor area of approximately 2,112.5m² and a height of 3.3m, arranging apartments (quantity of 16 apartments) and technical rooms, auxiliary spaces; The elevator technical roof room (tum floor) has a construction floor area of approximately 333m² and a height of 4.55m, arranging elevator machine room, fire escape stairs, firefighting pump room, firefighting water tank, technical shafts, and auxiliary spaces;
- The building height calculated from the 1st-floor slab level (relative elevation ±0.00) to the roof of the elevator technical room is 93.9m. The 1st-floor level is 0.45m higher than the road yard level.
4. Structural design solutions of the work:
- Foundation and basement structural solutions: The design consultant proposes a foundation solution using bored piles with diameters of D1200 and D800, with pile tips embedded into the gravel layer by a minimum of 5m for D800 piles and 7m for D1200 piles. The basement retaining wall utilizes a diaphragm wall solution with a thickness of 600mm and an expected depth of 27.55m. This is integrated with a cast-in-place reinforced concrete system of pile caps, grade beams, and basement slabs. The superstructure structural solution utilizes a monolithic reinforced concrete frame-column-beam-slab system combined with core walls (at the 5th floor, a reinforced concrete transfer beam system with a large cross-section is used to transfer the column system of the podium stories into a shear wall system for the apartment stories from the 6th floor upwards in accordance with architectural requirements).
5. Mechanical, Electrical, Water Supply, and Drainage (MEP) design solutions of the work:
5.1 Power supply system:
- The main power supply source for the work is tapped from the regional 22kV medium-voltage grid to individual substations (cast resin dry-type transformer, 3-phase, 4-wire, 22±2x2.5%/0.4 kV; expected capacity of 2x1600kVA) located in basement 1 of buildings CT2B and CT3B to supply power to all electrical loads within the work. In addition, one (01) standby generator room with an expected continuous working capacity of 1500kVA is arranged in basement 1 of each building to supply power to the priority electrical loads of the work in the event of a grid power failure (the standby generator room is provided with fresh air and exhausts hot air directly out of the building at the 1st floor of the work). The low-voltage power supply is distributed from the main distribution switchboard to apartment distribution boards, regional distribution boards, and power control boards for consuming loads.
- The lightning protection system on the building roof utilizes a 5m high early streamer emission (ESE) lightning rod with a protection radius of 63m, combined with a copper tape lightning protection mesh. This system is connected down to the lightning protection grounding system via copper down-conductors to a grounding rod system. The grounding resistance of the lightning

protection system is designed to ensure ≤ 10 ohms. The safety grounding systems for electrical equipment and extra-low voltage (ELV) systems are designed independently from each other and independently from the lightning protection grounding system.

5.2 Extra-Low Voltage (ELV), Public Address (PA), Security Control, Parking Control, Mobile Signal Booster, Smart Building Management (BMS), and HVAC Control systems... are designed synchronously according to the operational requirements of the Investor.

5.3 Apartment Water Supply and Drainage System:

- Water supply system: Clean water from the city's water supply main passes through the master meter and flows into the domestic water storage tank located in the basement. From here, water is pumped up to the raw water tank on the roof, through the filtration system, and into the building's filtered water storage tank. The building is divided into water supply zones: Zone 1 (the top 4 floors) uses variable frequency drive (VFD) booster pumps to supply water from the storage tank to each water fixture. Zone 2 supplies water to the next floors below using gravity head pressure. The remaining zone supplying water to the lowest floors will be controlled by pressure-reducing valves before reaching the water fixtures.
- Rainwater drainage system: Rainwater from the roof and apartment balconies is collected and discharged through vertical rainwater downspouts into external catch basins and rainwater drainage ditches. Surface runoff from the building's yards, gardens, and landscape is collected and drained into the building's common drainage system. Particularly, the vertical stack collecting rainwater from the loggias of floors 5-7 is separately routed to prevent water backflow to the floor drains of the lower floors.
- Wastewater drainage system: Domestic wastewater (soil water from water closets and urinals; waste water from washbasins, floor drains, and bathtubs; waste water from kitchen sinks, dishwashers, and washing machines). Soil water from water closets, urinals, and waste room drains: All wastewater from these fixtures is collected into septic tanks for treatment before being discharged into the external wastewater drainage system. Waste water from apartment kitchen sinks is collected via a separate piping system and is also routed to a grease trap for primary treatment before being discharged into the external wastewater drainage system.

(Detailed design solutions shall follow the basic design dossier approved and stamped by the Investor and the verification consultancy unit).

IV. SCOPE, BASIS, AND PRINCIPLES OF APPRAISAL:

1. State the scope of appraisal of the Feasibility Study Report for construction investment conducted by the specialized construction authority for the contents prescribed by regulations.

- The Department of Construction conducts the appraisal of the Feasibility Study Report for construction investment by the specialized construction authority for the contents prescribed in Clause 2, Article 58 of the 2014 Construction Law (as amended and supplemented in Clause 15, Article 1 of Law No. 62/2020/QH14) based on the submitted appraisal dossier, and does not review or evaluate other contents outside these prescribed contents.
- The Department of Construction provides opinions, appraises, or resolves administrative procedures related to the construction sector in accordance with the law; it shall not be held responsible for other contents that have been previously agreed upon, approved, appraised, ratified, or resolved by competent authorities or individuals.
- The unit submitting the dossier for appraisal is responsible for the truthfulness, contents, and other information related to the submitted appraisal dossier; the investor and consultancy contractors are responsible for the legality and accuracy of the figures and the investment scale content meeting the necessary needs of the project as presented in the dossier.

- Scope of appraisal: High-rise Apartment Building integrated with Services CT2B, CT3B – Van La Housing Area Project. The Department of Construction appraises the Feasibility Study Report prepared by I.D.E.A Architecture Development and Investment Consultancy Joint Stock Company based on:
Decision No. 3650/QD-UBND dated July 03, 2025, issued by the Hanoi City People's Committee on approving the partial adjustment project of the Detailed Planning for Van La Housing Area, scale 1/500 - at planning plots coded CT2A, CT2B, CT3B, P3 and documents enclosed with this Decision; Investment Policy Decision No. 2099/QD-UBND dated July 07, 2008, issued by the Ha Tay Province People's Committee; Decision No. 2580/QD-UBND dated May 04, 2023, on approving the adjustment of investment policy issued by the Hanoi City People's Committee.
2. Principles of appraisal are implemented in accordance with the provisions of Article 6 of Decree No. 175/2024/ND-CP dated December 30, 2024.

V. APPRAISAL RESULTS:

The Vietnam Institute for Building Science and Technology, which conducts the verification of the Feasibility Study Report for construction investment, holds a Construction Capability Certificate including the field of Class I civil work design verification. The individuals managing and leading the design verification hold practice certificates suitable for current regulations. In Verification Report No. 261/2023/VKH-TTQT/02 dated January 09, 2026, regarding the verification of the Feasibility Study Report for construction investment, the basic appraisal contents of the Feasibility Study Report for construction investment as prescribed in Article 58 of the 2014 Construction Law No. 50/2014/QH13 (as amended and supplemented in Clause 15, Article 1 of the Law amending and supplementing a number of articles of the Construction Law dated June 17, 2020) have been stated; specifically:

1. Compliance with legal regulations on formulation of construction investment projects and basic designs; construction activity capability conditions of organizations and individuals practicing construction:

- Compliance with legal regulations on formulation of construction investment projects and basic designs: The project dossier enclosed with the submission for appraisal consists of legal profile components that are basically sufficient according to current regulations; the Feasibility Study Report for construction investment is formulated basically complying with the regulations of the 2014 Construction Law, the 2020 Law amending and supplementing a number of articles of the Construction Law, Decree No. 175/2024/ND-CP dated December 30, 2024; No. 105/2025/ND-CP dated May 15, 2025, of the Government.
- Contractors for preparing the feasibility study report and construction survey contractors hold capability certificates, operation fields, scopes of activities, and validity periods suitable for the performed works in accordance with the regulations in Decree No. 175/2024/ND-CP dated December 30, 2024, and No. 105/2025/ND-CP dated May 15, 2025, of the Government.
- Design managers, survey managers, and engineering discipline leaders hold practice certificates, fields, scopes of activities, and validity periods suitable for the performed works in accordance with the regulations in Decree No. 175/2024/ND-CP dated December 30, 2024, of the Government and the Law on Architecture.

2. The conformity of the basic design with the planning used as the basis for project formulation.

The basic design dossier of the project has basic architectural planning indicators that comply with the architectural planning indicators approved in Decision No. 3650/QD-UBND dated July 03, 2025, issued by the Hanoi City People's Committee on approving the partial adjustment project of the Detailed Planning for Van La Housing Area, scale 1/500 - at planning plots coded CT2A, CT2B, CT3B, and P3, specifically as follows:

2.1. CT2B

No.	Functions and architectural planning indicators	Unit	Decision No. 3650/QD-UBND dated July 03, 2025, issued by the Hanoi City People's Committee	Basic design	Notes *Increase (+) Decrease (-)*
1	Land use function		High-rise apartment building integrated with public and commercial services	High-rise apartment building integrated with public and commercial services	Compliant
2	Land area	m2	5,575	5,575	Compliant
3	Construction density	%	42	42	Compliant
4	Building height (stories)	stories	25	25	Compliant
5	Total floor area (Excluding floor areas serving technical systems, firefighting, and building parking)	m2	53,759	53,732.8	(-26.2) Due to accurate measurement data
6	Land use coefficient	times	9.64	9.64	Compliant
7	Population	people	1,250	1,250	Compliant
8	Number of apartments	units	416	416	Compliant
9	Number of basements	basements	02	02	Compliant
10	Parking area	m2	Minimum 9,010	9,019	+9(*) Compliant

2.2. CT3B

No.	Functions and architectural planning indicators	Unit	Decision No. 3650/QD-UBND dated July 03, 2025, issued by the Hanoi City People's Committee	Basic design	Notes *Increase (+) Decrease (-)*
1	Land use function		High-rise apartment building integrated with public and	High-rise apartment building	Compliant

			commercial services	integrated with public and commercial services	
2	Land area	m2	5,559	5,559	Compliant
3	Construction density	%	42	42	Compliant
4	Building height (stories)	stories	25	25	Compliant
5	Total floor area (Excluding floor areas serving technical systems, firefighting, and building parking)	m2	53,759	53,732.8	(-26.2) Due to accurate measurement data
6	Land use coefficient	times	9.67	9.67	Compliant
7	Population	people	1,250	1,250	Compliant
8	Number of apartments	units	416	416	Compliant
9	Number of basements	basements	02	02	Compliant
10	Parking area	m2	Minimum 9,257	9,260.1	+3.1(*) Compliant

Note (*): In the Verification Report of the Feasibility Study Report dossier No. 261/2023/VKH-TTQT/02 dated January 09, 2026, issued by the Vietnam Institute for Building Science and Technology, it is stated: "The community house area and the kindergarten area meet the requirements; the parking area meets the requirements".

- The architectural solution of the basic design basically complies with the urban design (Drawing No. QH:05A) certified by the Department of Architecture and Planning enclosed with Decision No. 3650/QD-UBND dated July 03, 2025, issued by the Hanoi City People's Committee on approving the partial adjustment project of the Detailed Planning for Van La Housing Area, scale 1/500 - at planning plots coded CT2A, CT2B, CT3B, and P3.

3. The conformity of the project with the investment policy decided or approved by competent state authorities, with implementation programs and plans, and other project requirements as prescribed by relevant laws (if any):

3.1. Regarding project investment policy:

The Feasibility Study Report dossier for construction investment basically complies with the approved investment policy under Investment Policy Decision No. 2099/QD-UBND dated July 07, 2008, issued by the Ha Tay Provincial People's Committee; Decision on approving the adjustment of investment policy No. 2580/QD-UBND dated May 04, 2023, issued by the Hanoi City People's Committee; Decision No. 6316/QD-UBND dated November 23, 2015, issued by the Hanoi City People's Committee on approving the overall adjustment of the Detailed Planning, scale 1/500 - Van La Housing Area, Phu La Ward, Ha Dong District, Hanoi City; and Decision No. 3650/QD-UBND dated July 03, 2025, issued by the Hanoi City People's Committee on approving the partial adjustment project of the Detailed Planning for Van La Housing Area, scale 1/500 - at planning plots coded CT2A, CT2B, CT3B, and P3. The Investor needs to carefully study the project investment capital, operational term, and obligations of the Investor, and fully implement all contents stated in the aforementioned Decisions. The Investor

shall bear responsibility for other contents within their competence as prescribed by law and current regulations, including defining the project name, total investment value, and other relevant contents.

3.2. Regarding social housing: According to Section 5, Article 1 of Decision No. 2580/QD-UBND dated May 04, 2023, issued by the Hanoi City People's Committee on approving the adjustment of investment policy, the project is not subject to the requirement of allocating additional land funds for social housing as prescribed in Clause 4, Article 5 of Decree No. 100/2015/ND-CP dated October 20, 2015, and Clause 4, Article 1 of Decree No. 49/2021/ND-CP dated April 01, 2021.

4. Capability of connection to regional technical infrastructure; capability of meeting technical infrastructure demands and allocation of management responsibilities for the works in accordance with the provisions of relevant laws for urban area construction investment projects:

- The infrastructure connection capability of the project with the surrounding area is feasible based on the following agreements: Document No. 721/TC-QC dated November 17, 2025, issued by the Operations Department – General Staff regarding the approval of the adjustment to the obstacle clearance height limits for the High-rise Apartment Building integrated with Services CT2B, CT3B; Minutes No. 5615/BB-EVNHANOI dated August 17, 2023, issued by Hanoi Electricity Corporation regarding the connection agreement between Ha Dong Power Joint Stock Company and Song Da Urban & Industrial Zone Development and Investment Joint Stock Company; Minutes No. 1047/BB-PCHADONG dated November 14, 2023, issued by Ha Dong Power Company regarding the agreement on the investment plan for power supply to the Van La Housing Area Project; Document No. 325/CTN-KHKT dated August 14, 2023, issued by Ha Dong Clean Water One Member Company Limited regarding the water supply agreement for the Van La Housing Area Project; Document No. 1280/TTHT-CNHT dated July 10, 2023, issued by the Hanoi Technical Infrastructure Management Center regarding drainage direction for the Van La Housing Area Project; Document No. 3474/SGTVT-GTDT dated September 06, 2016, issued by the Hanoi Department of Transportation regarding the traffic connection agreement for the Van La Housing Area Project; Document No. 259/HDXD-QLTK dated October 16, 2023, issued by the Construction Activity Management Authority regarding the announcement of appraisal results for the Feasibility Study Report for construction investment of Van La Housing Area (Phase 1: Technical Infrastructure).
- According to the report of the Investor and documents provided by the Investor, the Investor has currently constructed items including: roads, rainwater drainage, wastewater drainage, water supply, power supply... in strict compliance with the approved detailed planning at 1/500 scale, the basic design appraisal of the Ministry of Construction, and the technical infrastructure construction permit of the Department of Construction. In the subsequent phase, the Investor needs to continue checking and reviewing to ensure the connection of the internal technical infrastructure system within the plot boundaries of CT2B and CT3B with the overall technical infrastructure system of the Van La Housing Area Project, and promptly handle any arising issues (if any).

5. The conformity of basic design solutions regarding construction safety assurance; compliance with requirements on fire prevention, firefighting, explosion prevention, and environmental protection.

5.1. Ensuring construction safety of the work

- Checking the Verification Report of the Feasibility Study Report dossier No. 261/2023/VKH-TTQT/02 dated January 09, 2026, issued by the Vietnam Institute for Building Science and Technology, the Department of Construction assesses that:

"The design solutions in the Feasibility Study Report (basic design) basically ensure safety during the operational process. The foundation and basement structural solutions proposed by the design consultant are basically suitable for the geological conditions and the scale of the work. The Investor and the design consultant need to consider and further study a number of contents related to the structure in the next phase of the project as follows:

+ The structural parts of columns, shear walls, and transfer beams need to be calculated and detailed in the subsequent stage to ensure construction safety of the work.

+ It is necessary to note that the ultimate bearing capacity value of the newly constructed work will be selected and adjusted by the design consultant regarding the pile length based on actual load test results at the site to ensure load-bearing capacity and cost-efficiency.

+ The orientation of construction methods is reasonable and suitable for the geological conditions and scale of the work. During the construction implementation process, the Investor needs to require the construction contractor to formulate a detailed construction method design dossier and conduct verification in strict compliance with regulations. At the same time, a deformation monitoring system for the work itself and adjacent structures must be arranged, and monitoring data must be provided to the design consultant for timely assessment and handling."

During the implementation of the next design phase, the Investor and the consultancy unit need to note the review and inspection to ensure that the calculated model (on software) is closest to the actual working conditions of the work; check for the worst load combination cases (wind in all directions, earthquakes, column eccentricity, and load eccentricity between building blocks...); The Investor needs to select construction contractors with sufficient capability and experience in executing works of equivalent scale (02 basements, 25 stories above ground, reinforced concrete structures...); inspect the construction methods of the contractor to ensure safety without affecting the structural system of the work as well as adjacent technical infrastructure; require the contractor to set up a deformation monitoring system for the work throughout the construction process to have timely handling measures when incidents occur.

- For the design phase implemented after the basic design, the Investor shall organize design verification and implementation evaluation in accordance with the provisions of Article 83 of Construction Law No. 50/2014/QH13 (as amended and supplemented in Clause 25, Article 1 of Law No. 62/2020/QH14) to conclude on the construction safety of the work. In which, attention should be paid to controlling sufficient geological survey data to serve as a basis for calculation and evaluation, ensuring safety for the structure of the work and adjacent structures; formulating technical guidelines, quality control processes, and safety protocols for these design solutions during construction and acceptance in accordance with regulations.

5.2. Compliance with requirements on fire prevention and firefighting:

- The basic design dossier prepared by the consultant includes contents as prescribed in Point a, Clause 3, Article 6 of Decree No. 105/2025/ND-CP dated May 15, 2025, of the Government and ensures requirements on fire prevention and firefighting in accordance with QCVN 06:2022/BXD National Technical Regulation on Fire Safety for Buildings and Structures; Amendment 1:2023 QCVN 06:2022/BXD and relevant current regulations. In the Verification Report of the Feasibility Study Report dossier No. 261/2023/VKH-TTQT/02 dated January 09, 2026, issued by the Vietnam Institute for Building Science and Technology, the verification consultant assessed:

"- The conformity of basic design solutions regarding construction safety assurance; compliance with requirements on fire prevention, firefighting, explosion prevention:
- Fire safety clearance distance: The building design ensures safe fire separation distances in compliance with Appendix E of QCVN 06:2022/BXD and Amendment 01:2023 QCVN 06:2022/BXD.
• Fire lanes and fire apparatus access roads:

- Traffic roads serving fire safety: The building is designed with traffic access connecting to the structure via existing internal roads with a minimum clear width of >= 3.5m and a minimum clear height of >= 4.5m (the road routes are connected to the regional traffic routes) in compliance with QCVN 06:2022/BXD and Amendment 01:2023 QCVN 06:2022/BXD.
- Fire apparatus access roads ensure clearance and load-bearing capacity for fire vehicles, rescue equipment in compliance with QCVN 06:2022/BXD and Amendment 01:2023 QCVN 06:2022/BXD.
• Means of egress solutions: The building design ensures that each building component has at least 02 emergency exit stairs with direct exits to the outside at the 1st floor. For the stories of the building components, they are designed to ensure two exit doors for spaces containing more than 50 people. The travel distance to exits complies with QCVN 06:2022/BXD and Amendment 01:2023 QCVN 06:2022/BXD.

• Expected fire resistance rating, fire spread prevention solutions:

- Structural members of the work: The building is designed with the fire resistance limits of structural elements and a building fire resistance rating of Class I for building categories in compliance with Table 4 of QCVN 06:2022/BXD and Amendment 01:2023 QCVN 06:2022/BXD, and suitable for the occupancy type and the maximum allowable number of stories for building categories as prescribed in Appendix H of QCVN 06:2022/BXD and Amendment 01:2023 QCVN 06:2022/BXD;
- Layout of functions: The building is designed with the main occupancy as an apartment building, compliant with QCVN 06:2022/BXD and Amendment 01:2023 QCVN 06:2022/BXD;
- Compartmentation design solutions: The building is designed with fire compartment areas compliant with QCVN 06:2022/BXD and Amendment 01:2023 QCVN 06:2022/BXD.
- Fire prevention and fire spread prevention solutions for the work: The building has a design solution ensuring the fire containment of technical shafts passing through floors and slabs, locations penetrating fire barrier walls, fire containment solutions above suspended ceilings, using fire doors for storerooms, technical rooms, exit staircases, fire containment for elevator doors, arranging fire barrier walls, fire-isolated lobbies, cladding materials for exit corridors... in compliance with QCVN 06:2022/BXD and Amendment 01:2023 QCVN 06:2022/BXD.
• Smoke control solutions: The building is designed with a smoke extraction and emergency make-up air system for areas and rooms in compliance with QCVN 06:2022/BXD and Amendment 01:2023 QCVN 06:2022/BXD."

- For the design phase implemented after the basic design, the Investor and the design consultancy unit must fully comply with the provisions of the Law on Fire Prevention and Firefighting, along with guiding Decrees, Regulations, and relevant standards.

5.3. Compliance with requirements on environmental protection:

The High-rise Apartment Building integrated with Services CT2B, CT3B – Van La Housing Area Project has been granted Environmental License No. 121/GPMT-UBND dated August 10, 2023, by the Hanoi City People's Committee. During the project implementation process, it is necessary to study and fully comply with the regulations in Decree No. 08/2022/ND-CP dated January 10, 2022, of the Government detailing a number of articles of the Law on Environmental Protection, and Decree No. 05/2025/ND-CP dated January 06, 2025, of the Government amending and supplementing a number of articles of Decree No. 08/2022/ND-CP dated January 10, 2022, of the Government.

6. Compliance with technical regulations and application of standards in accordance with the provisions of law on standards and technical regulations:

- The basic design solutions in the submitted Feasibility Study Report dossier comply with the system of national technical regulations on construction; the application of construction standards complies with Article 8 of Construction Law No. 50/2014/QH13.
- The submitted dossier for appraisal has proposed a list of standards and technical regulations applied to formulate the basic design. When reviewing and approving the list of standards and technical regulations applied to the project, the investment decider shall bear responsibility for reviewing and removing expired construction standards and regulations, and updating new versions to ensure compliance with Article 6 of Construction Law No. 50/2014/QH13 as well as current codes and standards.

VI. CONCLUSION

1. The Feasibility Study Report for construction investment of the High-rise Apartment Building integrated with Services CT2B, CT3B – Van La Housing Area Project is basically eligible for the Investor to consolidate and implement the next steps. This Announcement of appraisal results by the specialized construction authority serves as a basis for the Investor to study, review, refine the dossier, and organize the appraisal of contents within the responsibility of the investment decider as prescribed in Article 57 of the 2014 Construction Law (as amended and supplemented in Clause 14, Article 1 of the Law amending and supplementing a number of articles of the 2020 Construction Law) prior to approving the Feasibility Study Report for construction investment in accordance with regulations.

2. The Department of Construction, as the specialized construction authority chairing the appraisal, is only responsible for the contents on which opinions are provided, appraised, approved, or other administrative procedures resolved in relation to the construction sector as prescribed by law; it shall not be held responsible for contents that have been previously agreed upon, appraised, approved, or resolved by other competent authorities or individuals during the appraisal process. The Investor, construction survey contractor, and design consultancy contractor shall bear full responsibility for the accuracy of data used in the submitted Feasibility Study Report dossier for construction investment.

3. Some other requirements for the Investor and the consultancy unit:

- Fully implement all required contents under Decision No. 501/QD-UBND dated January 25, 2021, and Decision No. 2580/QD-UBND dated May 04, 2023, issued by the Hanoi City People's Committee on approving the investment policy and approving the adjustment of the project investment policy.
- The Investor, construction survey contractor, design consultancy contractor, and verification contractor shall bear full responsibility for the accuracy of data used in the submitted Feasibility Study Report dossier for construction investment; When calculating the main load-bearing structures, the design contractor and verification contractor must utilize legally licensed

calculation software; note that the explanation and drawings must clearly present (explanation, technical guidelines, and detailed drawings) the building's seismic resistant structures in accordance with regulations. The Investor is responsible for organizing the appraisal of contents related to the technology applied to the project.

- The pile bearing capacity in the basic design dossier is only provisional. During the implementation of the next design phase, the Investor and the consultancy unit need to continue reviewing and evaluating the foundation and basement options to calculate the pile design solution ensuring safety for the work itself and adjacent structures. Check and ensure the land lot boundaries, construction setbacks, boundaries of the underground section of the work, construction elevation, and building height strictly follow the instructions of competent authorities; study and carefully survey the current status, and formulate solutions to ensure safety for contiguous and adjacent structures. Note to control the load-bearing safety, deformation conditions, in accordance with applicable standards. Formulate technical guidelines and maintenance processes for the work.

- Study the selection of building materials and building equipment ensuring compliance with the regulations in QCVN 09:2017/BXD National Technical Regulation on Energy Efficiency Buildings. Strongly encourage the utilization of green, environmentally friendly, and energy-saving materials to reduce greenhouse effects.

- Continue to review and refine the design in accordance with QCVN 01:2021/BXD on Construction Planning, QCXDVN 05:2008/BXD on Building Life and Health Safety; and QCVN 10:2024/BXD on Construction of Buildings Ensuring Access for People with Disabilities.

- For the next implementation steps of the project, the Investor needs to fully comply with the provisions of Construction Law dated June 18, 2014; Law amending and supplementing a number of articles of the Construction Law dated June 17, 2020; Investment Law dated June 17, 2020; Law on Fire Prevention, Firefighting, Rescue, and Salvage No. 55/2025/QH15; and relevant guiding regulations in the Government's Decrees: No. 175/2024/ND-CP dated December 30, 2024, detailing a number of articles and measures for implementing the Construction Law on construction activity management; No. 06/2021/ND-CP dated January 26, 2021, on quality management, construction execution, and maintenance of construction works; No. 35/2023/ND-CP dated June 20, 2023, amending and supplementing a number of articles of Decrees under the state management scope of the Ministry of Construction; No. 144/2025/ND-CP dated June 12, 2025, on decentralization within the state management scope of the Ministry of Construction; No. 105/2025/ND-CP dated May 15, 2025, detailing a number of articles and measures for implementing the Law on Fire Prevention, Firefighting, Rescue, and Salvage.

- The Investor is responsible for submitting 01 scanned copy in *.pdf format of the Feasibility Study Report dossier for construction investment, which has been stamped with the appraisal seal, to the Department of Construction in accordance with regulations.

The above is the appraisal results (the appraisal section by the specialized construction authority) of the Feasibility Study Report for construction investment of High-rise Apartment Building integrated with Services CT2B, CT3B – Van La Housing Area Project, Kien Hung Ward, Ha Dong District, Hanoi City. The Investor is requested to coordinate with relevant agencies and units for implementation in compliance with current state regulations on construction investment./.

Recipients:
- As above;
- Director of the Department (for reporting);
- Deputy Director Luyen Van Phuong;
- People's Committee of Kien Hung Ward (for monitoring, management);
- Public Administration Service Center;

Archived: Clerks, Construction Management Division (L.Hai(04)).

FOR THE DIRECTOR
DEPUTY DIRECTOR
(Signed and Stamped)
Luyen Van Phuong

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

*I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document **from Vietnamese into English**.*

Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City

Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội

I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**

Certification No.: **166734** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG

Phó Giám đốc

Nguyễn Văn Tết

PEOPLE'S COMMITTEE OF HANOI CITY
DEPARTMENT OF CONSTRUCTION

No.: 10699 /SXD-QLXD

Subject: Notification of the appraisal results for the Feasibility Study Report for the investment and construction of Low-rise Housing Works – Van La Housing Area Project, Kien Hung Ward, Hanoi City

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, May 20, 2026

BẢN DỊCH TRANSLATION

To: SJ Group Joint Stock Company

The Department of Construction received Submission No. 135/TTr-SJG-QHKT dated April 21, 2026, from SJ Group Joint Stock Company regarding the appraisal request for the Feasibility Study Report for the investment and construction of Low-rise Housing Works – Van La Housing Area Project, Kien Hung Ward, Hanoi City.

Pursuant to Construction Law No. 50/2014/QH13, as amended and supplemented by Law No. 62/2020/QH14;

Pursuant to Law on Fire Prevention, Fighting and Rescue No. 55/2024/QH15;

Pursuant to Government Decrees: No. 175/2024/ND-CP dated December 30, 2024, detailing a number of articles and measures for the implementation of the Construction Law on construction activity management; No. 105/2025/ND-CP dated May 15, 2025, detailing a number of articles and measures for the implementation of the Law on Fire Prevention, Fighting and Rescue; No. 144/2025/ND-CP dated June 12, 2025, on decentralization and authorization in state management under the Ministry of Construction;

Pursuant to Verification Result Report No. 26003/BCTT dated March 16, 2026, verified by G20 Consultancy Structure Joint Stock Company.

Upon review, Hanoi Department of Construction hereby notifies the basic design appraisal results for Low-rise Housing Works – Van La Urban Area Project in Kien Hung Ward, Hanoi City regarding contents under the authority of the specialized construction agency as follows:

I. GENERAL PROJECT INFORMATION

(According to Submission No. 135/TTr-SJG-QHKT dated April 21, 2026, of SJ Group Joint Stock Company)

1. Project Name: Van La Housing Area.

Appraisal items: Low-rise housing works across 13 land plots with symbols:

- 04 villa land plots with symbols: BT1, BT2, BT3, BT4;
- 09 villa and townhouse land plots with symbols: TT1, TT2, TT3, TT4, TT5, TT6, TT7, TT8, TT9.

2. Project group, type, grade, and design service life of the main work under the Project: Civil Works, Grade III (belonging to Group B project, with Grade I works); design service life: 50 years.

3. Investor: Song Da Urban and Industrial Zone Investment and Development Joint Stock Company *(pursuant to Decision No. 2099/QD-UBND dated July 7, 2008, of Ha Tay Provincial People's Committee approving the investment and construction project of Van La – Van Khe Housing Area, Ha Dong City, Ha Tay Province)*, currently renamed SJ Group Joint Stock Company *(pursuant to Decision No. 5444/QD-UBND dated October 16, 2024, of Hanoi People's Committee amending and supplementing certain contents of Decision No. 2423/QD-UBND dated July 14, 2008, of Ha Tay Provincial People's Committee)*.

- Address: Land plot TT2, Nam An Khanh New Urban Area, An Khanh Commune, Hanoi City.

4. Construction location: Van La Housing Area, Kien Hung Ward, Hanoi City

5. Total investment value for items on land plots (pursuant to Submission No. 135/TTr-SJG-QHKT dated April 21, 2026): VND 481,061,200,000.

6. Sources of investment capital: Other capital (Investor's equity and mobilized capital).

7. Project implementation period: From Q4/2025 to Q4/2026.

8. Key applied standards and codes: Vietnam construction technical standards and codes system.

9. Contractor for consulting the Feasibility Study Report for the investment and construction: Architecture & Construction Management Joint Stock Company – Arcoma

10. Construction Survey Contractor: Hanoi Foundation Technology Joint Stock Company (HAFOTEC., JSC).

11. Verification Contractor: G20 Consultancy Structure Joint Stock Company

II. THE DOSSIER SUBMITTED FOR APPRAISAL

1. Legal Documents

- Decision No. 2099/QD-UBND dated July 7, 2008 of the People's Committee of Ha Tay Province approving the investment project for the construction of Van La - Van Khe Housing Area, Ha Dong City, Ha Tay Province;

- Decision No. 2580/QD-UBND dated May 4, 2023 of the People's Committee of Hanoi City on approving the adjustment of the investment policy for the Van La – Van Khe Housing Area investment and construction project in Phu La ward, Ha Dong District.

- Decision No. 6316/QD-UBND dated November 23, 2015, of the People's Committee of Hanoi City approving the overall adjustment of the detailed planning of Van La Housing Area, scale 1/500, in Phu La Ward, Ha Dong District,

- Decision No. 107/QD-UBND dated January 8, 2024, of the People's Committee of Hanoi City correcting Decision No. 6316/QD-UBND dated November 23, 2015 of the People's Committee of Hanoi City, on the approval of the overall adjustment of the detailed planning of Van La Housing Area, scale 1/500, for planning land plot (symbol TT6) and traffic land (symbol GT). Location: Phu La Ward, Ha Dong District, Hanoi;

- Environmental License No. 121/GPMT-UBND dated August 10, 2023, issued by Hanoi People's Committee to carry out environmental protection activities for the "Van La Housing Area" project;

- Decision No. 5444/QD-UBND dated October 16, 2024, of the Hanoi People's Committee on adjusting and supplementing certain contents recorded in Decision No. 2423/QD-UBND dated July 14, 2008, of the former Ha Tay Provincial People's Committee.

- Minutes No. 5615/BB-EVNHANOI dated August 17, 2023, of Hanoi Power Corporation regarding the connection agreement between Ha Dong Power Company and Song Da Urban and Industrial Zone Investment and Development Joint Stock Company; Minutes No. 1047/BB-PCHADONG dated November 14, 2023, of Ha Dong Power Company regarding the agreement on the investment plan for power supply for the Van La Housing Area project;

- Document No. 325/CTN-KHKT dated August 14, 2023, of Ha Dong Water One-Member Limited Liability Company regarding the water supply agreement for the Van La Housing Area Project;

- Document No. 1280/TTHT-CNHT dated July 10, 2023, of the Hanoi Technical Infrastructure Management Center regarding drainage orientation for the Van La Housing Area project.

- Document No. 3474/SGTVT-GTDT dated September 6, 2016, of the Hanoi Department of Transport regarding the traffic connection agreement for the Van La Housing Area Project;

- Document No. 259/HDXD-QLTK dated October 16, 2023, of the Construction Activities Management Agency notifying the appraisal results of the Feasibility Study Report for the investment and construction of Van La Housing Area Project (Phase 1: Technical Infrastructure);

- Other related legal documents.

2. Project Dossiers, Documents, Surveys, Designs,

- Engineering geological survey report prepared by Hanoi Foundation Technology Joint Stock Company in the years: 2008, 2016, 2021;

- Feasibility Study Report dossier prepared by Architecture & Construction Management Joint Stock Company – Arcoma in 2025;

- Basic design verification report No. 26003/BCTT prepared by G20 Consultancy Structure Joint Stock Company on March 16, 2026.

3. Contractors' Capacity Dossier

a) Engineering Geological Survey Contractor

- Hanoi Foundation Technology Joint Stock Company holds Construction Capacity Certificate No. BXD-00001079 issued by the Construction Activities Management Agency – Ministry of Construction on May 10, 2017;

- Geological Survey Team Leader: Le Huu Quynh holds Construction Capacity Certificate No. KS-04-06183-A issued by Hanoi Department of Construction on November 11, 2014 (valid at the time of survey execution); No. BXD-00089637 issued by the Construction Activities Management Agency – Ministry of Construction on May 29, 2020; No. HNT-00089637 issued by the Vietnam Association of Construction Contractors on October 10, 2025.

b) Feasibility Study Report preparation contractor for project items

Architecture & Construction Management Joint Stock Company – Arcoma holds Construction Capability Certificate No. BXD-00000049 issued by the Construction Activities Management Agency – Ministry of Construction on December 3, 2021.

- Design Manager: Le Quoc Anh holds Construction Capability Certificate No. HAN-15-2024-12 issued by Hanoi Department of Planning and Architecture on June 14, 2024;

- Architectural Design Lead: Le Hong Manh holds Construction Capability Certificate No. DIB-00000054 issued by Dien Bien Department of Construction on June 7, 2023;

- Structural Design Lead: Ho Phi Hung holds Construction Capability Certificate No. HAN-00044629 issued by Hanoi Department of Construction on May 5, 2025;

- M&E (Mechanical & Electrical) Design Lead: Dinh Viet Bach holds Construction Capability Certificate No. HNT-00174953 issued by the Vietnam Association of Construction Contractors on October 4, 2023;

- Water Supply & Drainage Design Lead: Nguyen Thi Thu Trang holds Construction Capability Certificate No. HAD-00093966 issued by Hai Duong Department of Construction on May 20, 2025.

c) Verification contractor: G20 Consultancy Structure Joint Stock Company holds Construction Capability Certificate No. BXD-00014808 issued by the Construction Activities Management Agency – Ministry of Construction on August 16, 2023;

- Verification Manager: Le Duy Trong holds Construction Capability Certificate No. BXD-00052580 issued by the Construction Activities Management Agency – Ministry of Construction on February 12, 2025;

- Architectural Verification Lead: Hoang Xuan Tung holds Architectural Design Practicing Certificate No. QNI-00000185 issued by Quang Ninh Department of Construction on September 28, 2023;

- Structural Verification Lead: Le Duy Trong holds Construction Capability Certificate No. BXD-00052580 issued by the Construction Activities Management Agency – Ministry of Construction on February 12, 2025;

- M&E (Mechanical & Electrical) Verification Lead: Le Hoai Bac holds Construction Capability Certificate No. BXD-00024320 issued by the Construction Activities Management Agency – Ministry of Construction on July 26, 2023;

- Water Supply & Drainage Verification Lead: Do Dinh Dien holds Construction Capability Certificate No. BXD-00024322 issued by the Construction Activities Management Agency – Ministry of Construction on May 5, 2023.

III. THE CONTENTS OF THE DOSSIER SUBMITTED FOR APPRAISAL

1. Master Plan and Building Architectural Planning Indicators

The Low-rise Housing Works under the Van La Housing Area Project in Kien Hung Ward, Hanoi City (formerly Phu La Ward, Ha Dong District, Hanoi City) invested by SJ Group Joint Stock Company have their basic design dossiers prepared based on the detailed planning approved by the Hanoi People's Committee in Decision No. 6316/QD-UBND dated November 23, 2015, approving the

overall adjustment of the detailed planning of Van La Housing Area, scale 1/500, and Decision No. 107/QD-UBND dated January 8, 2024, of the Hanoi People's Committee on rectifying Decision No. 6316/QD-UBND dated November 23, 2015, of the Hanoi People's Committee regarding the land plot (symbol TT6) and traffic road land (symbol GT); low-rise housing land has architectural planning indicators specifically prescribed as follows:

Table 1: Approved Architectural Planning Indicators

No.	Content	Land Area (m^2)	Construction Area (m^2)	Total Gross Floor Area	Building Density (%)	Max Height (Floors)	Projected Population (Persons)
1	**Villa Land**	**16,389**	**5,627**	**18,723**	**34**	3	**192**
-	*Villa Land BT1*	*3,415*	*1,159*	*3,832*	*34*	*3*	*36*
-	*Villa Land BT2*	*7,409*	*2,506*	*8,299*	*34*	*3*	*80*
-	*Villa Land BT3*	*1,892*	*647*	*2,162*	*34*	*3*	*24*
-	*Villa Land BT4*	*3,673*	*1,315*	*4,430*	*36*	*3*	*52*
2	**Townhouse and Villa Land**	**17,992**	**13,661**	**47,812**	**76**	**4**	**522**
-	*Townhouse Land adjacent to Song Da Dormitory TT1*	*867*	*780*	*2,731*	*90*	*4*	*90*
-	*Townhouse Land next to Van La Pagoda TT2*	*1,219*	*951*	*3,328*	*78*	*4*	*51*
-	*Townhouse Land TT3*	*1,667*	*1,250*	*4,376*	*75*	*4*	*36*
-	*Townhouse and Villa Land TT4*	*3,391*	*2,543*	*8,901*	*75*	*4*	*36*
-	*Townhouse and Villa Land TT5*	*2,703*	*2,027*	*7,095*	*75*	*4*	*72*
-	*Townhouse and Villa Land TT6*	*2,177*	*1,547*	*5,965*	*71*	*3-4*	*78*
-	*Townhouse and Villa Land TT7*	*1,050*	*788*	*2,756*	*75*	*4*	*39*
-	*Townhouse and Villa Land TT8*	*2,615*	*1,961*	*6,864*	*75*	*4*	*84*
-	*Townhouse and Villa Land TT9*	*1,212*	*909*	*3,182*	*75*	*4*	*42*

2. Content Submitted for Appraisal:

The low-rise housing works under the Van La Housing Area Project comprise 215 residential units constructed across 13 land plots, consisting of 04 villa plots (symbols: BT1, BT2, BT3, BT4) and

09 villa and townhouse plots (symbols: TT1, TT2, TT3, TT4, TT5, TT6, TT7, TT8, and TT9), specifically:

- Villas: Comprising 48 units, arranged across land plots BT1, BT2, BT3, and BT4, applying 23 architectural design prototypes.

- Villas and townhouses: Comprising 167 units, arranged across land plots TT1, TT2, TT3, TT4, TT5, TT6, TT7, TT8, and TT9, applying 60 architectural design prototypes.

2.1. Architectural Design Solution:

a) Villas (3 stories + 1 rooftop staircase enclosure) are typically designed as follows: 1st floor accommodates the parking area, living room, kitchen, and bedroom, with a height of 3.9m; 2nd floor accommodates bedrooms, with a height of 3.6m; 3rd floor accommodates bedrooms, with a height of 3.3m/floor; technical rooftop staircase enclosure is approximately 3.3m high; 1st floor finished floor level is 0.75m higher than the sidewalk yard.

b) Townhouses (4 stories) are typically designed as follows: 1st floor accommodates the living room and kitchen, with a height of 3.9m; 2nd and 3rd floors accommodate bedrooms, with a height of 3.3m/floor; 4th floor accommodates bedrooms and an ancestral worship room, with a height of 3.3m/floor; 1st floor finished floor level is 0.45m higher than the sidewalk yard.

2.2. Structural Design Solution:

- Selection of precast reinforced concrete (RC) pile foundation solutions with cross-sections of 200x200 (mm) and 250x250 (mm). Pile caps and foundation beams utilize cast-in-place RC structures. The estimated load-bearing capacity of 200x200 piles is P_{tk} = 20 T/pile. The estimated load-bearing capacity of 250x250 piles is P_{tk} = 30 T/pile. Pile lengths correspond to specific work locations and geotechnical survey boreholes. Ultimate bearing capacity and pile lengths will be finalized upon obtaining static pile load test results; pile caps have a design calculation thickness of 0.7m; foundation beams have calculated cross-sections of 30x60 (cm), 22x60 (cm), and 40x60\text (cm).

- Superstructure design solution: The works utilize a cast-in-place RC frame-column-beam-slab structure; RC slabs have thicknesses of 10cm and 12cm; load-bearing beams have cross-sections (bxh) mm: (220x300 mm, (220x400) mm, (220x500) mm, (220x600) mm; main load-bearing columns have cross-sections (bxh) mm: (220x220) mm, (220x300) mm, (220x400) mm, and (220x500) mm.

2. Technical Infrastructure System Design:

- Power supply: Power supply for residential buildings within the project is sourced from the master power distribution cabinet of each land plot. From the master cabinet, power cables are installed in underground technical trenches running along the sidewalks and connected to the main electrical cabinet located on the 1st floor of each townhouse/villa. Conductors utilize XLPE-insulated underground cables with cross-sections calculated according to the design load of each building type.

- Telecommunication and information systems, including telephone, internet, and television cables, are arranged underground inside technical conduits running along the sidewalks. From the main network, the system connects to individual residential units via connection boxes located on the 1st floor.

- Domestic water supply: Clean water is connected from the HDPE DN50 pipeline network running underground beneath the sidewalk in front of the land plots, led into each building via branch

pipelines. Water is fed into an underground water tank located within each unit, and then pumped up to the rooftop storage tank and distributed to fixtures via an internal piping system.

- Wastewater drainage: Wastewater generated from sanitary facilities is collected via a piping system installed within the buildings and led to separate septic tanks of individual units. After preliminary treatment, wastewater is connected to the project's general wastewater drainage pipeline network, which is arranged underground beneath the sidewalk. The wastewater drainage system is designed with separate collection.

- Rainwater drainage: Rainwater is collected from roofs, balconies, and gardens via uPVC piping systems, and subsequently connected to the project's general rainwater drainage system.

IV. SCOPE, BASIS, AND PRINCIPLES OF APPRAISAL

1. Scope of Appraisal Implementation

- The Department of Construction conducts the appraisal of the construction investment feasibility study report of the specialized construction agency regarding contents prescribed in Clause 2, Article 58 of the 2014 Construction Law (amended and supplemented in Clause 15, Article 1 of Law No. 62/2020/QH14) based on the appraisal dossier, without reviewing or evaluating other contents beyond those prescribed herein.

- The Department of Construction provides opinions, appraisals, or resolves construction-related procedures in accordance with legal provisions; it is not responsible for contents already agreed upon, approved, appraised, sanctioned, or previously resolved by other competent authorities or persons.

- The submitting entity is responsible for the truthfulness, contents, and other information relating to the appraisal dossier; the investor and consulting contractors are responsible for the legality, accuracy of data, and contents of investment scale meeting the necessary requirements of the project as presented in the dossier.

- Scope of appraisal: Based on the appraisal dossier enclosed with Submission No. 135/TTr-SJG-QHKT dated April 21, 2026, of SJ Group Joint Stock Company, the Department of Construction appraises low-rise housing works across 13 land plots (04 villa land plots with symbols: BT1, BT2, BT3, BT4; 09 villa and townhouse land plots with symbols: TT1, TT2, TT3, TT4, TT5, TT6, TT7, TT8, TT9). The investor is responsible for ensuring compliance with regulations in construction investment activities at the project; ensuring synchronous connectivity of the technical infrastructure of the Van La Housing Area project.

2. Principles of appraisal are implemented in accordance with Article 6 of Government's Decree No. 175/2024/ND-CP dated December 30, 2024

V. APPRAISAL RESULTS

G20 Consultancy Structure Joint Stock Company performing the verification of the Feasibility Study Report for the investment and construction holds a construction capability certificate covering the field of civil works design verification, Grade I. Verification design lead individuals hold practice certificates suitable to current regulations. In Verification Report No. 26003/BCTT dated March 16, 2026, on the verification of the Feasibility Study Report for the investment and construction, the contents of the appraisal of Feasibility Study Report prescribed in Article 58 of Construction Law No.

50/2014/QH13, amended and supplemented in Clause 15, Article 1 of the Law amending and supplementing certain articles of the Construction Law dated June 17, 2020, have been fully addressed, specifically:

1. Statutory Compliance in Project Formulation, Basic Design, and Construction Capacity Conditions of Practicing Organizations and Individuals

The feasibility study report and basic design of the project basically comply with the provisions of the 2014 Construction Law, the Law amending and supplementing certain articles of the Construction Law of 2020, and the Government's Decree No. 175/2024/ND-CP dated December 30, 2024. The report on appraisal verification of the project's construction investment feasibility study report basically evaluates all contents in accordance with regulations.

Basic design contractors, construction survey contractors (mentioned in Section II.3 of this document), and individuals acting as Design Managers, Survey Managers, Discipline Design Leads, Verification Managers, and Discipline Verification Leads (mentioned in Section II.3 of this document) hold practice certificates, fields, scopes of operation, and terms suitable pursuant to Government's Decree No. 175/2024/ND-CP dated December 30, 2024, of the Government and provisions of the Law on Architecture.

2. Conformity of the Basic Design with Construction Planning and Technical/Sectoral Planning Prescribed by Law, or Alignment with Approved Alignment and Location Plans Approved by Competent State Agencies

2.1. Conformity with 1/500 Detailed Planning

The basic design dossier of works at the 13 land plots (04 villa land plots with symbols: BT1, BT2, BT3, BT4 and 09 villa and townhouse land plots with symbols: TT1, TT2, TT3, TT4, TT5, TT6, TT7, TT8, TT9) under the project has basic planning indicators conforming to the planning indicators approved by the Hanoi People's Committee in Decision No. 6316/QD-UBND dated November 23, 2015, approving the overall adjustment of the detailed planning of Van La Housing Area, scale 1/500 in Phu La Ward, Ha Dong District, and Decision No. 107/QD-UBND dated January 8, 2024, of the Hanoi People's Committee rectifying Decision No. 6316/QD-UBND dated November 23, 2015, approving the overall adjustment of the detailed planning of Van La Housing Area, scale 1/500 at land plot with symbols TT6 and traffic road land with symbols GT in Phu La Ward, Ha Dong District, Hanoi. Comparison figures of key construction planning indicators for the land plots are as follows:

Table 2: Comparison Table of Planning Indicators

No.	Content / Item	Unit	Approved Detailed Planning	According to Dossier Submitted for Appraisal	Evaluation Increase (+) / Decrease (-)
I	**Villa Land (BT1)**				
1	Land area	m^2	3,415	3,415	Compliant
2	Construction area	m^2	1,159	1,158.93	-0.07 Compliant
3	Total gross floor area	m^2	3,832	3,826.36	-5.64 Compliant
4	Building density	%	34	33.94	-0.06 Compliant
5	Number of stories	Stories	3	3 floors + Rooftop staircase enclosure	Compliant ($S_{Rooftop\ staircase\ enclosure} < 30\% S_{Roof}$
6	Population	Persons	36	36	Compliant
7	Setback	m	2.4	2.4	Compliant
II	**Villa Land (BT2)**				
1	Land area	m^2	7,409	7,409	Compliant
2	Construction area	m^2	2,506	2,505.97	Compliant
3	Total gross floor area	m^2	8,299	8,298.96	Compliant
4	Building density	%	34	33.82	-0.18 Compliant
5	Number of stories	Stories	3	3 floors + Rooftop staircase enclosure	Compliant ($S_{Rooftop\ staircase\ enclosure} < 30\% S_{Roof}$
6	Population	Persons	80	80	Compliant
7	Setback	m	2.4	2.4	Compliant
III	**Villa Land (BT3)**				
1	Land area	m^2	1,892	1,892	Compliant
2	Construction area	m^2	647	643.31	-3.69 Compliant
3	Total gross floor area	m^2	2,162	2,143.01	-18.99 Compliant
4	Building density	%	34	34	-0.18 Compliant
5	Number of stories	Stories	3	3 floors + Rooftop staircase enclosure	Compliant ($S_{Rooftop\ staircase\ enclosure} < 30\% S_{Roof}$
6	Population	Persons	24	24	Compliant
7	Setback	m	2.4	2.4	Compliant
IV	**Villa Land (BT4)**				
1	Land area	m^2	3,673	3,673	Compliant
2	Construction area	m^2	1,315	1,313.09	-1.91 Compliant
3	Total gross floor area	m^2	4,430	4,369.42	-60.58

No.	Content / Item	Unit	Approved Detailed Planning	According to Dossier Submitted for Appraisal	Evaluation Increase (+) / Decrease (-)
4	Building density	%	36	35.8	0.2
5	Number of storeys	Storeys	3	3 floors + Rooftop staircase enclosure	Compliant ($S_{Rooftop\ staircase\ enclosure}$<30%$S_{Roof}$
6	Population	Persons	52	52	Compliant
7	Setback	m	2.4	2.4	Compliant
V	**Townhouse and Villa Land (TT1)**				
1	Land area	m^2	867	867	Compliant
2	Construction area	m^2	780	688.10	-91.9 Compliant
3	Total gross floor area	m^2	2,731	2,498.84	-232.14
4	Building density	%	90	79.37	-10.9
5	Number of storeys	Storeys	4	4	Compliant
6	Population	Persons	30	30	Compliant
7	Setback	m	3.0	3.0	Compliant
VI	**Townhouse and Villa Land (TT2)**				
1	Land area	m^2	1,219	1,219	Compliant
2	Construction area	m^2	951	909.12	-41.88
3	Total gross floor area	m^2	3,328	3,317.25	-10.75
4	Building density	%	78	74.58	-3.42
5	Number of stories	Stories	4	4	Compliant
6	Population	Persons	51	51	Compliant
7	Setback	m	0	0	Compliant
VII	**Townhouse and Villa Land (TT3)**				
1	Land area	m^2	1,667	1,667	Compliant
2	Construction area	m^2	1,250	1,160.04	-89.95 Compliant
3	Total gross floor area	m^2	4,376	4,294.10	-81.9

No.	Content / Item	Unit	Approved Detailed Planning	According to Dossier Submitted for Appraisal	Evaluation Increase (+) / Decrease (-)
					Compliant
4	Building density	%	75	69.59	- 5.41 Compliant
5	Number of stories	Stories	4	4	Compliant
6	Population	Persons	36	36	Compliant
7	Setback	m	2.5	2.5	Compliant
VIII	**Townhouse and Villa Land (TT4)**				
1	Land area	m^2	3,391	3,391	Compliant
2	Construction area	m^2	2,543	2,049.84	-493.16
3	Total gross floor area	m^2	8,901	7,514.77	-1,386.23
4	Building density	%	75	60.45	-14.55
5	Number of stories	Stories	4	4	Compliant
6	Population	Persons	90	90	Compliant
7	Setback	m	2.4	2.4	Compliant
IX	**Townhouse and Villa Land (TT5)**				
1	Land area	m^2	2,703	2,703	Compliant
2	Construction area	m^2	2,027	2,027	-398.5
3	Total gross floor area	m^2	7,095	6,035.78	-1,059.22
4	Building density	%	75	60.25	-14.75
5	Number of stories	Stories	4	4	Compliant
6	Population	Persons	72	72	Compliant
7	Setback	m	2.4	2.4	Compliant
X	**Townhouse and Villa Land (TT6)**		**Rectified figures per Decision No. 107/QD-UBND dated January 8, 2024**		
1	Land area	m^2	2,177	2,177	Compliant
2	Construction area	m^2	1,547	1,439.52	-107.48
3	Total gross floor area	m^2	5,965	5,300.64	-664.36
4	Building density	%	71	66.12	-4.88

No.	Content / Item	Unit	Approved Detailed Planning	According to Dossier Submitted for Appraisal	Evaluation Increase (+) / Decrease (-)
					Compliant
5	Number of stories	Stories	3-4	4	Compliant
6	Population	Persons	78	78	Compliant
7	Setback	m	2.4	2.4	Compliant
XI	**Townhouse and Villa Land (TT7)**				
1	Land area	m^2	1,050	1,050	Compliant
2	Construction area	m^2	788	692.74	-95.26
3	Total gross floor area	m^2	2,756	2,640.72	-115.28
4	Building density	%	75	65.98	-9.02 Compliant
5	Number of stories	Stories	4	4	Compliant
6	Population	Persons	39	39	Compliant
7	Setback	m	2.4	2.4	Compliant
XII	**Townhouse and Villa Land (TT8)**				
1	Land area	m^2	2,615	2,615	Compliant
2	Construction area	m^2	1,961	1,690.52	-270.48
3	Total gross floor area	m^2	6,864	6,309.03	-554.97
4	Building density	%	75	64.65	-10.35 Compliant
5	Number of stories	Stories	4	4	Compliant
6	Population	Persons	84	84	Compliant
7	Setback	m	2.4	2.4	Compliant
XIII	**Townhouse and Villa Land (TT9)**				
1	Land area	m^2	1,212	1,212	Compliant
2	Construction area	m^2	909	768.97	-140.03
3	Total gross floor area	m^2	3,182	2,890.87	-291.13
4	Building density	%	75	63.45	-11.55

No.	Content / Item	Unit	Approved Detailed Planning	According to Dossier Submitted for Appraisal	Evaluation Increase (+) / Decrease (-)
5	Number of stories	Stories	4	4	Compliant
6	Population	Persons	42	42	Compliant
7	Setback	m	2.4	2.4	Compliant

The architectural planning indicators of the works in the basic design dossier such as the number of floors, construction area, total gross floor area, floor-to-floor heights, total height of works, number of units, etc., conform to the architectural planning indicators approved by the Hanoi People's Committee in Decision No. 6316/QD-UBND dated November 23, 2015, approving the overall adjustment of the detailed planning of Van La Housing Area, scale 1/500, in Phu La Ward, Ha Dong District, and Decision No. 107/QD-UBND dated January 8, 2024, verified by the Department of Planning and Architecture along with the 1/500 scale master plan land use planning map and landscape architectural spatial organization diagram. The architectural scheme is basically consistent with the scale and nature of the works.

The design solution features a reduction in certain design indicators (usable floor area, floor area ratio, etc.) compared to the construction planning indicators approved by the Hanoi People's Committee in Decision No. 6316/QD-UBND dated November 23, 2015, and No. 107/QD-UBND dated January 8, 2024, due to the concretization of the design scheme at the feasibility study report formulation stage and the assurance of setbacks and distances between works, which received comments from the Department of Planning and Architecture in Document No. 506/QHKT-TH dated January 23, 2026: "*Land area indicators, number of floors, and population are consistent with the overall adjustment of the detailed planning of Van La Housing Area, scale 1/500; certain indicators (construction area, building density, total gross floor area, floor area ratio) have changed but do not exceed the approved detailed planning and the national technical regulations on construction planning...*".[1]

Regarding the adjusted contents, the investor is responsible for reporting to the local state authority competent for planning management and relevant agencies for management in accordance with regulations.

2.2. Conformity with Upper-Level Planning

The basic design dossier of the works submitted for appraisal has construction planning indicators regarding overall building density and number of floors that do not exceed the construction planning indicators approved by the Hanoi People's Committee in Decision No. 4324/QD-UBND dated July 16, 2013, on the 1/5,000 scale sub-zone planning.

Compared to the 1/5,000 scale sub-zone planning approved by the Hanoi People's Committee,

[1] According to Decision No. 6316/QD-UBND dated November 23, 2015: "*For low-rise housing works (townhouses and villas), in addition to ensuring the controlling indicators according to the approved detailed planning, specific architectural requirements and architectural planning indicators shall be determined during the project design process to ensure the requirements of the detailed planning and urban design regulations, Vietnamese construction standards, and specialized design codes.*" In Document No. 185/SJG-QHTK dated May 9, 2026, the Investor – SJ Group Joint Stock Company provided explanations regarding the clarification of data due to discrepancies in the basic design parameters of the low-rise housing works under the Van La Housing Area Project."

the locations and land use functions of certain land plots and certain planned roads of the Van La Housing Area were approved for adjustment by the Hanoi People's Committee in Decision No. 6316/QD-UBND dated November 23, 2015, on the general adjustment of the 1/500 scale detailed planning and Decision No. 107/QD-UBND dated January 8, 2024, of the Hanoi People's Committee on rectifying Decision No. 6316/QD-UBND dated November 23, 2015, of the Hanoi People's Committee.

At the same time, Decision No. 6316/QD-UBND dated November 23, 2015, of the City People's Committee specifies: *"According to the review results of planning projects and investment projects across the city under the Prime Minister's direction, the Van La Housing Area investment and construction project is classified as grade 2, requiring planning adjustments to meet the requirements of connecting technical infrastructure and social infrastructure with adjacent projects and residential areas, supplementing social infrastructure, and supplementing heritage works in accordance with standards, codes, and current regulations conforming to the approved S4 urban sub-zone planning, scale 1/500."*

3. Conformity of the Project with Investment Policy Decided or Approved by Competent State Authorities, Action Plans/Schedules, and Other Statutory Project Requirements (if applicable) according to Clause 3, Article 18 of Decree No. 175/2024/NĐ-CP dated December 30, 2024

3.1. Conformity with the investment policy regarding objectives, construction investment scale; land use scale; preliminary total investment; implementation schedule; project phasing; project duration

The Van La Housing Area project was approved for investment policy by the former Ha Tay Provincial People's Committee in Decision No. 2099/QD-UBND dated July 7, 2008, and approved for investment policy adjustment by the Hanoi People's Committee in Decision No. 2580/QD-UBND dated May 4, 2023.

Table 3: Comparison Table of Conformity with Approved Investment Policy

Content	According to Decision No. 2580/QD-UBND dated May 4, 2023	According to Feasibility Study Report Submitted for Appraisal	Notes
1. Project objectives and scale	The Van La Housing Area project has an actual land area for project implementation of: 114,028 m^2; Investment scale complies with Decision No. 6316/QD-UBND dated November 23, 2015. Low-rise housing (BT1–BT4 and TT1–TT9): Total land area of 33,290 m^2; Construction area of 18,384 m^2; Total gross floor area of 63,922 m^2; Building density: 55%; Heights of BT1–BT4 are 3 floors and TT1–TT9 are 4 floors; Population of 714 persons; Total of 215 land plots.	Low-rise housing works (BT1–BT4 and TT1–TT9) have a total land area of 33,290 m^2; Construction area of 16,648.65 m^2; Total gross floor area of 59,439.75 m^2; Building density is 50%; Height of villa blocks is 03 floors; Height of townhouse blocks is 04 floors; Population of 714 persons; Total of 215 land plots.	Compliant
2. Total investment	Total project investment capital:	Total investment capital of	The investor is

Content	According to Decision No. 2580/QD-UBND dated May 4, 2023	According to Feasibility Study Report Submitted for Appraisal	Notes
capital	Approximately VND 2,795 billion.	low-rise housing works (including land plots BT1–BT4 and TT1–TT9) is VND 481.061 billion, falling within the preliminary total investment value stated in Decision No. 2580/QD-UBND dated May 4, 2023, of the City People's Committee.	responsible for synthesizing the total investment capital of all project items to ensure conformity with the preliminary total investment of the project.
3. Schedule	Completion in Q4, 2026	From Q4/2025 to Q4/2026.	Within the total project implementation period.

Based on the comparison results, the feasibility study report of the project for the works submitted for appraisal—comprising low-rise housing works across 13 land plots (04 villa land plots with symbols: BT1, BT2, BT3, BT4; 09 villa and townhouse land plots coded: TT1, TT2, TT3, TT4, TT5, TT6, TT7, TT8, TT9) at Van La Housing Area—has contents conforming to the approved investment policy. The investor is advised to organize and implement the project to ensure strict adherence to the schedule approved by competent authorities.

Regarding the value of the project's total investment utilizing other capital sources, the Department of Construction only compares the total investment value figures and is not responsible for evaluating compliance with legal regulations on determining construction total investment. The investor is responsible for determining the total investment in compliance with current regulations and the preliminary total investment stated in the investment policy approval decision and adjustment decisions of the Hanoi People's Committee.

3.2. Regarding Social Housing Obligations

Pursuant to Clause 5, Article 1 of Decision No. 2580/QD-UBND dated May 4, 2023, of the Hanoi People's Committee approving the adjustment of the investment policy: The project does not fall under the category requiring the allocation of supplementary social housing land funds pursuant to Clause 4, Article 5 of Decree No. 100/2015/ND-CP dated October 20, 2015, and Clause 4, Article 1 of Decree No. 49/2021/ND-CP dated April 1, 2021.

4. Regional Technical Infrastructure Connectivity; Capacity to Meet Technical Infrastructure Requirements; and Allocation of Management Responsibilities for Works Under Applicable Law for Urban Area Construction Investment Projects

4.1. Regional Technical Infrastructure Connectivity

The basic design dossier of technical infrastructure of the Van La Housing Area Project has been appraised by the Construction Activities Management Agency – Ministry of Construction, with appraisal results notified in Document No. 259/HDXD-QLTK dated October 16, 2023. For the low-rise housing construction items under the Van La Housing Area Project invested by SJ Group Joint Stock Company,

the investor has obtained Document No. 325/CTN-KHKT dated August 14, 2023, from Ha Dong Water One-Member Limited Liability Company regarding the water supply agreement for the Van La Housing Area project in Ha Dong District, Hanoi; Minutes No. 1047/BB-PCHADONG dated November 14, 2023, of Ha Dong Power Company and Minutes No. 5615/BB-EVNHANOI dated August 17, 2023, of Hanoi Power Corporation regarding the agreement on the power supply investment plan for the Van La Housing Area project in Phu La, Ha Dong; Document No. 3474/SGTVT-GTĐT dated September 6, 2016, regarding the traffic connection agreement for the Van La Housing Area project. Accordingly, the connection of the project's technical infrastructure system with the region, including water supply, power supply, traffic (rainwater and wastewater drainage at the project are collected into the centralized wastewater treatment plant), etc., is feasible according to official letters from regional infrastructure management units.

The design solution for connecting with external technical infrastructure systems (power supply, water supply, drainage) has been presented in the basic design dossier. During the subsequent design stage, the investor shall coordinate with consulting units to study the regional technical infrastructure system and the opinions stated in the aforesaid technical infrastructure connection agreement letters in order to update the economically and technically optimal connection plan, ensuring synchronization in connection and operational capacity between the project's technical infrastructure and the regional technical infrastructure.

4.2. Assignment of Management Responsibilities for Works Pursuant to Relevant Legal Regulations on Urban Construction Investment Projects

The investor is responsible for proactively coordinating with local functional agencies to clearly determine the schedule, plan, and phasing roadmap for constructing social infrastructure works (including commercial centers, medical facilities, schools at all levels, sports facilities, greenery - water surface, and landscape greenery spaces...) to ensure meeting the living needs of residents within the project area. Simultaneously, the investor must establish an investment mechanism, management, handover, and operation plan for technical infrastructure works and educational facilities in strict accordance with legal provisions; and assume responsibility for organizing the management and operation of the technical infrastructure system, ensuring a full and continuous supply of essential public utility services for residents within the project boundary.

5. Conformity of Basic Design Solutions with Construction Safety; Compliance with Fire Prevention, Fighting, and Explosion Requirements; and Environmental Protection

5.1. Ensuring Construction Safety of Works

The basic design solutions for works at land plots proposed by the design consulting contractor and verified by the verification consulting contractor—G20 Consultancy Structure Joint Stock Company —in Verification Report No. 26003/BCTT dated March 16, 2026, regarding structural solutions state:

"+ The foundation design solution complies with the geotechnical survey report at the construction site and is capable of meeting load-bearing requirements for the works.

+ The superstructure design solution conforms to the scale and nature of the works.

+ Certain structural elements are calculated and presented to fulfill load-bearing capacity requirements."

The investor, design consulting contractor, and verification consulting contractor shall organize a review of data and structural calculation contents in the basic design explanatory statement to ensure full compliance with the contents prescribed in Article 38 of Decree No. 175/2024/ND-CP. During the implementation design stage following the basic design, the investor shall organize the design verification and perform appraisal in accordance with Article 83 of Construction Law No. 50/2014/QH13 (amended and supplemented pursuant to Clause 25, Article 1 of Law No. 62/2020/QH14) to conclude on the construction safety of the works. In doing so, full control over geotechnical survey data must be ensured as a basis for calculation, assessment, and assurance of structural safety for the works and adjacent structures, as well as optimization of construction investment costs. Construction technical guidelines, quality control procedures, and work safety procedures shall be established for these design solutions during the construction and acceptance phases in accordance with regulations.

5.2. Fulfillment of Fire Prevention and Fighting Requirements

Low-rise housing works under the Van La Housing Area comprise 48 villa houses and 167 townhouse houses with heights of 03 and 04 stories and a maximum gross floor area of approximately 536.85 m2. Pursuant to Clause 1, Article 6 of Government Decree No. 105/2025/ND-CP dated May 15, 2025, detailing certain articles and measures for the implementation of the Law on Fire Prevention, Fighting and Rescue, the project does not fall under the category requiring fire prevention and fighting design appraisal by the specialized construction agency.

5.3. Fulfillment of Environmental Protection Requirements

Low-rise housing works under the Van La Housing Area Project have been granted Environmental License No. 121/GPMT-UBND dated August 10, 2023, by the Hanoi People's Committee. During subsequent implementation, the investor – SJ Group Joint Stock Company shall organize the deployment of the detailed construction design and organize construction activities in accordance with the scale of the works, population, wastewater volume, exhaust gas, solid waste, etc., not exceeding the permitted limits; the collection, drainage, and treatment systems for wastewater, garbage collection, and environmental protection items shall be designed, constructed, and connected at the correct locations, with capacities and technologies matching the granted environmental license; operation, monitoring, and environmental reporting shall be carried out with the correct frequency, parameters, and reporting regimes prescribed.

During the implementation of the construction design following the basic design, regarding automated parking garage structures, the investor is requested to continue reviewing and ensuring that contents related to municipal solid waste management comply with Decision No. 87/2025/QD-UBND dated December 29, 2025, of the Hanoi People's Committee, particularly the arrangement of collection point systems, transfer stations (if any), waste container locations, and the organization of municipal solid waste collection within the Project area in conformity with approved construction planning and land use planning; ensuring technical conditions for environmental protection, facilitating collection, transport, and waste treatment operations while minimizing impacts on traffic, urban landscape, and surrounding residential communities. The organization of management, collection, transportation, and treatment of municipal solid waste during the exploitation and operation of the Project must be carried

out in strict compliance with legal provisions on environmental protection and current regulations of the City.

6. Compliance with Technical Standards and Codes and Application of Standards as Prescribed by Law on Technical Standards and Codes

The basic design solutions in the feasibility study report dossier submitted for appraisal comply with the system of national technical regulations on construction; the application of construction standards complies with Article 6 of Construction Law No. 50/2014/QH13. The dossier submitted for appraisal has proposed a list of applied standards for formulating the basic design. When reviewing and approving the list of codes and standards applied to the Project, the investment decider is responsible for reviewing and eliminating expired construction codes and standards, updating new versions to ensure compliance with Article 6 of Construction Law No. 50/2014/QH13 and the Law on Standards and Technical Regulations. During subsequent steps, the investor and consulting units should note the implementation of the following contents: Design of works must comply with QCVN 01:2021/BXD on Construction Planning, QCVN 05:2008/BXD on Housing and Public Buildings - Safety and Health, etc.

The dossier submitted for appraisal has proposed a list of applied standards for formulating the basic design. When reviewing and approving the list of codes and standards applied to the Project, the investment decider is responsible for reviewing and eliminating expired construction codes and standards, updating new versions to ensure compliance with Article 6 of Construction Law No. 50/2014/QH13 and the Law on Standards and Technical Regulations.

VI. CONCLUSIONS AND RECOMMENDATIONS

1. Conclusions: The feasibility study report for the low-rise housing works across the 13 land plots (04 villa land plots with symbols: BT1, BT2, BT3, BT4; 09 villa and townhouse land plots with symbols: TT1, TT2, TT3, TT4, TT5, TT6, TT7, TT8, TT9) is sufficiently eligible for SJ Group Joint Stock Company to execute subsequent steps. The notice of appraisal results by the specialized construction agency serves as a basis for SJ Group Joint Stock Company to study, review, finalize the dossier, and organize the appraisal of contents falling under the responsibility of the investment decider pursuant to Article 57 of the 2014 Construction Law, amended and supplemented in Clause 14, Article 1 of the Law amending and supplementing certain articles of the 2020 Construction Law prior to approving the construction investment feasibility study report in accordance with regulations.

2. Several Notes for the Investor and Consulting Units:

- The investor and geological survey consulting units, basic design consulting units are responsible for the contents and data in the survey dossiers, designs, and approved design tasks. The investor is responsible for verifying the legitimacy of software utilized for calculations, designs, and verification of works.

- The investor is responsible for fully executing the responsibilities and obligations stated in Investment Policy Adjustment Approval Decision No. 2580/QD-UBND dated May 4, 2023, of the Hanoi People's Committee. Project implementation must fully comply with legal provisions on

Investment, Planning, Construction, Housing, Land, Real Estate Business, and other relevant current regulations. Focus on deploying the project to ensure correct schedule, quality, codes, and standards in accordance with current regulations and strictly comply with regulations on construction investment management. Study and implement the provisions in Decision No. 68/2025/QD-UBND dated November 8, 2025, of the City People's Committee on ensuring order, safety, and environmental sanitation during construction work execution across Hanoi City.

- Pile load-bearing capacities in the design dossier are estimated only. During the subsequent design stage, the investor and consulting unit shall continue reviewing and evaluating the foundation scheme to calculate pile design solutions ensuring economic and technical factors for the works and adjacent structures. Verify and ensure boundary markers of land plots, construction setbacks, underground structure boundaries, construction elevations, etc., in strict accordance with instructions from competent authorities; study and develop solutions ensuring safety for adjacent and surrounding structures. Study and apply design solutions utilizing finishing materials ensuring energy-efficient, effective, and eco-friendly usage.

- Organize the preparation and approval of construction execution methods and labor safety measures for works in accordance with regulations; fully implement requirements for environmental protection, fire prevention and fighting; comply with legal provisions on architectural planning management and construction order management. Wastewater treatment solutions for works must ensure collection and treatment meeting environmental standards prescribed by the national technical regulation on domestic wastewater prior to discharge into the regional general drainage system.

- The investor is responsible for submitting 01 scanned copy in *.PDF format of the stamped appraised feasibility study report dossier to the Department of Construction in accordance with Clause 8, Article 19 of Decree No. 175/2024/ND-CP dated December 30, 2024, for archiving per regulations.

Above is the notice of appraisal results under the responsibility of the specialized construction agency regarding the feasibility study report of Low-rise Housing Works under the Van La Housing Area Project in Kien Hung Ward, Hanoi City. SJ Group Joint Stock Company is requested to coordinate with relevant units to study, implement, and comply with current State regulations on construction investment./.

Recipients:
- As above;
- Director of Department (for reporting);
- Mr. Luyen Van Phuong – Deputy Director;
- Kien Hung Ward People's Committee (for monitoring and management);
- Public Administration Service Center (Tay Ho Branch); (for information notification);
- Archives: Office, QXD (Tuan).

FOR THE DIRECTOR
DEPUTY DIRECTOR
(Signed and sealed)
Luyen Van Phuong

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026
November 06, 2026
Người dịch ký và ghi rõ họ tên
Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City

Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội

I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**
Certification No.: **166735** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG
MAI SANG COMPANY LIMITED
(Ký, ghi rõ họ, tên và đóng dấu)
(Sign, write full name, and seal)

M.S.D.N: 0106302152 - C.T.N.H.H
CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG
Q. HAI BÀ TRƯNG - T.P HÀ NỘI

Phó Giám đốc
Nguyễn Văn Tết

BẢN DỊCH
TRANSLATION

HANOI PEOPLE'S COMMITTEE
DEPARTMENT OF CONSTRUCTION
No.: 13940/SXD-QLXD
Regarding the announcement of the appraisal results of the feasibility study report for the investment and construction of CT2A Service Public Building under the Van La Housing Project in Kien Hung Ward, Hanoi City

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Hanoi, June 26, 2026

To: SJ Group Joint Stock Company.

The Department of Construction received the Submission No. 149/TTr-SJG-QHTK dated April 29, 2026 from SJ Group Joint Stock Company regarding the appraisal of the Feasibility Study Report for the investment and construction of CT2A Service Public Building – Van La Housing Project; and the Document No. 150/SJG-QHTK dated April 29, 2026 explaining and completing the submission dossier.

Pursuant to the Law on Construction No. 50/2014/QH13 as amended and supplemented by the Law No. 03/2016/QH14, the Law No. 35/2018/QH14, the Law No. 40/2019/QH14, and the Law No. 62/2020/QH14;

Pursuant to the Law on Fire Prevention, Fighting and Rescue No. 55/2025/QH15;

Pursuant to the Government Decrees: No. 175/2024/ND-CP dated December 30, 2024 detailing a number of articles and measures to implement the Law on Construction regarding management of construction activities; No. 144/2025/ND-CP dated June 12, 2025 on decentralization in the field of state management of the Ministry of Construction; No. 105/2025/ND-CP dated May 15, 2025 detailing a number of articles and measures to implement the Law on Fire Prevention, Fighting and Rescue;

Pursuant to the dossier appraisal result report of the investment and construction feasibility study report No. 322/2024/VKH-TTQT/03 dated May 8, 2026, by the Vietnam Institute for Building Science and Technology;

After consideration, the Hanoi Department of Construction hereby announces the appraisal results of the Feasibility Study Report for the investment and construction of CT2A Service Public Building – Van La Housing Project, Kien Hung Ward, Hanoi City, regarding the contents of the specialized construction agency as follows:

I. THE GENERAL INFORMATION OF THE PROJECT: *(According to the Submission No. 149/TTr-SJG-QHTK dated April 29, 2026 by SJ Group Joint Stock Company).*

1. Project name: CT2A Public Service Building – Van La Housing Project.

2. Project group, type, grade, and design lifespan of the main work: Group B project; Grade II civil construction; designed lifespan of 100 years.

3. Investment decision-maker: Board of Directors - SJ Group Joint Stock Company.

4. Investor: Song Da Urban & Industrial Zone Investment and Development Joint Stock Company *(According to the Decision No. 2099/QD-UBND dated July 7, 2008 of the People's Committee of Ha Tay Province approving the investment project for the construction of Van La - Van Khe Housing Area, Ha Dong City, Ha Tay Province), now renamed as SJ Group*

Joint Stock Company (According to the Decision No. 5444/QD-UBND dated October 16, 2024 of the People's Committee of Hanoi City adjusting and supplementing a number of contents stated in the Decision No. 2423/QD-UBND dated July 14, 2008 of the People's Committee of Ha Tay Province (formerly)).

- Address: Land plot TT2, Nam An Khanh New Urban Area, An Khanh Commune, Hanoi City.

5. Construction location: Van La Housing Area, Kien Hung Ward, Hanoi City.

6. Total investment value of the project: *(According to the Submission No. 149/TTr-SJG-QHTK dated April 29, 2026): 150,354,947,000 VND*

7. Investment capital source: Other capital.

8. Project implementation schedule: From Quarter IV/2025 to Quarter I/2028.

9. Applied standards and regulations: Vietnam technical regulations and current standards selected for application.

10. Feasibility study report consultant: R&D Consultants Construction Investment and New Technology Application JSC.

11. Construction survey contractor: Geological Survey and Foundation Engineering Treatment JSC.

12. Appraisal contractor for the feasibility study report: Vietnam Institute for Building Science and Technology (IBST).

II. THE DOSSIER SUBMITTED FOR APPRAISAL

1. Legal documents:

- Decision No. 2099/QD-UBND dated July 7, 2008 of the People's Committee of Ha Tay Province approving the investment project for the construction of Van La - Van Khe Housing Area, Ha Dong City, Ha Tay Province;
- Decision No. 2580/QD-UBND dated May 4, 2023 of the People's Committee of Hanoi City approving the adjustment of the investment policy for the construction project of Van La - Van Khe Housing Area at Phu La Ward, Ha Dong District.
- Decision No. 6316/QD-UBND dated November 23, 2015 of the People's Committee of Hanoi City approving the overall adjustment of the Detailed Planning of Van La Housing Area, scale 1/500, Phu La Ward, Ha Dong District.
- Decision No. 3650/QD-UBND dated July 3, 2025 of the People's Committee of Hanoi City approving the project of Local Adjustment of the Detailed Planning of Van La Housing Area, scale 1/500 - at planning plots designated as CT2A, CT2B, CT3B, and P3 in Phu La Ward, Ha Dong District (Kien Hung Ward after administrative rearrangement), Hanoi City;

- Environmental License No. 121/GPMT-UBND dated August 10, 2023 issued by the People's Committee of Hanoi City for environmental protection activities of the "Van La Housing Area" project.

- Document No. 719/TC-QC dated November 17, 2025 of the Operations Department – General Staff regarding the approval of construction clearance height.

- Minutes No. 5615/BB-EVNHANOI dated August 17, 2023 of Hanoi General Power Corporation regarding the connection agreement between Ha Dong Power Company and Song Da Urban & Industrial Zone Investment and Development JSC; Minutes No. 1047/BB-PCHADONG dated November 14, 2023 of Ha Dong Power Company regarding the agreement on the investment plan for power supply to the Van La Housing Area project;

- Document No. 325/CTN-KHKT dated August 14, 2023 of Ha Dong Clean Water One Member Co., Ltd. regarding the water supply agreement for the Van La Housing Area project;

- Document No. 1280/TTHT-CNHT dated July 10, 2023 of the Hanoi Technical Infrastructure Management Center regarding drainage directions for the Van La Housing Area project;

- Document No. 3474/SGTVT-GTDT dated September 6, 2016 of the Hanoi Department of Transportation regarding the traffic connection agreement for the Van La Housing Area project;

- Document No. 259/HDXD-QLTK dated October 16, 2023 of the Construction Activities Management Department announcing the appraisal results of the Feasibility Study Report for the investment in Van La Housing Area (Phase 1: Technical Infrastructure);

- Other relevant dossiers and documents.

2. Project, survey, design, and verification dossiers and documents:

- Geotechnical survey report for Basic Design and Construction Drawing Design of CT2A Public Service Building – Van La Housing Area Project prepared by the Geological Survey and Foundation Engineering Treatment JSC in 2024.

- Explanatory of the feasibility study report prepared by R&D consultants Construction Investment and New Technology Application JSC in 2026.

- Basic design including: Drawings, explanations, and calculation appendices.

- Report on verification results of construction investment feasibility study report dossier No. 322/2024/VKH-TTQT/03 dated May 8, 2026 by the Vietnam Institute for Building Science and Technology.

3. Contractor capacity profiles:

a) Survey contractor: Geological Survey and Foundation Engineering Treatment JSC holds construction capability certificate No. BXD-00003235 issued by the Construction Activities Management Department – Ministry of Construction on September 15, 2022;
- Construction survey manager: Tran Van Quyen holds construction practice certificate

No. BXD-00009231 issued by the Construction Activities Management Department - Ministry of Construction on August 29, 2022.

b) Feasibility Study Report contractor: R&D Consultants Construction Investment and New Technology Application JSC holds construction capability certificate No. HAN-00004788 issued by the Hanoi Department of Construction on August 17, 2022;
- Design manager: Nguyen Viet Anh holds construction practice certificate No. QNI-KTS-00000412 issued by the Quang Ninh Department of Construction on June 3, 2024.
- Architectural design leader: Truong Huu Chi holds construction practice certificate No. HAN-07-2022-043 issued by the Hanoi Department of Planning and Architecture on February 15, 2023.
- Structural design leader: Hoang Duc Tuan holds construction practice certificate No. BXD-00014035 issued by the Construction Activities Management Department - Ministry of Construction on May 5, 2023.
- M&E design leader: Tran Quoc Tri holds construction practice certificate No. HTV-00170980 issued by the Vietnam Association of Construction Consultants on July 18, 2023.
- Water supply and drainage design leader: Dang Van Hai holds construction practice certificate No. BXD-00152703 issued by the Construction Activities Management Department - Ministry of Construction on February 20, 2024.
- M&E design leader (Ventilation, air conditioning, smoke extraction and pressurization): Tran Van Thu holds construction practice certificate No. BXD-00152702 issued by the Construction Activities Management Department - Ministry of Construction on February 20, 2024.
- Fire protection design leader: Nguyen Thi Thu holds fire prevention and fighting advisory practice certificate No. 1477/2023/PCCC issued by the Police Department of Fire Prevention, Fighting, and Rescue - Ministry of Public Security on August 30, 2023.

c) Verification contractor: Vietnam Institute for Building Science and Technology holds construction capability certificate No. BXD-00001977 issued by the Construction Activities Management Department - Ministry of Construction on June 23, 2022.
- Verification manager, structural design verification leader: Truong Cong Diep holds construction practice certificate No. BXD-00125974 issued by the Construction Activities Management Department - Ministry of Construction on December 27, 2023.
- Architectural design verification leader: Le Bat Vinh holds construction practice certificate No. HAN-12-2024-01 issued by the Hanoi Department of Planning and Architecture on May 8, 2024.
- Water supply and drainage design verification leader: Tong Tien Tuyen holds construction practice certificate No. BXD-00004477 issued by the Construction Activities Management Department - Ministry of Construction on June 17, 2022.
- M&E design verification leader: Vu Manh Ha, construction practice certificate No. BXD-00010845, issued by the Construction Activities Management Department - Ministry of Construction on October 28, 2022.

- M&E design verification leader (Air conditioning and ventilation): Pham Duc Hanh holds construction practice certificate No. BXD-00153664 issued by the Construction Activities Management Department - Ministry of Construction on September 19, 2022.
- Fire protection design verification lead: Le Van Phuong holds fire prevention and fighting advisory practice certificate No. 0532/2023/PCCC issued by the Police Department of Fire Prevention, Fighting, and Rescue - Ministry of Public Security on April 14, 2023.

III. THE CONTENTS OF THE DOSSIER SUBMITTED FOR APPRAISAL

1. Master layout and architectural planning parameters:

According to the 1/500 scale Master Layout of the "CT2A Public Service Building - Van La Housing Area" project approved under the Overall Adjustment of Detailed Planning 1/500 via the Decision No. 6316/QD-UBND dated November 23, 2015 and the Decision No. 3650/QD-UBND dated July 3, 2025 of the Hanoi People's Committee regarding the approval of the Local Adjustment of the Detailed Planning of Van La Housing Area, scale 1/500 – at plots designated CT2A, CT2B, CT3B, and P3, the CT2A public service building belongs to the land plot designated CT2A with a land area of 1,539 m2; construction area: 677 m2; total floor area: 8,126 m2; construction density: 44%; maximum height: 12 stories.

2. The contents submitted for appraisal:

2.1. Architectural design solution:

The CT2A public service building has a scale of 12 stories, 02 basements, a total building floor area of approximately 7,947m2, a total basement floor area of approximately 2,152m2, and a building height of 45.75m (calculated from the absolute elevation of +6.55m); the building height calculated from the 1st floor slab (relative elevation +0.00) to the staircase roof tum is 44.7m. The 1st floor level is 0.45m higher than the courtyard/road. The main functional layouts at each floor are as follows:

- Basement B2 has a construction floor area of about 1,076m2, arranged with parking areas (area of about 908m2), technical systems serving the building, and ancillary rooms; the basement height is 3.3m.
- Basement B1 has a construction floor area of about 1,076m2, arranged with parking areas (area of about 810m2), technical systems serving the building, domestic and fire fighting water tanks, low-voltage room, etc.; the height of basement 1 is 4m.
- 1st Floor has a construction floor area of about 665.5m2, height of 4.5m. Arranged with lobby areas, commercial services, fire protection control room, restrooms, restrooms for disabled people, technical rooms, and ancillary rooms;
- 2nd Floor has a construction floor area of about 594.5m2, height of 3.35m. Arranged with elevator lobbies, commercial services, technical rooms, and ancillary rooms;
- 3rd Floor has a construction floor area of about 663m2, height of 3.35m. Arranged with elevator lobbies, commercial services, technical rooms, and ancillary rooms;
- 4th Floor has a construction floor area of about 615m2, height of 3.35m. Arranged with elevator lobbies, community room (area of 179.5m2), medical room, commercial services,

technical rooms, and ancillary rooms;
- 5th to 11th Floors have a construction floor area of about 663m2/floor, height of 3.35m/floor, arranged with multi-functional spaces (public services), technical rooms, and ancillary rooms;
- 12th Floor has a construction floor area of about 663m2/floor, height of 3.6m, arranged with multi-functional spaces (public services), technical rooms, and ancillary rooms;
- Technical staircase roof tum has a construction floor area of about 105m2, height of 3.1m, arranged with elevator technical rooms, fire protection elevator, roof water tank, technical shaft, and ancillary rooms.

2.2. Structural design solution:
- Foundation and basement structure solution: Utilizing pre-stressed centrifugal spun concrete piles with a cross-section of D600, expected pile length of 50m, calculated bearing capacity of a single pile is around 240 tons. Pile caps are 1.5m high, linked together through foundation girders with a cross-section of (40x100)cm along two directions. The basement slab is constructed in a later phase after pouring concrete for the foundation beams up to the bottom level of the basement slab; the thickness of basement B2 slab is 40cm. The surrounding basement retaining wall is 35cm thick extending up to the 1st floor, and the elevator shaft walls are 25cm thick starting from the foundation.
- The superstructure utilizes a monolithic reinforced concrete column and flat slab system with drop panels; circular columns have typical dimensions of D60, D70, D80 cm; edge beams have typical cross-section dimensions of (30x50) cm; elevator walls are about (20-25) cm thick; slabs are (20-22)cm thick; column drop panels are around (35-45)cm.

2.3. Mechanical, electrical, water supply/drainage, and telecommunication design solutions for the building:
- Power supply system: The main power supply source for the building is taken from the main low-voltage distribution board of the existing 1000kVA-22/0.4kV N1 Substation located outside the regional infrastructure to provide power to all electrical loads within the building. A backup generator with an expected continuous operation power capacity of 750kVA is located on the 1st floor to provide electricity for priority loads of the building during grid power failures. Low-voltage power is supplied from the main distribution board to distribution panels, regional panels, and power control panels.
- Lightning protection system on the roof uses an early streamer emission (ESE) lightning rod with a protection radius (grade 4) of 51m. This system is connected to the grounding system via copper down-conductors. The grounding resistance of the lightning protection system is designed to ensure $\leq$ 10 Ohms. The safety grounding and extra-low voltage (ELV) system is designed with a resistance ensuring $\leq$ 1 Ohm and is independent of the lightning grounding system.
- Telecommunication, public address, security control, parking lot control, mobile signal booster, smart building management system (BMS), air conditioning and ventilation systems, etc., are designed synchronously in accordance with the Investor's requirements.
- Water supply system: The water source for the project is taken from the city's water

supply system, passing through a water meter into an underground water tank located outside the building. The pump station is located in the basement of the building to pump water from the underground tank to the roof water tank. Domestic water is supplied from the roof tank downwards via gravity and booster pumps. To ensure the required water pressure, booster pumps are used for the top 3 floors, while the remaining floors rely on gravity combined with pressure reducing valves.

- Wastewater drainage system: includes drainage for toilets, urinals, washbasins, and floor drains in restrooms. Blackwater from toilets and urinals is collected and directed to septic tanks for treatment before being discharged into the external drainage system. Graywater from washing is collected and directly discharged into the external drainage system. Floor washing water in the basements is collected via floor drains located in basement 1, then connected to vertical stacks and discharged into the drainage trenches located in basement 2. Sump pumps are arranged in basement 2 to pump this entire amount of water out of the project area. The wastewater of the building is collected into the wastewater treatment system of the Urban Area.

- Rainwater drainage system: rainwater from the building's roof is divided into separate drainage catchments, then collected into vertical downspouts attached to columns and walls inside technical boxes going downwards, then connected to the external rainwater drainage system of the project.

(Details of the design solutions are in accordance with the basic design dossier stamped and certified by the investor and the consultant unit).

IV. THE SCOPE, BASIS, AND PRINCIPLES OF APPRAISAL:

1. The scope of appraisal implementation:

- The Department of Construction reviews and appraises the Feasibility Study Report for construction investment from the specialized construction agency as requested in the Submission No. 149/TTr-SJG-QHTK dated April 29, 2026 by SJ Group Joint Stock Company and conducts appraisal of contents according to Clause 2, Article 58 of the 2014 Construction Law (amended and supplemented in Clause 15, Article 1 of Law No. 62/2020/QH14) based on the submitted application for appraisal, and does not evaluate other contents outside these regulations.

- The Department of Construction provides opinions, appraises, or resolves procedures related to the construction sector in accordance with the law; it is not responsible for contents that have been agreed upon, approved, appraised, or resolved by other competent authorities or individuals previously.

- The appraisal content related to planning by the specialized construction agency under the Construction Law is strictly within the scope of reviewing the compliance of the basic design with the construction planning; it does not review the planning approval process, the completeness of the construction detailed planning project contents, or the synchronization of planning levels for parameters not shown in the basic design.

- The unit submitting for appraisal is responsible for the truthfulness, contents, and other information related to the submitted dossier; the investor and advisory contractors are responsible for the legality and accuracy of data in the submitted dossier. The appraisal results of the Department of Construction do not reduce the responsibility of the Investor or the advisory units regarding their own performance and any errors (if any) not mentioned in the appraisal announcement.

2. The principles of appraisal: are implemented in accordance with the provisions of Article 6 of the Decree No. 175/2024/ND-CP dated December 30, 2024.

V. THE APPRAISAL RESULTS:

The Vietnam Institute for Building Science and Technology, which performed the verification of the Feasibility Study Report for the construction investment, possesses a Construction Capability Certificate including the field of design verification for civil works, Class I. The individuals leading the design verification hold practice certificates suitable for current regulations. In Verification Report No. 322/2024/VKH-TTQT/03 dated May 8, 2026 regarding the verification of the Feasibility Study Report for basic construction investment, the required contents for appraising a Feasibility Study Report specified in Article 58 of Construction Law No. 50/2014/QH13 (amended in Clause 15, Article 1 of the Law amending and supplementing a number of articles of the Construction Law dated June 17, 2020) were covered; specifically:

1. Compliance with legal regulations on the formulation of construction investment projects and basic design; capability conditions for construction activities of organizations and individuals practicing construction:

- Compliance with legal regulations on the formulation of construction investment projects and basic design: The project dossier accompanying the submission for appraisal contains basically sufficient legal documents according to current regulations; the Feasibility Study Report is formulated basically in compliance with the provisions of the 2014 Construction Law, the Law amending and supplementing a number of articles of the 2020 Construction Law, and the Decree No. 175/2024/ND-CP dated December 30, 2024 of the Government.
- Contractors formulating the construction investment feasibility study report and construction survey contractors possess capability certificates, fields, scopes of activities, and validity periods suitable for the performed works in accordance with the Decree No. 175/2024/ND-CP dated December 30, 2024 and No. 105/2025/ND-CP dated May 15, 2025 of the Government.

- Design managers, survey managers, and design leaders of disciplines possess practice certificates, fields, scopes of activities, and validity periods suitable for the performed works in accordance with the Decree No. 175/2024/ND-CP dated December 30, 2024 of the Government and the Law on Architecture.

2. Compliance of the basic design with the planning serving as the basis for project formulation:

2.1. Regarding the compliance of the basic design with the construction planning serving as the basis for project formulation:

The basic design dossier of the project has architectural planning parameters basically compliant with the architectural planning parameters approved in the Decision No. 6316/QD-UBND dated November 23, 2015 and the Decision No. 3650/QD-UBND dated July 3, 2025 of the Hanoi People's Committee regarding the approval of the Local Adjustment of the Detailed Planning of Van La Housing Area, scale 1/500 - at planning plots designated CT2A, CT2B, CT3B, and P3, specifically as follows:

No.	Content / Item	Unit	Approved Detailed Planning	According to Dossier for Appraisal	Evaluation (-) Decrease (+) Increase
1	Land plot area	m^2	1,539	1,539	Compliant
2	Construction area	m^2	677	665.5	-11.5 Compliant
3	Total construction floor area	m^2	8,126 (above ground)	10,099 (Above ground: 7,947; Basement: 2,152)	-179 *(above ground)* Compliant
4	Construction density	%	44	43.2	-0.8 Compliant
5	Land use coefficient	times	5.28	5.1	-0.18 Compliant
6	Story height	Stories	12	12	Compliant ($S_{the\ attic}$=105m2 <30%S_{roof})
7	Basement	Stories	02	02	Compliant
8	Number of parking spaces in the basement (regulated in Decision No. 3650/QD-UBND dated July 3, 2025)	Spaces	≥886 (including CT2B, CT3B, and CT2A); within which, parking area for CT2A: 1,669m^2 (determined public work according to the Decision No. 1218/QD-UBND dated April 8, 2022)	Total parking area: 1,720m^2 (including: 17 car spaces and 231 motorcycle spaces)	Compliant
9	Total basement floor area	m^2	2,164	2,152	-12.0 Compliant
10	Community room area	m^2	172	179.5	+7.5 Compliant
11	Setback (above ground)	m	6.0	6.0	Compliant
12	Building height (calculated from natural ground level)	m	45.75	45.75	Compliant

The architectural solution of the basic design is basically compliant with the urban design (drawing QH:05B) confirmed by the Department of Planning and Architecture according to Decision No. 3650/QD-UBND dated July 3, 2025 of the Hanoi People's Committee

regarding the approval of the Local Adjustment of the Detailed Planning of Van La Housing Area, scale 1/500 - at planning plots designated CT2A, CT2B, CT3B, and P3. Regarding the compliance of the basic design with the construction planning, the Department of Planning and Architecture provided opinions in Document No. 398/QHKT-TH dated January 21, 2026: *"The parameters of land area, number of above-ground stories, and basements are compliant with the Local Adjustment of the Detailed Planning of Van La Housing Area, scale 1/500 at plots designated CT2A, CT2B, CT3B, and P3; some parameters (construction area, construction density, total floor area, land use coefficient) have changed but do not exceed the approved detailed planning.*

The scale of the parking area needs to ensure compliance with the Planning of bus stations, parking lots, logistics centers, and rest stops in Hanoi City until 2030, with a vision to 2050 approved by the City People's Committee in the Decision No. 1218/QD-UBND dated April 8, 2022".

2.2. Compliance with functions and land use parameters of higher-level planning:

In Decision No. 6316/QD-UBND dated November 23, 2015 of the City People's Committee on approving the overall adjustment of the Detailed Planning of Van La Housing Area, scale 1/500, with the content: *"According to the results of reviewing planning projects and investment projects in the City under the direction of the Prime Minister, the investment project for the construction of Van La Housing Area is classified as category 2, which needs planning adjustment to ensure the requirements of technical and social infrastructure connection with adjacent projects and residential areas, supplementing social infrastructure, and supplementing historical monument works to ensure compliance with current Standards, Regulations, and the approved S4 Urban Subdivision Planning, scale 1/500".*

The Decision No. 3650/QD-UBND dated July 3, 2025 of the City People's Committee on approving the project of Local Adjustment of the Detailed Planning of Van La Housing Area, scale 1/500 – at plots designated CT2A, CT2B, CT3B, and P3, principles of local detailed planning adjustment: *"Keep the position and boundaries of the land plot unchanged; Keep the land use function, building construction area, floor area, construction density, story height, and land use coefficient unchanged according to the Decision No. 6316/QD-UBND dated November 23, 2015 of the City People's Committee. Update the population indicators and architectural planning parameters approved by the City People's Committee in the adjustment of investment policy in Decision No. 2580/QD-UBND dated May 4, 2023, Planning License No. 7972/GPQH dated December 25, 2018, and the approval of the Master Layout accompanying Document No. 8073/QHKT-TMB-P1-HTKT dated December 27, 2018 of the Department of Planning and Architecture; adjust the spatial organization of architecture and landscape on the basis of keeping the planning parameters approved in the above documents unchanged; supplement underground space planning".*

3. Compliance of the project with the investment policy decided or approved by competent state authorities, with implementation programs and plans, and other requirements of the project in accordance with relevant laws (if any):

3.1. Regarding the project investment policy:

The investment project for the construction of Van La – Van Khe Housing Area, Ha Dong City, was approved by the People's Committee of Ha Tay Province in the Decision No. 2099/QD-UBND dated July 7, 2008, and the adjustment of the investment policy was approved by the Hanoi People's Committee in the Decision No. 2580/QD-UBND dated May 4, 2023. Comparing the Feasibility Study Report and the basic design dossier, the results are shown as follows:

Table 2. Comparison between the Feasibility Study Report and Decision No. 2580/QD-UBND dated May 4, 2023 of the City People's Committee

No. / Content	Decision No. 2580/QD-UBND dated May 4, 2023	Feasibility Study Report submitted for appraisal	Notes
1. Scale and boundary of land use	CT2A Public Service Building: - Land area: 1,539m²; - Construction area: 677m²; - Total construction floor area: 8,126m²; (excluding basement) - Building density: 44%; - Building height: 12 stories - Number of basements: 02 basements;	CT2A Public Service Building: - Land area: 1,539m²; - Construction area: 666.5m²; - Total construction floor area: 10,099m²; (including: 2,152m² of 02 basements). - Building density: 44%; - Building height: 12 stories - Number of basements: 02 basements;	Compliant
2. Total investment capital	Total project investment capital (entire project): 2,795 billion VND.	Total Investment Capital of CT2A Construction: 150.355 billion VND. (included in the preliminary total investment value specified in the approved Decision on approval of investment policies)	Compliant
3. Progress	Completion in Quarter IV/2026	From Quarter IV/2025 to Quarter I/2028	-

According to the Decision No. 2580/QD-UBND dated May 4, 2023 of the City People's Committee, the completion progress of the project is scheduled for Quarter IV/2026. In the Feasibility Study Report submitted for appraisal, the construction execution duration is determined from Quarter IV/2025 to Quarter I/2028. As such, the construction implementation schedule according to the dossier submitted for appraisal exceeds the project completion time approved in the aforementioned Decision. The Investor is requested to focus resources, urgently

deploy project implementation, and ensure completion in accordance with the schedule approved in Decision No. 2580/QD-UBND dated May 4, 2023 of the City People's Committee.

In case the project implementation changes the schedule compared to the approved content or falls under the case of implementing procedures for investment policy adjustment according to provisions at Point c, Clause 3 and Clause 4, Article 33 of the Investment Law No. 143/2025/QH15 and relevant regulations of the Decree No. 96/2026/ND-CP dated March 31, 2026 of the Government, the Investor shall be responsible for fully performing all procedures as prescribed by law before deploying implementation according to the adjusted content.

Regarding the total investment value of the project using other capital sources, the Department of Construction only compares the total investment value information and is not responsible for evaluating compliance with legal regulations on determining construction total investment. The Investor is responsible for determining the total investment in compliance with current regulations and the preliminary total investment stated in the Decisions on approval of investment policy and adjusted investment policy approved by the Hanoi City People's Committee.

3.2. Regarding social housing: At Section 5, Article 1 of the Decision No. 2580/QD-UBND dated May 4, 2023 of the Hanoi City People's Committee approving the adjustment of investment policies: The project does not fall under the category required to allocate an additional land fund for social housing according to the provisions of Clause 4, Article 5 of Decree 100/2015/ND-CP dated October 20, 2015, and Clause 4, Article 1 of the Decree 49/2021/ND-CP dated April 1, 2021.

4. Capability to connect with the regional technical infrastructure; capability to meet technical infrastructure requirements and allocation of management responsibilities for works under relevant provisions of law for urban area construction investment projects.

The investment project for construction of Public Service Building CT2A under the Van La Housing Project, with SJ Group Joint Stock Company as the investor, has provided technical infrastructure connection agreement documents including: Document No. 325/CTN-KHKT dated August 14, 2023 of Ha Dong Clean Water One Member Co., Ltd, regarding the water supply agreement for the Van La Housing Project, Ha Dong District, Hanoi; Minutes No. 1047/BB-PCHADONG dated November 14, 2023 of Ha Dong Power Company and Minutes No. 5615/BB-EVNHANOI dated August 17, 2023 of Hanoi Power Corporation regarding the agreement on the investment plan for the power supply source for the Project; Document No. 721/TC-QC dated November 17, 2025 of the Operations Department – General Staff on approving the construction clearance height for Public Service Building CT2A; Document No. 3474/SGTVT-GTDT dated September 6, 2016 of the Department of Transportation on the traffic connection agreement; Document No. 1280/TTHT-CNHT dated July 10, 2023 of the Hanoi Technical Infrastructure Management Center regarding drainage directions for the project. Accordingly, the connection of the project's technical infrastructure system with the area, such as water supply, power supply, traffic, (rainwater drainage, wastewater at the Project collected to

the common wastewater treatment station) ... is feasible according to the documents of the regional technical infrastructure management units.

During the next design stage, the Investor shall coordinate with the consulting unit to study the regional technical infrastructure system and opinions specified in the aforementioned technical infrastructure connection agreement documents to update the optimal economic-technical connection plan, ensuring the connection and synchronous operational capability between the technical infrastructure of the facility and the regional technical infrastructure.

5. The suitability of basic design solutions regarding construction safety assurance; implementation of requirements on fire prevention, fighting, and environmental protection.

5.1. Ensuring construction safety

- Checking the Verification Report of construction investment feasibility study report dossier No. 322/2024/VKH-TTQT/03 dated May 8, 2026 by the Vietnam Institute for Building Science and Technology evaluated:

"The design solutions in the Feasibility Study Report (basic design) basically ensure safety during utilization. The structural solution proposed by the consultant for the foundation and basement is basically suitable for the geological conditions and scale of the building. The Investor and design consultant need to consider and research further in the subsequent phase of the project on some structural contents as follows:

+ The structure of columns, walls, and transfer slabs/beams ensures construction safety and needs to be calculated and designed in detail in the subsequent phase.

+ It should be noted that the ultimate bearing capacity of the newly constructed facility will be selected by the Design Consultant, who will adjust the pile length based on actual static load test results at the field to ensure bearing capacity and cost-effectiveness.

+ The orientation of construction methods is reasonable and suitable for the geology and scale of the building. During construction deployment, the Investor must require the construction contractor to establish a detailed construction method design dossier and conduct a verification in accordance with regulations. Simultaneously, a deformation monitoring system for the building itself and adjacent structures must be arranged, and monitoring data must be provided to the design consultant for timely evaluation and handling."

During the deployment of subsequent construction design steps, the Investor is requested to direct the design and verification consulting units to continue reviewing, updating, and completing the contents recommended by the verification consultant, ensuring load-bearing safety, stability, and construction feasibility throughout the construction, exploitation, and utilization process. In particular, it is necessary to review the suitability between the foundation design solution and the construction organization methods; check and calculate the pile bearing capacity according to actual geological conditions; evaluate the capability to drive piles through layers of gravel, pebbles, or obstacles in the ground, and arrange appropriate verification tests as a basis for finalizing the design. Simultaneously, continue to verify the load-bearing structure,

anti-seismic structure, soil classification, check the global displacement of the structure, lateral displacement, and deflection of load-bearing components according to the applied design standards.

For the underground part of the building and deep excavation pits located below the groundwater table, it is necessary to thoroughly study and calculate construction solutions and building safety assurances, including: retaining structures for excavation walls, lowering the groundwater table, stability of the pit bottom, control of adjacent structure deformations, organization of monitoring during construction; simultaneously supplement and finalize waterproofing and anti-corrosion solutions for underground structures suitable for regional geological and hydrogeological conditions.

According to the Engineering Geological Survey Report, the soil contains non-homogeneous soil layers, including sandy loam lenses ranging from a plastic to soft-plastic state interbedded within weak soil layers. Therefore, in the construction design step implemented after the basic design, the Investor is requested to direct the consulting unit to continue reviewing and fully evaluating the distribution level of these soil layers; supplement the volume of geological surveys where necessary to verify actual ground conditions; evaluate the impact on pile bearing capacity, settlement, differential settlement, and foundation deformation as a basis for selecting appropriate design solutions and construction methods, ensuring safety for the building and adjacent structures.

The construction design dossier deployed after the basic design must be verified for construction safety contents according to the provisions of Article 83 of the Construction Law No. 50/2014/QH13, amended and supplemented in Clause 25, Article 1 of Law No. 62/2020/QH14, before implementing subsequent steps. Simultaneously, it is necessary to build full technical instructions, quality control procedures, monitoring, and safety control for the aforementioned design and construction solutions during construction and construction acceptance according to regulations.

5.2. Implementation of fire prevention and fighting requirements:

According to the Verification Report of construction investment Feasibility Study Report dossier No. 322/2024/VKH-TTQT/03 dated May 8, 2026 by the Vietnam Institute for Building Science and Technology, the basic design solutions of the building have been evaluated for fire prevention and fighting safety assurance, including: fire safety distances; traffic for firefighting and rescue and relief; escape solutions; fire resistance rating of the building; fire prevention and spreading prevention solutions; smoke extraction and emergency air supply solutions, which are basically consistent with the requirements of QCVN 06:2022/BXD and Amendment 01:2023 QCVN 06:2022/BXD.

In the subsequent implementation phase, the Investor is responsible for organizing the formulation, review, and finalization of the construction design dossier deployed after the basic design and fully performing procedures for fire prevention, fighting, rescue and relief in accordance with legal regulations; ensuring that design solutions are implemented in accordance

with applied regulations, standards, and requirements of competent authorities during project implementation.

During the design phase deployed after the basic design, the Investor and the design consulting unit must fully implement regulations in the Law on Fire Prevention and Fighting and guiding decrees, relevant regulations, and standards.

5.3. Implementation of environmental protection requirements

CT2A Public Service Building under the Van La Housing Area Project was granted Environmental Permit No. 121/GPMT-UBND dated August 10, 2023 by the Hanoi City People's Committee. During the project deployment process, it is necessary to study and fully implement the regulations in the Decree 08/2022/ND-CP dated January 10, 2022 of the Government detailing a number of articles of the Law on Environmental Protection, the Decree No. 05/2025/ND-CP dated January 6, 2025 of the Government amending and supplementing a number of articles of the Decree 08/2022/ND-CP dated January 10, 2022 of the Government; simultaneously, organize the deployment of shop drawing design dossiers and construction execution according to the building scale, ensuring wastewater flow, exhaust gas, solid waste... do not exceed the licensed limits; systems for collection, drainage, and treatment of wastewater, waste collection, and environmental protection items must be designed, constructed, and connected at correct locations, capacity, and technology in accordance with the granted Environmental Permit; operation, monitoring, and environmental reporting must be carried out in accordance with the prescribed frequency, parameters, and reporting regimes.

The Investor shall continue to review and ensure contents related to the management of domestic solid waste in accordance with the Decision No. 87/2025/QD-UBND dated December 29, 2025 of the Hanoi City People's Committee, especially the arrangement of gathering points, transfer stations (if any), locations for placing waste containers, and organizing domestic solid waste collection within the Project area in accordance with approved construction planning and land use planning; ensuring technical conditions for environmental protection, facilitating the collection, transportation, and treatment of waste, and limiting impacts on traffic, urban landscape, and surrounding residential areas. The organization of management, collection, transportation, and treatment of domestic solid waste during the exploitation and operation process of the Project must be carried out in compliance with legal regulations on environmental protection and current regulations of the City.

6. Compliance with technical regulations and application of standards in accordance with legal regulations on standards and technical regulations.

The basic design solutions in the construction investment Feasibility Study Report dossier submitted for appraisal comply with the system of National Technical Regulations on construction; the application of construction standards is consistent with the provisions of Article 6 of Construction Law No. 50/2014/QH13. In the dossier submitted for appraisal, a list of standards applied to establish the basic design has been proposed. When reviewing and approving the list of regulations and standards applied to the Project, the investment decision-maker is responsible for reviewing and removing expired construction regulations and standards,

and updating new versions to ensure compliance with provisions in Article 6 of the Construction Law No. 50/2014/QH13 and the current Law on Regulations and Standards. In the process of deploying subsequent steps, the Investor and consulting units need to note to review and complete to ensure compliance with relevant national technical regulations, including: QCVN 01:2021/BXD on Construction Planning; QCVN 07:2023/BXD on Technical Infrastructure Works; QCVN 06:2022/BXD and the Amendment version 01:2023 QCVN 06:2022/BXD on Fire Safety for Houses and Structures; QCVN 09:2017/BXD on Energy Efficiency Buildings; QCVN 10:2024/BXD on Construction of Works Ensuring Access and Use for Disabled Persons; QCVN 18:2021/BXD on Safety in Construction and other relevant specialized national technical regulations....

VI. CONCLUSION

1. The construction investment Feasibility Study Report of CT2A Public Service Building– Van La Housing Area Project is fully qualified for SJ Group Joint Stock Company to deploy subsequent steps. The Notice of appraisal results from the specialized construction authority is the basis for SJ Group Joint Stock Company to study, review, and complete the dossier, and organize the appraisal of contents under the responsibility of the investment decision-maker in accordance with Article 57 of the 2014 Construction Law, amended and supplemented in Clause 14, Article 1 of the 2020 Law amending and supplementing a number of articles of the Construction Law before approving the construction investment project feasibility study report according to regulations.

2. The Department of Construction, as the presiding authority organizing the appraisal, is only responsible for the contents on which it gives opinions, appraises, approves, or resolves other related procedures in the field of construction according to legal regulations; it is not responsible for contents that have been approved, appraised, or resolved by other competent authorities or persons previously during the appraisal process. The Investor, construction survey contractor, and design consulting contractor are fully responsible for the accuracy of data used in the construction investment Feasibility Study Report dossier submitted for appraisal.

3. Some other requirements for the Investor and consulting unit:

- Fully implement the requested contents in Decision No. 2099/QD-UBND dated July 7, 2008 of the Ha Tay Province People's Committee and the Decision No. 2580/QD-UBND dated May 4, 2023 of the Hanoi City People's Committee on approving investment policies and approving project investment policy adjustments. The project deployment process must fully comply with legal regulations on Investment, Planning, Construction, Housing, Land, Real Estate Business, and other current relevant regulations. Focus on deploying the Project to ensure correct progress, quality, regulations, and standards in accordance with current regulations and strictly comply with regulations on construction investment management. Study and implement regulations in Decision No. 68/2025/QD-UBND dated November 8, 2025 of the City People's Committee on ensuring order, safety, and environmental sanitation during the construction of works in Hanoi City.

- The Investor, construction survey contractor, design consulting contractor, and verification contractor are fully responsible for the accuracy of data used in the construction investment Feasibility Study Report dossier submitted for appraisal; When calculating the main load-bearing structures, the design contractor and verification contractor must use valid copyrighted calculation software; note that the explanation and drawings need to clearly demonstrate (explanation, technical instructions, and drawings of details) the structure's anti-seismic configuration according to regulations. The Investor is responsible for appraising contents related to the technology applied to the project.

- The pile bearing capacity in the basic design dossier is only provisional. In the process of deploying the subsequent design step, the investor and consulting unit need to continue reviewing and evaluating the foundation and basement options to calculate the pile design option to ensure safety factors for the building itself and adjacent structures. Check and ensure the boundaries of the land lot, setbacks, underground structure boundaries, construction alignment/elevation, and building height in accordance with instructions of competent authorities; thoroughly study and survey the current status, and build solutions to ensure safety for adjacent and neighboring structures. Note to control load, bearing safety, displacement and deformation conditions in accordance with applied standards. Formulate technical instructions and maintenance procedures for the building.

- Study the selection of building materials and building equipment to ensure compliance with provisions in Regulation QCVN 09:2017/BXD National Technical Regulation on Energy Efficiency Buildings. Strongly encourage the use of green, environmentally friendly, energy-saving materials, and greenhouse gas emission reductions.

- For the subsequent project deployment step, the Investor needs to fully implement the provisions of the Construction Law dated June 18, 2014; Law amending and supplementing a number of articles of the Construction Law dated June 17, 2020; Investment Law dated June 17, 2020; Law on Fire Prevention, Fighting, and Search and Rescue No. 55/2025/QH15 and relevant guiding regulations in Decree No. 175/2024/ND-CP dated December 30, 2024 of the Government detailing a number of articles and measures to implement the Construction Law on construction activity management; No. 06/2021/ND-CP dated January 26, 2021 on quality management, construction execution, and construction work maintenance; No. 35/2023/ND-CP dated June 20, 2023 amending and supplementing a number of articles of Decrees under the state management of the Ministry of Construction; No. 144/2025/ND-CP dated June 12, 2025 regulating decentralization in the field of state management of the Ministry of Construction; No. 105/2025/ND-CP dated May 15, 2025 detailing a number of articles and measures to implement the Law on Fire Prevention, Fighting, and Search and Rescue.

- The Investor is responsible for sending 01 digital copy in *.pdf format of the construction investment Feasibility Study Report document stamped with appraisal approval to the Department of Construction according to regulations.

Above are the appraisal results (the appraisal part of the specialized construction authority) of the construction investment Feasibility Study Report of CT2A Public Service Building– Van La

Housing Area Project, Kien Hung Ward, Hanoi City. The Investor is requested to coordinate with relevant units to study and implement in accordance with the current regulations of the State on construction investment./.

Recipients:
- As above;
- Director of the Department (for reporting);
- Deputy Director: Luyen Van Phuong;
- Kien Hung Ward People's Committee (for tracking, management);
- Tay Ho Public Administration Center; (for notice)
- Save: Archives, QLXD (Tuan).

PP. DIRECTOR
DEPUTY DIRECTOR
(Signed and stamped)

Luyen Van Phuong

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City

Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội

I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**

Certification No.: **166721** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

M.S.D.N: 0106302152 - C.T.T.N.H.H. - CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG - Q. HAI BÀ TRƯNG - T.P HÀ NỘI

Phó Giám đốc

Nguyễn Văn Tết

SJ GROUP JOINT STOCK COMPANY
No: 54 /NQ-SJG-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, March 31th ,2026

RESOLUTION

Approval of the investment and construction project of high-rise apartment buildings combined with services CT2B, CT3B – Van La Residential Area Project

BOARD OF DIRECTORS OF SJ GROUP JOINT STOCK COMPANY

Pursuant to the Law on Enterprises and its amending, supplementing documents, and guiding documents for implementation;

Pursuant to the Charter of SJ GROUP Joint Stock Company (SJ GROUP);

Pursuant to the Internal Regulations on Corporate Governance of SJ GROUP, and the Operating Regulations of the Board of Directors of SJ GROUP;

Considering the proposal of the General Director in Proposal No. 52/TTr-SJG-ĐT&PTDA dated March 27, 2026 submitted to the Board of Directors on Approving the investment and construction project of high-rise apartment buildings combined with services CT2B, CT3B – Van La Residential Area Project;

Pursuant to the opinions of the members of the Company's Board of Directors.

RESOLVES:

Article 1. Approve the investment and construction project of high-rise apartment buildings combined with services CT2B, CT3B – Van La Residential Area Project as presented in Proposal No. 52/TTr-SJG-ĐT&PTDA and the accompanied contents dated March 27, 2026 of the Company's General Director.

Article 2. The Board of Directors assigns the General Director of the Company to implement the contents of Article 1 in accordance with the law and the regulations of SJ GROUP.

Article 3. This Resolution takes effect from the date of its signing.

Mr./Ms.: Members of the Board of Directors, General Director, Deputy General Directors, Chief Financial Officer, Chief Accountant, Chief of Office, Directors of functional departments, and relevant units and individuals are responsible for the implementation of this Resolution based on their duties./.

Recipient:
- As per Article 3;
- Supervisory Board, Internal Audit;
- Archived: Admin, BOD Office.

BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

(Signed and sealed)

Bui Quang Bach

SJ GROUP JOINT STOCK COMPANY

No. 02/QD-SJG-HDQT

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, March 31, 2026

DECISION

Approval of CT2B, CT3B mixed-use high-rise apartment construction investment project – Van La Residential Project

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THE BOARD OF DIRECTORS OF SJ GROUP JOINT STOCK COMPANY

Pursuant to the Law on Enterprises and its written amendments and supplements;

Pursuant to the Charter of SJ GROUP Joint Stock Company (SJ GROUP);

Pursuant to the internal regulations on corporate governance of SJ GROUP and regulations on operation of SJ GROUP Board of Directors;

In consideration of the request of the General Director at Proposal No. 52/TTr-SJG-DT&PTDA dated March 27, 2026 submitted to the Board of Directors on approval of CT2B, CT3B mixed-use high-rise apartment construction investment project – Van La Residential Project;

Pursuant to Resolution No. 54/NQ-SJG-HDQT dated March 31, 2026 of the Board of Directors of the Company on approval of CT2B, CT3B mixed-use high-rise apartment construction investment project – Van La Residential Project;

HEREBY DECIDES

Article 1: To approve CT2B, CT3B mixed-use high-rise apartment construction investment project – Van La Residential Project of the General Director at Proposal No. 52/TTr-SJG-DT&PTDA dated March 27, 2026 with the following contents:

1. Project name

CT2B, CT3B mixed-use high-rise apartment construction investment project – Van La Residential Project

2. Location: Kien Hung Ward, Hanoi

3. Investment decision-maker: Board of Directors of SJ Group Joint Stock Company

4. Investor: SJ Group Joint Stock Company

5. Entity in charge of feasibility study report: I.D.E.A Investment Consultancy and Architect Development Joint Stock Company

6. Project group, type, class of construction, service life of construction according to the design of the main work:

- Project group: Group B
- Type of construction: Civil engineering
- Class of construction: Class I
- Service life of construction according to the design: ≥ 100 years

7. Project objectives

- To invest in high-end apartment complex; realize the 1/500 detailed planning scheme; and create a luxurious, modern apartment complex that harmonizes with the urban landscape and enhances the quality of life for residents.
- To aim at developing a comfortable, sustainable living space with integrated technical infrastructures, contributing to the completion of Van La urban landscape according to the approved planning orientation in conformity with the economic and technical standards and the customer's requirements.
- To affirm SJ Group brand on the real estate market.

8. Construction investment scope

No.	Contents	Unit	CT2B	CT3B	Total
1	**Land area**	**m^2**	**5,575**	**5,559**	**11,134**
2	**Construction land area**	**m^2**	**2,329**	**2,329**	**4,659**
3	**Construction floor area**	**m^2**	**64,883**	**64,851**	**129,734**
3.1	Gross floor area for underground structure	m^2	11,150	11,118	22,268
3.2	Gross floor area for commercial and service structures	m^2	9,037	9,037	18,075
3.3	Gross floor area for apartments	m^2	44,363	44,363	88,725
3.4	Gross floor area for attic	m^2	333	333	666
4	**Number of storeys (excluding attic)**	**storey**	**25 floors + 02 basements**		
5	**Building height**	**m^2**	**94**	**94**	**94**
6	**Total number of apartments**	**m^2**	**416**	**416**	**832**
7	**Scope of population**	**m^2**	**1,250**	**1,250**	**2,500**
8	**Commercial areas**	**m^2**			**75,859**
8.1	Commercial and service area, office, kindergarten, swimming-pool …	**m^2**	**5,494**	**5,417**	**10,912**
8.2	Apartment buildings (towers)	m^2	32,474	32,474	64,947
9	**Floor area for parking garage**	m^2	9,019	9,260	18,279
9.1	Floor area for car parking garage	**m^2**	**6,442**	**6,729**	**13,172**
9.2	Floor area for bike/ motorbike parking garage	m^2	2,577	2,531	5,108

9. Basic design drawings sealed and confirmed

10. Steps of design and list of selected standards:

- Steps of design: 3 steps
- List of selected standards: Detailed in the feasibility study report

10.1. General design

As to the planning, the design meets the technical requirements of the land area (red line boundary, building density, land use coefficient, building height and underground boundary) as stipulated in Decision No. 6316/QD-UBND of Hanoi City People's Committee on approving adjustment of the detailed construction planning, 1/500 scale, for Van La Residential Project and Decision No. 3650/QD-UBND dated July 03, 2025 of Hanoi City People's Committee on approving partial adjustment of the detailed planning for Van La Residential Project, 1/500 scale – at planning lots CT2A, CT2B, CT3B, and P3.

10.2. Architectural design

- Underground structure: 2 basements for parking area, main technical systems, internal technical systems, and auxiliary systems;

- Podium block: Floors 1 to 4 for commercial areas, kindergarten (CT2B), offices, management board office, a swimming pool, a medical room, common utility spaces and a community room;
- Tower block: Floors 5 to 25 for apartments;
- Rooftop for elevator technical rooms, fire protection elevator technical rooms, a fire pump room, and a water tank

10.3. Structural solutions

10.3.1. Foundation and basement structures:

- B25 grade concrete for cast-in-situ bored piles and retaining walls; B40 grade concrete for experimental bored piles; B30 grade concrete for pile caps, foundation bracing, and basement slabs.
- Reinforcement steel CB240-T; CB-400V; CB-500V.
- Foundation structure: Using cast-in-situ bored piles D1200 and D800; these piles are drilled to a depth of 53m – 54m for D800 piles; and 55m-56m for D1200 piles. The pile tips are embedded in the gravel layer for a minimum of 5m for D800 piles and 7m for D1200 piles. The foundation footing is 2.5m high and the elevator shaft pile feet is 4m high.
- Baseboard structure: The building has two basements, B1 and B2. The basement walls use a reinforced concrete diaphragm wall structure with thickness of 600mm and estimated depth of 27.55m. Basement B2 uses a flat concrete slab structure with a thickness of 600mm. Basement B1 uses a concrete slab structure with a thickness of 140mm combined with a concrete beam system with cross-sections of 500x600mm; 300x600mm; and 200x400mm

10.3.2. Body and roof structures:

- B40 grade concrete (basement B2 – 15th floor), B35 grade concrete (16th floor – roof) for columns and walls; B30 grade concrete for beams and slabs; and B25 grade concrete for ramps and staircases.
- Reinforced steel: CB240-T; CB-400V; CB-500V.
- Using a monolithic reinforced concrete beam-slab-column loading structure / /wall frame. Slab thickness: 140mm, 180mm; column thickness: 1100x1600mm, 1300x1600mm, 500x500mm; wall thickness: 300mm, 400mm, 500mm; beam thickness: 200x400mm, 300x600mm, 500x600mm

10.4. Technical system design

10.4.1. Electricity, lightning protection and communication design:

- Power Source: Taken from the 22kV regional power grid. At basement 1 of buildings CT2B and CT3B, there is one (01) 22/0.4kV transformer substation (capacity 2x1600 KVA) to supply power to all electrical loads in the building.
- Lightning protection: To protect against direct lightning strikes, an early emission lightning rod with a protection radius of 65m is installed on the roof of the building, combined with a 25x3mm copper strip lightning rod, and arranged surface-mounted on the outer edge beam on the vertical surface at a height of 45m or more above the roof of the building. This system is connected to the lightning protection grounding system via 70mm2 bare copper lightning conductors from the roof down to the grounding rod system.
- Communication and television systems: Using the systems provided by the service provider.

10.4.2. Water drainage design

- Wastewater drainage design: Wastewater is collected in a septic tank system for preliminary treatment and then connected to the area's wastewater drainage system.
- Rainwater drainage design: Rainwater on the roof is collected by water collection balls, drained down vertical pipes to manholes and outdoor rainwater collection channels. The rainwater from the

balconies of the apartments is collected in floor drains, through separate vertical pipes from floors 5-7 and drained into outdoor rainwater collection manholes. Surface water from the garden and landscaping is collected and drained into the building's general rainwater drainage system. A separate rainwater collection system is used for the balconies on floors 5-7 to prevent backflow into the lower floor drains.

10.4.3. Water supply design

Clean water is sourced from the water supply line of Kien Hung Ward and supplied to an underground water tank within the building's premises. Water is then pumped from the underground tank to a rooftop water tank for distribution to the various usage areas. Water meters are centrally located in the technical rooms on each floor.

(Details according to the basic design are appraised at Document No. 2702/SXD-QLXD dated February 05, 2026)

11. Total investment and values

11.1. Total investment: VND 3,420,617 million

Unit: VND million

No.	Contents	Value before VAT	VAT	Value after VAT	Remark
A	**Construction investment costs**	**2,501,664**	**201,542**	**2,703,206**	
1	Construction costs	1,783,282	142,663	1,925,944	
2	*Equipment cost*	*367,811*	*29,425*	*397,236*	
3	*Project management cost*	*20,349*	*2,035*	*22,384*	
4	*Construction investment consultancy cost*	*50,165*	*4,579*	*54,744*	
5	*Other costs*	*14,808*	*1,478*	*16,287*	
6	*Contingencies*	*265,249*	*21,362*	*286,611*	
B	**Technical infrastructure project cost jointly allocated**	**101,414**	**10,141**	**111,555**	Price unit allocated under Decision No. 01/QD-CT-HDQT dated January 10, 2024 approving adjustment of the feasibility study report – technical infrastructures
C	**Land use fees**	**415,499**	**-**	**415,499**	Official value shall be determined after obtaining a decision of the state authority on additional land use fees
D	**Loan interest cost**	**190,358**	**-**	**190,358**	This cost is temporarily allocated

					under the expected loan plan of Van La Residential Project. Official value is based on actual performance.
	Total project investment *(A+B+C+D)*	**3,208,934**	**211,683**	**3,420,617**	

(Details are included in the enclosed explanation of the feasibility study report)

11.2. Investment value

11.2.1. Business area

No.	Contents	Area (m^2)
1	Apartment floor	64,947
2	Commercial and service floor, office, kindergarten, swimming-pool, gym, yoga, game kid	10,912
3	Basement floor for cars	13,172
	Total	**89,030**

11.2.2. Values

No.	Contents	Value before VAT (VND mil)	Business area (m^2)	Value (VND mil/m^2)
A	**Construction investment**	**2,501,664**		**28,099**
1	Construction costs	1,783,282	89,030	20,030
2	Equipment cost	367,811	89,030	4,131
3	Project management cost	20,349	89,030	0,229
5	Construction investment consultancy cost	50,165	89,030	0,563
6	Other costs	14,808	89,030	0,166
7	Contingencies	265,249	89,030	2,979
B	**Technical infrastructure project cost jointly allocated**	**101,414**	**89,030**	**1,139**
C	**Land use fees temporarily calculated**	**415,499**	**89,030**	**4,667**
D	**Loan interest cost**	**190,358**	**89,030**	**2,138**
	Total value	**3,208,934**	**89,030**	**36,043**

12. Progress: From 2026 to 2028

13. Capital source: Equity capital and other legally mobilized capital

14. Form of project management: The Investment Owner directly manages the project (assigns Van La Project Management Unit – SJ Group Joint Stock Company to manage the project).

15. Project deliverables

- Apartment floors, commercial and service areas, offices, kindergartens, and basement parking areas for cars are the investor's private property; business operations are conducted according to the Company's plan; and business prices are properly determined at each stage and time of operation to ensure investment efficiency and compliance with the laws. The swimming pool, gym, yoga studio,

and kids game room are the investor's private property to provide amenities for the building residents (detailed area specified in section 11.2.1).

- Community activity areas, basement parking areas for motorbikes, corridors, etc. (excluding private use areas) are common property to serve residents and tenants/transferees of commercial and service areas, offices, kindergartens, etc., and managed, operated and exploited in accordance with the laws.

Article 2. The Board of Directors shall authorize the Chairman of the Board of Directors to conduct the contents as specified in Article 1 in accordance with the laws and the regulations of SJ GROUP.

Article 3. This Resolution shall take effect as from the signing date.

Members of the Board of Directors, General Director, Deputy General Director, Finance Director, Chief Accountant, Chief of the Office Secretariat, Directors of the Departments and relevant entities and individuals shall be responsible for implementing this Decision./.

Recipients:
- As Article 3;
- Supervisory Board; Internal Audit Board;
- Filing: Archival, BOD Office

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN
(Signed and sealed)
Bui Quang Bach

SONG DA URBAN & INDUSTRIAL ZONE INVESTMENT DEVELOPMENT JOINT STOCK COMPANY
No. 01/NQ-CT-HDQT

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, January 10, 2024

RESOLUTION
Approval of adjustment of the feasibility study report on construction investment in Van La Residential Project – Phase 1: Technical infrastructures

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THE BOARD OF DIRECTORS OF SONG DA URBAN & INDUSTRIAL ZONE INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Pursuant to the Law on Enterprises and its written amendments and supplements;

Pursuant to the Charter of Song Da Urban & Industrial Zone Investment Development Joint Stock Company (SUDICO);

Pursuant to the internal regulations on corporate governance of SUDICO and regulations on operation of SUDICO Board of Directors;

In consideration of the request of the General Director at Proposal No. 130/TTr-CT-DT&PTDA dated December 20, 2023 submitted to the Board of Directors on approval of adjustment of the feasibility study report on construction investment in Van La Residential Project – Phase 1: Technical infrastructures;

Pursuant to Decision No. 107/QD-UBND dated January 08, 2024 of Hanoi City People's Committee on correction of Decision No. 6316/QD-UBND dated November 23, 2015 of Hanoi City People's Committee on approval of adjustment of detailed planning of Van La Residential Area, 1/500 scale at planning land lot (TT6) and traffic road (GT), Location: Phu La Ward, Ha Dong District, Hanoi;

Based on opinions of the members of the Board of Directors of the Company (5/5 voted for);

HEREBY RESOLVES

Article 1: To approve adjustment of the feasibility study report on construction investment in Van La Residential Project – Phase 1: Technical infrastructures at the request of the General Director of the Company at Proposal No. 130/TTr-CT-DT&PTDA dated December 20, 2023 with the following contents:

1. Project name: Van La Residential Project – Phase 1: Technical infrastructures

2. Type and class of construction:

- Type of construction: Technical infrastructures
- Class of construction: Class III, the project has class I work.

3. Location: Phu La Ward, Ha Dong District, Hanoi City

4. Investor: Song Da Urban & Industrial Zone Investment Development Joint Stock Company (SUDICO)

5. Entity in charge of project management: Hanoi Urban Project Management Unit

6. Entity in charge of feasibility study report: Vietnam Investment Consulting and Construction Designing Joint Stock Company

7. Scope:

- Scope of project area: 11.4028 ha
- Scope of population: 3,214 people

8. Project contents

8.1. Design of technical infrastructures

a. Ground leveling design plan

- Ground elevation is designed at the highest +6.5m and the lowest +6.3m, creating a slope towards the traffic routes, with a minimum ground slope of 0.4% according to the approved plan.
- Sand used for embankment has a compaction coefficient K=0.90. For greenery areas, the ground leveling is not compacted, utilizing the excavated organic soil from the embankment areas.

b. Road design plan

- The area of land for traffic and parking lots is 43,240m², including:

+ Internal traffic road with an area of 40,209m² comprise the following routes: Route No. 1 (cross-section IIA-IIA) with a right-of-way of 23.5m; Route 2A, section from N3-N5, and Route 7A (cross-section IIB-IIB) with a right-of-way of 15.0m; Route 2 (cross-section IV-IV) with a right-of-way of 16.5m; Routes 3, 5, and 6 (cross-section VIIA-VIIA) with a right-of-way of 13.5m; Route 4 (cross-section III-III) with a right-of-way of 19.5m; Route 7 (cross-section IIC-IIC) with a right-of-way of 19.0m; Route 8 (cross-section VII-VII) with a right-of-way of 10.5m; Route 9 (cross-section VIIB-VIIB) with a right-of-way of 12.0m; Routes 10 and 11, section from N9-N13, Route 12, and Route 13 (cross-section VI-VI) with a right-of-way of 13.0m; Route 14 (cross-section VIII-VIII) with a right-of-way of 8.5m-11.5m; Route 7A section from N6-N16, Route 7B and Route 2A section from N5-N6 (cross-section VIIIA-VIIIA) with a right-of-way of 11.0m; and Route 11 section from N13-N4 (cross-section VIA-VIA) with a right-of-way of 9.47m-10.18m.

+ Parking lots P1, P2, P4 have an area of approximately 3,031m² (no construction).

- Road structure: The roadbed is designed to be compacted to K=0.95; the subbase layer is compacted to K=0.98; the road surface is made of hot-mix asphalt concrete, with a base of crushed stone aggregate type I and type II; sidewalks are paved with 3cm thick stone, and curb stones are made of natural stone with dimensions of 100x26x23(cm); 100x22x18 (cm), incorporating greenery trees, lawns, and other technical infrastructure systems. Road slope is <10%.

c. Water supply design

- The project's water supply is connected to the main HDPE pipeline D225, a part of the water supply pipeline of Ha Dong District, running along Quang Trung Street. The project's water demand is approximately 1,658 m³/day.
- The project's domestic water supply and fire fighting pipeline networks are loop networks DN110 and DN225, underground buried, with pipe depths from 0.7m to 1m on the sidewalk. The fire fighting pipeline network includes fire hydrants spaced at intervals of <=120m/hydrant.

d. Stormwater drainage system design

- The stormwater drainage system is designed independently from the wastewater drainage system, with gravity flow design principle. The stormwater drainage system is divided into two catchment areas: Western catchment area and Eastern catchment area of the project. The rainwater in these catchment areas is collected through a system of manholes spaced approximately 20m to 25m apart on the sidewalks, combined with manholes, and discharged into a system of precast reinforced concrete circular pipes with sizes of D600mm to D1250mm. It then discharges at two points connecting to the planned box culvert system D3000x2000(mm).
- The rainwater for the building is collected at the roof and balcony/loggia levels, and is drained separately through vertical pipes, overflowing outside the building. It then flows into the project's general drainage system via a surface water collection manhole.

e. Wastewater drainage design

- The whole wastewater from the project is collected by a separate sewer system and discharged to a centralized wastewater treatment plant with a total capacity of 1,100 m³/day located in the project's

technical infrastructure plot. Wastewater collection and drainage lines pass through manholes, inspection wells, and precast reinforced concrete pipes with diameters ranging from D300mm to D400mm.

- Wastewater from floor cleaning, sinks, etc., is collected through separate vertical pipes and discharged into a system of manholes and common wastewater collection trenches. Wastewater from the toilets and urinal are collected and directed to separate septic tanks located in each building. Wastewater, after preliminary treatment, is collected at the project's centralized wastewater treatment plant to ensure compliance with the requirements in column B of QCVN 14:2008/BTNMT - National technical standard on domestic wastewater before discharge into the receiving water sources. The centralized wastewater treatment plant, with a capacity of 1,100 m^3/day, is located in the project's technical infrastructure area.

f. Electrical and lighting design

- The project's power supply is taken from the existing 110kV Ha Dong substation, supplied to the project's substations via the existing 24kV Cu/XLPE/PVC/DSTA/PVC-3x240mm^2 medium-voltage underground cable through the project area. The project includes 5 low-voltage 22/0.4kV substations: 1x1000kVA substation-1; (1x400kVA) substation-2, (2x1600kVA) substation-3, (2x1600kVA) substation-4, and (2x750kVA) substation-5 to supply power for technical infrastructures, lighting system, public service facilities, schools, kindergartens, low-rise and high-rise residential areas, etc.
- The project's 22KV power supply network uses a loop circuit. After the 22/0.4kV low-voltage section at the substations, the 0.4kV low-voltage power is distributed to each main switchboard of the buildings based on electricity demand using an underground cable system buried 0.8m to 1m below the road surface.
- Traffic lighting uses 100W-220V IP66 LED lights. The lights are mounted on 6m high poles with 2m high arms and a 1.5m reach. The lights are spaced 30 to 40 m apart, and 0.7 to 1m from the curb depending on the road cross-section. The lighting cables for the project are designed to be underground. Lighting system for the concentrated greenery areas is designed separately to ensure compatibility and harmony with the architectural landscape.

g. Communication system design

- Signal sources from the MDF cabinets on Quang Trung Street are supplied to the distribution light electrical cabinets via fiber optic cables, which then lead to intermediate light electrical cabinets in the buildings.
- The communication cabling system is designed synchronously and inserted in rigid uPVC pipes and buried underground along the project's traffic routes.

h. Greenery design

- The project's concentrated greenery space includes land lots CX1 to CX15 (excluding land lot CX12) with a total area of approximately 6,656 m^2. These green areas are designed as "open" spaces, easily accessible, and planted with shade trees with a canopy D4m-6m and a trunk D>=15cm, combined with lawns, walkways, playgrounds, and landscaping. Additionally, some outdoor sports facilities will be provided to meet the recreational needs of residents.
- The sidewalk greenery space is planned to include trees with a canopy D4m-6m to provide shade. These trees are planted in the built-in planters spaced 5m to 8m apart; 0.8m to 1m from the edge of the sidewalk, and with a trunk D>=15cm.

8.2. Project schedule: Completion in Quarter IV of 2026.

8.3. Total investment

a. Total investment

- Total investment is determined based on:

+ Value of the items implemented is determined according to the records, documents and certificates.

+ Value of the items required to implemented is determined according to the cost estimate based on the basic design.
+ Cost for the remaining land clearance are provisionally calculated based on current unit prices and quantities as per the inventory report and the draft proposal of Ha Dong Land Development Center.
+ Land use fees are provisionally calculated based on the land use fees already paid, with an additional provision for increased land use fees due to estimated changes in planning at about VND 264 billion.
+ Cost for undergrounding the 110KV power line is provisionally calculated according to Resolution No. 13/NQ-CT-HĐQT dated March 3, 2023.

- Table of total investment (after VAT):

VND

No.	Contents	Value of the items implemented	Value of the items required to be implemented	Total value
(1)	(2)	(3)	(4)	(5=3+4)
1	Construction cost	30,704,940,470	194,124,506,294	224,829,446,764
2	Equipment cost	-	37,255,386,561	37,255,386,561
3	Project management cost	52,428,838,392	14,879,830,564	67,308,668,956
4	Construction investment consultancy cost	10,674,927,778	5,474,492,707	16,149,420,485
5	Other costs	12,545,762,909	22,548,064,581	35,093,827,490
6	Land acquisition cost and land use fees	417,129,432,318	284,612,219,405	701,741,651,723
	Land acquisition cost	*34,419,508,000*	*20,612,219,405*	*55,031,727,405*
	Land use fees	*382,709,924,318*	*264,000,000,000*	*646,709,924,318*
7	Contingencies	-	66,065,378,462	66,065,378,462
8	Loan interest	1,597,916,666	24,617,334,421	26,215,251,087
9	Power line undergrounding cost	-	58,723,931,000	58,723,931,000
10	Infrastructural investment cost to ensure smart urban area		14,623,320,970	14,623,320,970
11	Project gateway investment cost		6,000,000,000	6,000,000,000
	Total investment without loan interest	**523,483,901,867**	**704,307,130,544**	**1,227,791,032,411**
	Total investment after loan interest	**525,081,818,533**	**728,924,464,965**	**1,254,006,283,498**

* *Note: The land use fees are temporarily determined due to detailed planning adjustments to reduce high-rise building construction land area and increase low-rise building construction land area; after obtaining the Decision of the competent state authority, the land use fees will be adjusted accordingly.*

b. Comparison of total investment

Unit: VND

No.	Contents	Total investment approved under Resolution No. 98/QD/CT-HDQT dated September 13, 2017	Total investment adjusted	Difference
(1)	(2)	(3)	(4)	(5=4-3)
1	Construction cost	148,668,550,239	224,829,446,764	76,160,896,525
2	Equipment cost	13,657,173,828	37,255,386,561	23,598,212,733

3	Project management cost	15,069,763,448	67,308,668,956	52,238,905,508
4	Construction investment consultancy cost	11,314,112,344	16,149,420,485	4,835,308,141
5	Other costs	20,808,180,007	35,093,827,490	14,285,647,483
6	Land acquisition cost and land use fees	493,154,837,003	701,741,651,723	208,586,814,720
	Land acquisition cost	*48,527,971,295*	*55,031,727,405*	*6,503,756,110*
	Land use fees	*444,626,865,708*	*646,709,924,318*	*202,083,058,610*
7	Contingencies	25,872,113,465	66,065,378,462	40,193,264,997
8	Loan interest	2,327,629,992	26,215,251,087	23,887,621,095
9	Power line undergrounding cost	82,500,000,000	58,723,931,000	-23,776,069,000
10	Infrastructural investment cost to ensure smart urban area		14,623,320,970	14,623,320,970
11	Project gateway investment cost		6,000,000,000	6,000,000,000
12	**Total investment without loan interest**	811,044,730,335	1,227,791,032,411	416,746,302,077
13	**Total investment after loan interest**	813,372,360,326	1,254,006,283,498	440,633,923,172

c. Reasons for increase/ decrease in total investment

- Increase in construction cost and equipment cost due to change in unit prices and quantities.
- Increase in consulting costs, other costs and contingencies due to updates to additional works and increase in civil work and equipment costs
- Increase in expected land use fees due to VND 264 billion of estimated land use fees due to changes in planning
- Increase in project management costs due to updated management cost jointly allocated to the project.
- Increase in loan interest due to incremental investment capital demands
- Increase in additional investment costs for enhancing green landscapes, smart cities, and project gateways.
- Decrease in power line undergrounding costs due to updates of the approved values according to Resolution No. 13/NQ-CT-HĐQT dated March 03, 2023 of the Board of Directors.

8.4. Capital sources (for parts not having been implemented)

- Equity capital: 20%
- Capital mobilized from the customers and other legal mobilized capital: 80%

8.5. Product consumption plan

- For low-rise building area; high-rise apartment buildings combined with services; and public service land CT2A: The company will invest in construction for business purposes or transfer land use rights to organizations and individuals in need.
- For parking lot area P3: The company will invest or cooperate in the construction and operation of parking facilities to serve the parking needs of the residents.
- For land area for primary schools and kindergartens: The company will invest independently or cooperate in the investment and operation with capable and experienced units.

8.6. Methods of organizing and managing the project after investment

- The investor will transfer the technical infrastructure system including: roads, sidewalks; green spaces; Power supply and lighting systems; water supply and drainage systems; parking lots P1, P2, P4 for local

authorities and specialized management agencies to manage according to the law when conditions are met.

- Other facilities: The investor will operate and conduct business according to regulations.

8.7. Determination of investment costs

No.	Contents	Unit	VAT	Remark
I	**Project land area**	m^2		
I.1	**Project land area under the investment plan**	-	**114,028**	
I.2	**Business land area**	-	**61,747**	
1	Land area of high-rise apartment buildings CT2B+CT3B	-	11,134	
2	Land area of low-rise buildings	-	33,290	
3	Land area of apartment building CT2A	-	1,539	
4	Land area of schools and kindergartens	-	15,784	
II	**Cost for land acquisition + infrastructural construction investment**	**VND**	**562,420,721,531**	
1	Unit price for $1m^2$ of the project land area	-	4,932,304	
2	Unit price for $1m^2$ of the business land area	-	9,108,470	
III	**Land use fees**			
III.1	**Expected land use fees re-determined under the adjusted planning**	**VND**	**646,709,924,318**	
1	Land use fees paid	-	382,709,924,318	
2	Land use fees expected to be paid additionally	-	264,000,000,000	
III.2	**Determination of land use fees for each type of land**	**VND/m^2**		
1	**Land area of high-rise apartment buildings CT2B+CT3B**	-	**63,450,603,902**	**Paid**
2	**Land area of low-rise buildings**	-	**573,623,736,502**	
A	Remaining land area of low-rise buildings under the previous planning (TT1, TT2, BT1-BT4)	-	203,800,661,008	Paid
b	Land use fees additionally paid after inspection	-	13,867,000,000	Paid
c	Land area of low-rise buildings supplemented under the adjusted planning (TT3-TT9)		355,956,075,494	
-	*Land use fees of the low-rise building lots transferred from the high-rise buildings at paid unit price*	-	*91,956,075,494*	*Paid*
-	*Land use fees expected to be paid additionally*	-	*264,000,000,000*	
3	**Service apartment building CT2A**	-	**9,635,583,914**	**Paid**
III.3	**Unit price of land use fee**	**VND/m^2**		

1	High-rise apartment buildings	-	5,698,815	It will be adjusted accordingly after obtaining the decision of the state authority on additional land use fees due to changes in planning.
2	Low-rise buildings	-	17,231,113	
3	Service apartment building CT2A	-	6,260,938	
IV	**Business land price (including cost for infrastructural construction investment and land acquisition and land use fees)**	**VND/m²**		
1	Land price of high-rise apartment buildings	-	14,807,285	It will be adjusted accordingly after obtaining the decision of the state authority on additional land use fees due to changes in planning and with final settlement of other costs
2	Land price of low-rise buildings	-	26,339,583	
3	Land price of service building CT2A	-	15,369,409	
4	Land price of schools and kindergartens	-	9,108,470	

(Details of the feasibility study report adjusted in the Proposal)

Article 2. The Board of Directors shall authorize SUDICO General Director to conduct the contents as specified in Article 1 in accordance with the laws and the regulations of SUDICO.

Article 3. This Resolution shall take effect as from the signing date.

Members of the Board of Directors, General Director, Deputy General Director, Finance Director, Chief Accountant, Chief of the Office Secretariat, Directors of the Departments and relevant entities and individuals shall be responsible for implementing this Decision./.

Recipients:
- As Article 3;
- Supervisory Board; Internal Audit Board;
- Filing: Archival, BOD Office

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN
(Signed and sealed)
Do Van Binh

IN AUTHORITY OF GENERAL DIRECTOR
CHIEF OF THE OFFICE SECRETARIAT
(Signed and sealed)
Vu Cao Ky

BẢN DỊCH
TRANSLATION

HANOI PEOPLE'S COMMITTEE

No.: 121/GPMT-UBND

Song Da Urban & Industrial Zone Development and Investment Joint Stock Company
INCOMING OFFICIAL DISPATCH No.: 373 Dated August 10, 2023

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Hanoi, August 10, 2023

ENVIRONMENTAL PERMIT

THE PEOPLE'S COMMITTEE OF HANOI CITY

Pursuant to the Law on Environmental Protection dated November 17, 2020;

Pursuant to the Law on Local Government Organization dated June 19, 2015 and the Law amending and supplementing a number of articles of the Law on Government Organization and the Law on Local Government Organization dated November 22, 2019;

Pursuant to the Decree No. 08/2022/ND-CP dated January 10, 2022 of the Government detailing a number of articles of the Law on Environmental Protection;

Pursuant to the Circular No. 02/2022/TT-BTNMT dated January 10, 2022 of the Minister of Natural Resources and Environment detailing the implementation of a number of articles of the Law on Environmental Protection;

Considering the proposal of Song Da Urban & Industrial Zone Development and Investment Joint Stock Company (hereinafter referred to as the Project Owner) in the Document No. 161/CT-KHDT dated July 11, 2023 regarding the modification and supplementation of the dossier proposing the issuance of an environmental permit for the 'Van La Housing Area project (hereinafter referred to as the Project);

At the proposal of the Hanoi Department of Natural Resources and Environment in Submission No. 5783/TTr-STNMT-CCBVMT dated August 02, 2023.

DECIDES:

Article 1: To grant an environmental permit to Song Da Urban & Industrial Zone Development and Investment Joint Stock Company, located at Sudico Building, Me Tri Street, My Dinh 1 Ward, Nam Tu Liem District, Hanoi City, to conduct environmental protection activities for the project: "Van La Housing Area" in Phu La, Ha Dong District, Hanoi City, with the following contents:

1. General Information of the Facility:

1.1. Project Name: "Van La Housing Area".

1.2. Location of Operations: Phu La Ward, Ha Dong District, Hanoi City.

1.3. Business Registration Certificate No.: 0101399461 first issued by the Hanoi Department of Planning and Investment on August 08, 2003, with the 11th amendment registration on June 15, 2023.

Headquarters Address: Sudico Building, Me Tri Street, My Dinh 1 Ward, Nam Tu Liem District, Hanoi City.

1.4. Tax Code: 0101399461

1.5. Type of Production, Business, and Services: Low-rise housing, high-rise apartments combined with services, schools.

1.6. Scope, Scale, and Capacity of the Project:

a) Scale and boundaries of land use: Land area for project implementation: 114,028 m². Land use boundaries: According to the Overall Adjustment of the Detailed Planning for Van La Residential Area, scale 1/500, Phu La ward, Ha Dong district, approved by the Hanoi People's Committee in Decision No. 6316/QD-UBND dated November 23, 2015 (located entirely within the 120,133.4 m² of land previously officially allocated by the Ha Tay Provincial People's Committee to the Company for project implementation under Decision No. 2423/QD-UBND dated July 14, 2008; excluding the following land plots: existing residential area for renovation - CTR1, CTR2; historical, cultural, and religious relic land - QC, BL, MT, DTBT, and the green space, physical training and sports land plot labeled CX12).

b) Investment Scale (Population size and primary items of investment): Complies with Decision No. 6316/QD-UBND dated November 23, 2015 of the Hanoi People's Committee on approving the Overall Adjustment of Detailed Planning of for Van La Residential Area, scale 1/500; the site layout plan drawings for the high-rise apartments combined with public services on land blocks CT2B, CT3B approved by the Department of Planning and Architecture in Document No. 8073/QHKT-TMB-P1-HTKT dated December 27, 2018; and documents No. 7399/VP-ĐT dated August 07, 2019 and No. 676/UBND-DT dated March 02, 2020 of the City People's Committee correcting the figures at land block TT6. Specifically, some of the key planning and architectural parameters are as follows:

Within the project area of 114,028 m², the land blocks comprise:

+ CT2B High-rise apartments combined with services: Land area 5,575 m²; Construction area 2,347 m²; total gross floor area (excluding basement) 53,759 m²; building density 42%; land use coefficient 9.64 times; height 25 stories; population 1,250 people; number of apartments 416 apartments; 02 basements with a floor area of 12,151 m²; community area on the 2nd floor is 333m²; kindergarten area is 860 m²; swimming pool area is 400 m² (average depth 1.2m).

+ CT3B High-rise apartments combined with services: Land area 5,559 m²; Construction area 2,347 m²; total gross floor area (excluding basement) 53,759 m²; building density 42%; land use coefficient 9.67 times; height 25 stories; population 1,250 people; number of apartments 416 apartments; 02 basements with a floor area of 11,921 m²; community area on the 2nd floor is 333m²; swimming pool area is 400 m² (average depth 1.2m).

+ Low-rise housing (BT1÷BT4 and TT1÷TT9): Total land area 33,290 m²; Construction area 18,384m²; total gross floor area 63,922 m²; building density 55%; height: BT1÷BT4 is 3 stories and TT1÷TT9 is 4 stories; population 714 people; total of 215 plots.

+ Primary school (TH1, TH2): Land area 11,404 m²; Construction area 4,112 m²; total gross floor area 12,336 m²; building density 35% and 40%; height 3 stories; total student capacity of 760 students (TH1: 599 students; TH2: 161 students).

+ Kindergartens (NT1, NT2): Land area 4,380 m²; Construction area 1752 m²; total gross floor area 5,256 m²; building density 40%; height 3 stories; student capacity of 292 children (NT1: 193 children; NT2: 99 children).

+ CT2A public service building: Land area of 1,539 m²; construction area of 677 m². total gross floor area 8,126 m²; Building density of 44%; building height of 12 stories; number of basements: 02 basements; basement floor area of 1,707 m². In which, a minimum area of 172 m² of floor area at CT2A Building (no reimbursement required) to meet the community activity needs of residents within the project area (low-rise zone) and adjacent areas, in strict accordance with the contents committed by the Investor in Document No. 67/CT-KHDT dated April 6, 2022).

+ Construction of technical infrastructure: Land area of 45,625 m² including land plots: Technical infrastructure treatment area, 04 parking lots P1, P2, P3 and P4; construction area of 1463 m².

+ Greenery and Sports land: 6,656 m² (excluding Lot CX12 which has 764 m²).

- Land area not included in the project investment, only matched for infrastructure connection: 8,867 m² including existing residential land (CTR1, CTR2) and religious lands (including 04 lot: QC - Quan Cong mound, BL - Ba La mound and Ancestral Grave of Do Family in Vietnam, MT - existing tower tombs of Van La Pagoda, DTBT - Van La Pagoda relic land) and lot CX12.

- Total land area for construction: 31,082 m²

- Building height (above ground): 1 - 25 stories.

- Total gross floor area (excluding basement): 203,670 m².

- Number of basements: 0 - 2 basements; Total basement floor area: 28,796 m².

- Population scale: 3,214 people. Total number of students: 1,052 students.

- Total number of residential units: 1,047 units (832 apartments and 215 land plots).

- Technical infrastructure system: construction of a centralized wastewater treatment plant with a capacity of 1,100 m³/day-night; synchronous systems for traffic, water supply, drainage, electricity, lighting, trees, firefighting, information... according to planning.

(Based on the Investment Policy Adjustment Decision No. 2580/QD-UBND dated May 04, 2023 of the People's Committee of Hanoi City, 1st Adjustment).

- Project classification: Group A (according to public investment classification criteria).

2. Environmental licensing contents and attached environmental protection requirements:
2.1. Permitted to discharge wastewater into the environment and implement environmental protection requirements as specified in Appendix 1 issued with this License.
2.2. Permitted to discharge emissions into the environment and implement environmental protection requirements as specified in Appendix 2 issued with this License.
2.3. Ensure limit values for noise and vibration, and implement environmental protection requirements as specified in Appendix 3 issued with this License.
2.4. Requirements on waste management, environmental incident prevention and response as specified in Appendix 4 issued with this License.

2.5. Other requirements on environmental protection as specified in Appendix 5 issued with this License.

Article 2. Rights, obligations, and responsibilities of Song Da Urban & Industrial Zone Investment and Development Joint Stock Company:

1. Have rights, obligations as prescribed in Article 47 of the Law on Environmental Protection.

2. Have responsibilities:

2.1. Only permitted to perform the licensed contents after completing the corresponding environmental protection works.

2.2. Operate the waste treatment works regularly and properly in accordance with the process to ensure that waste after treatment meets environmental technical regulations; have measures to mitigate noise and vibration to meet environmental protection requirements; manage waste in accordance with the law. Take responsibility before the law if pollutants, noise, or vibration fail to meet the permitted requirements in this License, and must immediately cease the discharge of wastewater, emissions, and generation of noise and vibration to implement corrective measures as prescribed by law.

2.3. Correctly and fully implement the environmental protection requirements in this Environmental License and legal provisions on environmental protection.
2.4. Report timely to the environmental licensing authority and local competent authorities if incidents occur to the waste treatment works or other incidents leading to environmental pollution.
2.5. During implementation, if there are any changes different from the contents specified in this License, it must be timely reported to the licensing authority.

Article 3. Validity period of the License: 10 years (from August 10, 2023 to August 10, 2033).

Article 4. Assign the Hanoi Department of Natural Resources and Environment and the People's Committee of Ha Dong District to organize inspection of the implementation of the licensed contents and environmental protection requirements for the licensed Project in accordance with the law./.

Recipients:
- Ministry of Natural Resources and Environment (for reporting);
- Chairman of the City People's Committee (for reporting);
- Vice Chairman of the City People's Committee Duong Duc Tuan;
- Vice Chairman of the City People's Committee Nguyen Trong Dong;
- Office of the City People's Committee: Chief of Office, Deputy Chief of Office VT.Anh; Departments: General Affairs, Natural Resources and Environment;
- Hanoi Department of Natural Resources and Environment;
- Web Portal of Hanoi Department of Natural Resources and Environment;
- People's Committee of Ha Dong District;
- Hanoi Environmental Protection Agency;
- Song Da Urban & Industrial Zone Investment and Development Joint Stock Company;
- Archived: Clerical Office, Natural Resources and Environment.

Profile code: 2023000017166.CCMT

FOR THE PEOPLE'S COMMITTEE
PP. CHAIRMAN
VICE CHAIRMAN

(Signed and stamped)
Duong Duc Tuan

Appendix 1

CONTENTS OF WASTEWATER DISCHARGE LICENSING
DISCHARGE INTO WATER SOURCES AND ENVIRONMENTAL PROTECTION REQUIREMENTS FOR WASTEWATER COLLECTION AND TREATMENT

(Attached to Environmental License No. 121/GPMT-UBND dated August 10, 2023 of the Hanoi City People's Committee)

A. CONTENTS OF WASTEWATER DISCHARGE LICENSING:

1. Wastewater generation sources:

1.1. Domestic wastewater generated (from source No. 01 to source No. 11) is collected and treated at the centralized wastewater treatment plant with a capacity of 1,100 m³/day-night (24 hours), including:

- Waste source No. 01: CT2B High-rise apartment building combined with services;
- Waste source No. 02: CT3B High-rise apartment building combined with services;
- Waste source No. 03: 215 low-rise houses from land plots BT1÷BT4 and TT1 ÷TT9;
- Waste source No. 04: Primary school at land plot TH1;
- Waste source No. 05: Primary school at land plot TH2;
- Waste source No. 06: Kindergarten at land plot NT1;
- Waste source No. 07: Kindergarten at land plot NT2;
- Waste source No. 08: CT2A Public service building;
- Waste source No. 09: Existing residential area for renovation at land plot coded CTR1;
- Waste source No. 10: Existing residential area for renovation at land plot coded CTR2;
- Waste source No. 11: Van La pagoda land at land plot coded DTBT;

1.2 Swimming pool drainage water, including:

- Waste source No. 12: Swimming pool drainage water at building CT2B;
- Waste source No. 13: Swimming pool drainage water at building CT3B.

2. Discharging Stream, Receiving Body, and Discharge Location:

03 discharging streams into the environment, including: 01 treated domestic wastewater stream and 02 swimming pool drainage streams.

2.1. Domestic treated wastewater stream:

2.1.1. Receiving Body:

Shared regional drainage system of Phu La Ward, Ha Dong District, Hanoi City.

2.1.2. Discharge Location:

- Location: Phu La Ward, Ha Dong District, Hanoi City.
- Coordinates of discharge point: X = 2318001; Y = 579153

(VN2000 coordinate system, central meridian 105°, zone 3°)

2.1.3. Maximum wastewater discharge flow rate: 1100 m³/day-night

- Wastewater discharge method: Forced

- Wastewater discharge mode: Intermittent.

2.1.4. The quality of wastewater before being discharged into the receiving water body must ensure fulfillment of environmental protection requirements and the National Technical Regulation on Domestic Wastewater QCVN 14:2008/BTNMT Column B, K = 1 (applicable to apartment complexes and residential areas with 50 apartments or more), specifically as follows:

No.	Parameter	Unit	Permitted Value	Periodic Frequency	Continuous/Auto
1	Flow rate (Inlet/Outlet)	-	-	Not applicable	Required auto continuous (**)
2	pH	-	5 - 9		
3	Total Suspended Solids (TSS)	mg/l	100		
4	Ammonium (as N)	mg/l	10		
5	COD	mg/l	-		
6	BOD_5 (20°C)	mg/l	50	Every 3 months (*)	Not applicable
7	Total Dissolved Solids (TDS)	mg/l	1,000		
8	Sulfide (as H_2S)	mg/l	4.0		
9	Nitrate (NO_3. as N)	mg/l	50		
10	Animal & Vegetable Fats/Oils	mg/l	20		
11	Total Surface Active Agents	mg/l	10		
12	Phosphate ($PO4^{3-}$ as P)	mg/l	10		
13	Total Coliforms	MPN/100ml	5,000		

(*)(**): In compliance with Clause 2, 3, and 4 under Article 97 of Decree 08/2022/ND-CP dated January 10, 2022.

2.2. Swimming pool drainage streams:

2.2.1. Receiving Body:

Shared regional drainage system of Phu La Ward, Ha Dong District, Hanoi City.

2.2.2. Location:

- Location: Phu La Ward, Ha Dong District, Hanoi City

- Coordinates for CT2B pool discharge: X = 2318303; Y = 578817

- Coordinates for CT3B pool discharge: X = 23183289; Y = 578828

(VN-2000 coordinate system, 105° meridian, 3° projection zone)

2.2.3. Maximum flow rate:

- Water discharge volume for completely draining the swimming pool at CT2B Building: 480 m³/time/year.

- Water discharge volume for completely draining the swimming pool at CT3B Building: 480 m³/time/year.

2.2.4. Wastewater discharge method:

- Completely draining the swimming pool at CT2B Building: Gravity flow (Gravity drainage)

- Completely draining the swimming pool at CT3B Building: Gravity flow (Gravity drainage)

2.2.5. Wastewater discharge mode:

- Completely draining the swimming pool at CT2B Building: Intermittent

- Completely draining the swimming pool at CT3B Building: Intermittent

2.2.6. The quality of wastewater from both swimming pool draining lines before being discharged into the receiving water body must ensure fulfillment of environmental protection requirements and the Technical Regulation on Industrial Wastewater in Hanoi Capital - QCTDHN 02:2014/BTNMT Column B, $C_{max} = C$, specifically as follows:

No.	Parameter	Unit	Permitted Value	Periodic Frequency	Continuous/Auto
1	pH	-	5.5 - 9	Once a year (upon draining pool) (*)	Not applicable (**)
2	Color value	mg/l	150		
3	TSS	mg/l	100		
4	Residual Chlorine	mg/l	2		
5	Coliform	MPN/100ml	5,000		

(*): According to the Project Developer's proposal
(**): According to the provisions of Clause 2 and Clause 3, Article 97 of Decree No. 08/2022/ND-CP dated January 10, 2022.

B. ENVIRONMENTAL PROTECTION REQUIREMENTS FOR WASTEWATER COLLECTION AND TREATMENT:

1. Works and measures for wastewater collection and treatment:

- The collection, treatment, and drainage system for treated wastewater is separated from the rainwater drainage system.

1.1. Wastewater collection network:

1.1.1. Domestic wastewater collection network:

- Domestic wastewater from source No. 01 (toilet wastewater after being treated in a septic tank with a capacity of 250 m³ installed underground below basement 2, floor drainage water, and kitchen wastewater) is collected to the grease trap, sand separator, and screen of the wastewater treatment system with a capacity of 1,100 m³/day-night.

- Domestic wastewater from source No. 02 (toilet wastewater after being treated in a septic tank with a capacity of 250 m^3 installed underground below basement 2, floor drainage water, and kitchen wastewater) is collected to the grease trap, sand separator, and screen of the wastewater treatment system with a capacity of 1,100 m^3/day-night.

- Domestic wastewater from source No. 03 (toilet wastewater after being locally treated in a septic tank with a capacity of 2 m^3 at each low-rise house, totaling 215 septic tanks, floor drainage water, and kitchen wastewater at each work) is collected to the grease trap, sand separator, and screen of the wastewater treatment system with a capacity of 1,100 m^3/day-night.

- Domestic wastewater from source No. 04 (toilet wastewater after being treated in a septic tank with a capacity of 30 m^3 installed underground outside the building, floor drainage water, and kitchen wastewater) is collected to the grease trap, sand separator, and screen of the wastewater treatment system with a capacity of 1,100 m^3/day-night.

- Domestic wastewater from source No. 05 (toilet wastewater after being treated in a septic tank with a capacity of 15 m^3 installed underground outside the building, floor drainage water, and kitchen wastewater) is collected to the grease trap, sand separator, and screen of the wastewater treatment system with a capacity of 1,100 m^3/day-night.

- Domestic wastewater from source No. 06 (toilet wastewater after being treated in a septic tank with a capacity of 20 m^3 installed underground outside the building, floor drainage water, and kitchen wastewater) is collected to the grease trap, sand separator, and screen of the wastewater treatment system with a capacity of 1,100 m^3/day-night.

- Domestic wastewater from source No. 07 (toilet wastewater after being treated in a septic tank with a capacity of 15 m^3 installed underground outside the building, floor drainage water, and kitchen wastewater) is collected to the grease trap, sand separator, and screen of the wastewater treatment system with a capacity of 1,100 m^3/day-night.

- Domestic wastewater from source No. 08 (toilet wastewater after being treated in a septic tank with a capacity of approximately 40 m^3 installed underground below basement 2, floor drainage water, and kitchen wastewater) is collected to the grease trap, sand separator, and screen of the wastewater treatment system with a capacity of 1,100 m^3/day-night.

- Domestic wastewater from sources No. 09 to No. 11 (toilet wastewater after being treated in a septic tank installed at each work of the existing residential area, floor drainage water, and kitchen wastewater) is collected to the grease trap, sand separator, and screen of the wastewater treatment system with a capacity of 1,100 m^3/day-night.

- The outdoor wastewater drainage system includes D110 pipelines (from 215 low-rise houses in BT1-BT4 and TT1-TT9, and the existing residential area), a drainage ditch BxH = 300mm x 300mm with a length of 345m; D300 circular pipes with a length of 2176m, D400 pipes with a length of 680m, various types of manholes, and 02 wastewater pumping stations pumping back to the centralized wastewater treatment plant (Pumping Station No. 1 is located in the TT1 and TT3 at the northeast corner of the project with a design pumping capacity of 24 m^3/day-night (1 duty pump, 1 standby pump) responsible for draining wastewater for land plots TT1, TT3, CTR1. Wastewater from land plots TT1, TT3, CTR1 is conveyed via B300 pipes into Pumping Station No. 1. The wastewater pump is a tubular casing channel type with a flow rate of 9 m^3/h; h = 14.6m. Sump pit dimensions are 1.5m x 1.5m x 1.5m. Pumping Station No. 2 is located at the drainage outfall route in the southeast of the project with a pumping capacity of 1,100 m^3/day-

night responsible for draining wastewater for the entire project. Wastewater is conveyed into Pumping Station No. 2 via D400 pipes. The wastewater pump is a tubular casing channel type with a flow rate of 22.7 l/s; h = 12m (01 duty pump; 1 standby pump). Sump pit dimensions = 2 x2 x2m).

1.1.2. Collection network for swimming pool drain-down water:
Swimming pool drain-down water from buildings CT2B and CT3B flows through PVC plastic pipes D90, 140, 160 to the filtration system.

After being treated at the swimming pool drain-down water filtration unit, the water is collected via PVC D90 pipes down to the B300 water collection ditch of basement 2, then conveyed to the water collection sump pit in basement 2 with dimensions of 2.2m x 1.5m x 1.7m. The wastewater is then pumped via PVC D75 pipes to the outdoor drainage system of the project.

1.2. Wastewater treatment works and equipment:
1.2.1. Domestic wastewater treatment works and equipment

- Summary of technological process: Wastewater (after primary treatment via septic tanks, floor drains, kitchen wastewater) → Grease trap, grit and trash removal tank → Selector tank → SBR tank → Intermediate water collection compartment → Disinfection compartment → Post-treatment water storage compartment → Regional public drainage system.

- Design capacity: 1,100 m^3/day-night.

- Chemicals and materials used: Javen 10% (disinfection tank); Methanol (anoxic tank).

1.2.2. Works and equipment for treating swimming pool drainage water:

- Summary of technological process: Swimming pool drainage water → Filter tank → D160 water collection pipe → Outdoor rainwater collection manhole → Regional public drainage system.

- Design capacity: 30 m^3/h/filter, quantity: 02 filter tanks.

- Chemicals and materials used: Filter tanks use filter media consisting of quartz sand with particle sizes from 0.4mm - 0.8mm, and gravel with sizes from 1-3mm.

1.3. Measures, works, and equipment for incident prevention and response:

- Contingency measures are in place for wastewater incidents in the following cases: clogging, leakage, or cracking of wastewater pipelines; the wastewater treatment system fails to operate; effluent water quality does not meet standards.

- Regularly monitor the operating status of machinery and equipment to take timely repair and replacement measures, preventing incidents from occurring.

- Arrange technical staff to operate the wastewater treatment works and record the operation logbook in accordance with regulations.

- In case the post-treatment wastewater does not meet environmental technical standards before discharge, the treated wastewater must be contained in incident wastewater storage tanks/works for re-treatment and must not be discharged into the receiving environment; review and adjust the operating process to ensure post-treatment wastewater meets environmental technical standards before discharge.

2. Trial Operation Plan:

2.1. Trial Operation time

Expected 03 months (after completing all works, scheduled from October 1, 2026 to December 31, 2026). The Developer commits to notifying the trial operation commencement timeline 10 days in advance to the Department of Natural Resources and Environment in accordance with the provisions of Clause 5, Article 31 of Decree No. 08/2022/ND-CP dated January 10, 2022 of the Government.

2.2. Wastewater discharge works and equipment subject to trial operation: Domestic wastewater treatment system with a capacity of 1,100 m^3/day-night.

2.2.1. Sampling locations: At the inlet and outlet of the wastewater treatment system with a capacity of 1,100 m^3/day-night.

2.2.2. Main pollutants and permissible limit values of pollutants (according to the contents licensed in Section A of this Appendix).

2.3. Sampling frequency:
Implemented in accordance with Clause 5, Article 21 of Circular No. 02/2022/TT-BTNMT dated January 10, 2022 of the Minister of the Ministry of Natural Resources and Environment detailing the implementation of a number of articles of the Law on Environmental Protection, specifically: at least 03 single samples on 03 consecutive days of the stable operation phase of the wastewater treatment facility.

3. Environmental protection requirements.

3.1. Collect and treat wastewater generated from the project's operations, ensuring compliance with the permissible limit values of parameters specified in Section A of this Appendix before discharging into the environment.
3.2. Ensure the allocation of sufficient human resources, equipment, and chemicals to regularly and effectively operate the wastewater treatment system of the project.
3.3. Complete the connection and transmission of automatic and continuous wastewater monitoring data to the Hanoi Department of Natural Resources and Environment by December 31, 2024 at the latest.
3.3.1. The automatic and continuous wastewater monitoring system must transmit data regularly and stably to the Hanoi Department of Natural Resources and Environment.
3.3.2. Automatic and continuous wastewater monitoring equipment must be tested, inspected, and calibrated in accordance with the provisions of law on standards, measurement, and quality.
3.3.3. The connection and transmission of automatic and continuous wastewater monitoring data shall be carried out in accordance with the provisions of Decree No. 08/2022/ND-CP and Circular No. 10/2021/TT-BTNMT dated June 30, 2021 of the Minister of the Ministry of Natural Resources and Environment detailing technical regulations on environmental monitoring and management of environmental monitoring information and data.
3.3.4. The automatic and continuous wastewater monitoring system must undergo quality control once a year as prescribed in Circular No. 10/2021/TT-BTNMT dated June 30, 2021.
3.3.5. In case the automatic and continuous wastewater monitoring system has met regulatory requirements and completed the connection and transmission of continuous automatic monitoring data to the Hanoi Department of Natural Resources and Environment, it will be exempted from periodic wastewater monitoring obligations until the end of December 31, 2024;

after this period, exemption is only granted for parameters monitored automatically and continuously.

3.4. Synthesize and evaluate wastewater monitoring data and prepare a report on trial operation results of the wastewater treatment facility to submit to the Hanoi City People's Committee and the Hanoi Department of Natural Resources and Environment 10 days before the conclusion of the trial operation.

Appendix 2

CONTENTS OF EMISSION PERMIT AND ENVIRONMENTAL PROTECTION REQUIREMENTS FOR EMISSION COLLECTION AND TREATMENT

(Attached to Environmental Permit No. 121/GPMT-UBND dated August 10, 2023, issued by the People's Committee of Hanoi City)

A. CONTENTS OF EMISSION PERMIT:

1. Sources of emission generation:

- Source No. 01: Emissions (odor) generated from the domestic wastewater treatment system.
- Source No. 02: Emissions generated from the backup generator of building CT2A.
- Source No. 03: Emissions generated from the backup generator of building CT2B.
- Source No. 04: Emissions generated from the backup generator of building CT3B.

2. Emission stream, emission discharge location:

2.1. Emission stream:

- 01 emission stream from the vent pipe of the odor treatment system belonging to the domestic wastewater treatment system.
- 03 emission streams from the backup generators.

2.2. Emission discharge location:

- Discharge stream No. 01: At the PVC D225 pipeline leading to the roof of the administration building. Discharge location coordinates: X = 2 318 011; Y = 579 160.

(VN 2000 coordinate system, meridian 105°, 3° projection zone)

- Waste stream No. 02: At the PVC D50 pipeline leading to the roof of construction CT2A. Coordinates X = 2.318.439 , Y = 578.769.

(VN2000 coordinate system, meridian 105°, 3° projection zone)

- Waste stream No. 03: At the PVC D50 pipeline leading to the roof of construction CT2B. Coordinates X = 2.318.356 , Y = 578.793.

(VN2000 coordinate system, meridian 105°, 3° projection zone)

- Waste stream No. 04: At the PVC D50 pipeline leading to the roof of construction CT3B. Coordinates X = 2.318.258 , Y = 578.886.

(VN2000 coordinate system, meridian 105°, 3° projection zone)

2.3 Maximum exhaust gas flow rate:

- Waste stream No. 01: 900 m^3/h.
- Waste stream No. 02, waste stream No. 03, and stream No. 04: Not determined.

2.4 Method of exhaust gas discharge:

- Treated exhaust gas from waste stream No. 01 is discharged into the environment through the discharge pipe, continuously 24h/24h.
- Treated exhaust gas from waste streams No. 02, No. 03, and No. 04 is discharged into the environment through discharge pipes, in an intermittent manner (only generated during the operation of backup generators).

2.5. Quality of exhaust gas before discharging into the environment:

- Exhaust gas from waste stream No. 01 must ensure compliance with environmental protection requirements and the regulation QCTDHN 01:2014/BTNMT – Technical regulation on industrial

emission of dust and inorganic substances in Hanoi Capital with (Kv = 0.6 (sub-region, area type 1); Kp = 1 (waste source flow rate < 26,000 m³/h)) and QCVN 20:2009/BTNMT – National technical regulation on industrial emission of organic substances, specifically as follows:

No.	Parameter	Unit	Permissible limit value	Periodic monitoring frequency	Continuous automatic monitoring
1	Ammonia (NH_3) and ammonium compounds	mg/Nm^3	30 (1)	Not attribute	Not attribute
2	Hydrogen sulfide (H_2S)	mg/Nm^3	4.5(1)		
3	Methyl mercaptan (CH_3SH)	mg/Nm^3	15(2)		

Notes:

(1): According to QCTDHN 01:2014/BTNMT (Kv = 0.6; Kp = 1).
(2): According to QCVN 20:2009/BTNMT.
- Exhaust gas from waste streams No. 02, 03, and 04 generated from backup generators (using DO fuel), only used intermittently in case of power outages.

B. ENVIRONMENTAL PROTECTION REQUIREMENTS FOR EXHAUST GAS COLLECTION AND TREATMENT:

1. Works and measures for exhaust gas collection and treatment:

1.1. Works and measures for collecting and treating exhaust gas from the domestic wastewater treatment system:

1.1.1. Collection network:

- Waste stream No. 01: Exhaust gas generated from the treatment tanks of the domestic wastewater treatment system (grease separator tank, grit removal tank, biological tank cluster, sludge storage tank) is collected through a PVC D225 gas collection pipeline. Under the negative pressure of a suction fan, the odor is gathered and directed to an odor treatment tower for adsorption using activated carbon. The treated exhaust gas is then routed through a PVC D225 pipeline to the roof of the wastewater treatment system's control building.
- Waste stream No. 01, waste stream No. 02, No. 03, and waste stream No. 04: Directed directly to the discharge pipes.

1.1.2. Works and measures for exhaust gas collection and treatment:

- Summary of technological process: Exhaust gas → suction fan → odor treatment tower (adsorption using activated carbon) → gas exhaust pipe to the environment.
- Design capacity of the suction fan: $900m^3/h$.
- Design of the odor adsorption tower: PP material, dimensions DxH = 1200 x 1700mm.
- Chemicals and materials used: Activated carbon (carbon layer thickness of 0.9 m).

1.2. Prevention and emergency response measures:

- Regularly check the operational status of the odor collection and treatment equipment.

- Periodically maintain and service the odor treatment system and electrical equipment (fans, pumps), and conduct weekly inspections of welds and connection points to prevent leakage.
- Provide spare parts for easily damaged components such as: pins/nails, screws, control valves, and promptly replace any damaged parts. Prepare a number of backup devices for easily damaged machinery, such as: backup pumps, valve systems, pipelines, and other spare parts.

2. Trial operation plan:

Not subject to trial operation.

3. Environmental protection requirements:

3.1. Ensure the allocation of sufficient resources, equipment, and materials to regularly and effectively operate the exhaust gas collection and treatment works.

3.2. Collect and treat exhaust gas generated from the Project's operations to ensure compliance with the regulations on permissible limit values of the parameters specified in Section 2.5, Part A of this Appendix before discharging into the environment.

3.3. Exhaust gas from the backup generator (only used intermittently in case of power outages) does not have an exhaust gas treatment system. However, the fuel used must be clean fuel, meeting quality requirements in accordance with the provisions of law on product and goods quality; the exhaust gas must meet environmental protection requirements.

Appendix 3

ENSURING LIMIT VALUES FOR NOISE, VIBRATION AND ENVIRONMENTAL PROTECTION REQUIREMENTS

(Attached to Environmental License No. 121/GPMT-UBND dated August 10, 2023 of the People's Committee of Hanoi City)

A. LICENSING CONTENTS FOR NOISE AND VIBRATION:

1. Sources of noise and vibration generation:

- Source No. 01: Noise and vibration from the air blower and odor suction fan of the domestic wastewater treatment system.
- Source No. 02: Noise and vibration from the backup generator of building CT2A.
- Source No. 03: Noise and vibration from the backup generator of building CT2B.
- Source No. 04: Noise and vibration from the backup generator of building CT3B.
- Source No. 05: Noise and vibration from the backup generator for the centralized wastewater treatment station (WWTS).

2. Locations of noise and vibration generation:

2.1. Location of Source No. 01: Control building of the domestic wastewater treatment system. Coordinates X = 2318011; Y = 579160.

(VN2000 coordinate system, meridian 105°, 3° projection zone)

2.2. Location of Source No. 02: Backup generator room on Basement 1 of construction CT2A. Coordinates X = 2.318.439; Y = 578.769.

(VN2000 coordinate system, meridian 105°, 3° projection zone)

2.3. Location of Source No. 03: Backup generator room on Basement 1 of construction CT2B. Coordinates X = 2.,318.356; Y = 578.793.

(VN2000 coordinate system, meridian 105°, 3° projection zone)

2.4. Location of Source No. 04: Backup generator room on Basement 1 of construction CT3B. Coordinates X = 2.318.258 , Y = 578.886.

(VN2000 coordinate system, meridian 105°, 3° projection zone)

2.5. Location of Source No. 05: Backup generator room at the control building of the centralized wastewater treatment station (WWTS) with a capacity of 1,100 m³/day-night. Coordinates X = 2.318.012; Y = 579.169.

(VN2000 coordinate system, meridian 105°, 3° projection zone)

3. Noise and vibration must ensure compliance with environmental protection requirements, QCVN 26:2010/BTNMT – National Technical Regulation on Noise, and QCVN 27:2010/BTNMT – National Technical Regulation on Vibration; specifically as follows:

3.1. Noise:

No.	Applicable time of day and maximum permissible limits for noise		Notes
	From 6:00 to 21:00 (dBA)	From 21:00 to 6:00 (dBA)	
1	70	55	*General area*

3.2. Vibration:

No.	Applicable time of day and permissible vibration acceleration level, dB		Notes
	From 6:00 to 21:00	From 21:00 to 6:00	
1	70	60	*General area*

B. ENVIRONMENTAL PROTECTION REQUIREMENTS FOR NOISE AND VIBRATION:

1. Works and measures for mitigating noise and vibration:

- Works and measures for noise mitigation: The generator room is enclosed by soundproof walls using glass wool insulation material; silencer boxes are arranged in the generator room; a silencer unit is installed at the generator; a muffler pipe is installed for the air blower; regularly check the operation of machinery and equipment and periodically maintain and service machinery and equipment (lubricating with oil and grease, cleaning fans).
- Works and measures for vibration mitigation: The generator is placed on a machine foundation poured with reinforced concrete, equipped with vibration isolation spring sets; the air blower and odor suction fan are placed on reinforced concrete machine foundations, with the machine bases padded with anti-vibration rubber sheets.

2. Environmental protection requirements:

2.1. Sources of noise and vibration generation must be mitigated to ensure they remain within the permissible limits specified in Part A of this Appendix.

2.2. Periodically maintain and calibrate equipment to limit the generation of noise and vibration. Upgrade or replace machinery and equipment that generate high levels of noise and vibration with modern machinery and equipment to mitigate noise and vibration impacts on the surrounding environment, ensuring compliance with prescribed environmental technical regulations.

Appendix 4

REQUIREMENTS FOR WASTE MANAGEMENT, ENVIRONMENTAL INCIDENT PREVENTION AND RESPONSE

(Attached to Environmental License No. 121/GPMT-UBND dated August 10, 2023 of the People's Committee of Hanoi City)

A. WASTE MANAGEMENT

1. Types and volume of generated waste:

1.1. Volume and types of regularly generated hazardous waste:

No.	Types of waste	Physical state	Waste code	Generated volume (kg/year)
1	Waste batteries and accumulators	Solid	19 06 01	35
2	Damaged electrical equipment and electronic components (including LED lamps)	Solid	16 01 13	35
3	Filter materials (including filter materials containing oil not specified under other codes); discarded wiping rags and protective cloths contaminated with hazardous components	Solid	18 02 01	150
4	Waste gearbox and synthetic lubricating engine oils	Liquid	17 02 03	70
5	Waste toner cartridges	Solid	08 02 04	30
6	Waste rigid plastic packaging	Solid	18 01 03	100
Total				420

1.2. Volume of generated domestic solid waste:

The total volume of generated domestic solid waste is approximately 6,893.5 kg/day-night, equivalent to 2,516,127 kg/year.

1.3. Volume of generated normal solid waste:

- Sludge from the domestic wastewater treatment system: approximately 8.76 tons/year.
- Sludge generated from septic tanks: approximately 48.5 tons/year.
- Sludge from the rainwater collection and drainage system: approximately 3.4 tons/year.

2. Environmental protection requirements for the storage of domestic solid waste, normal solid waste, and hazardous waste (HW):

2.1. Equipment, systems, and works for hazardous waste storage:

2.1.1. Storage equipment:

- Hazardous waste must be stored in containers with tight-fitting lids, no leakage, labeled with HW codes, and fitted with warning signs in accordance with regulations.

2.1.2. Indoor storage warehouse/area:

- Hazardous waste storage warehouse area: The Project allocates 04 warehouses (01 warehouse at building CT2B with an area of 5 m^2; 01 warehouse at building CT3B with an area of 5 m^2; 01

warehouse at building CT2A with an area of 5 m²; and 01 warehouse at the technical infrastructure area with an area of 10 m²).
- Design and structure of the indoor storage warehouse/area: Reinforced concrete floor with floor hardening and waterproofing; brick-built walls coated with waterproof plaster; lockable steel doors; reinforced concrete roof; attached warehouse nameplates, with instruction and warning signs in accordance with regulations; equipped with prevention and emergency response facilities.
2.1.3. Management measures:
Store and transfer to a licensed and functional unit for hazardous waste treatment to collect and treat.

2.2. Equipment, systems, and works for normal solid waste storage:

2.2.1. Storage equipment:

- Sludge generated from the domestic wastewater treatment system is stored in the sludge compartment of the sludge tank.
- Sludge generated from septic tanks, rainwater collection, and drainage systems is pumped and transported for treatment by a licensed and functional unit in accordance with regulations, not stored within the project.
2.2.2. Storage area:
Sludge generated from the domestic wastewater treatment system is stored in a sludge storage tank with a capacity of 40.5 m³ (dimensions S(m2) x h(m) = 16.2 x 2.5m), and periodically a licensed and functional unit is hired to pump and transport for treatment in accordance with regulations.

2.3. Equipment, systems, and works for domestic solid waste storage:

2.3.1. Storage equipment:

- At green spaces and public areas within the project: 20 dual trash cans are arranged (1 bin for collecting recyclable waste, 01 bin for collecting waste that needs to be transported for treatment).
- At schools: Each classroom is equipped with a small trash bin; at the school cafeterias, 03 different trash bins are arranged to classify 3 corresponding types of waste with a capacity of 150 liters/bin. Afterward, the solid waste will be brought to the local waste collection point.
- At high-rise buildings CT2B, CT3B:
+ On each floor: 01 garbage room with usable dimensions of 1.29m x 1.81m is arranged. In each garbage room, 03 trash bins of different colors are arranged, including a yellow bin with a capacity of 50 liters for organic waste; a green bin with a capacity of 50 liters for recyclable waste, and a black bin with a capacity of 150 liters for the remaining waste. All waste is collected into plastic bins with external markings and a licensed and functional unit is hired to transport it for treatment.
+ Garbage is collected daily by sanitation workers and moved via a dedicated elevator down to the centralized garbage room on Basement 1 of the building.
+ At the centralized garbage room: It has an area of 20.53 m², divided into 2 small rooms (including a solid waste storage room with an area of 15.53 m² and 01 hazardous waste storage room with an area of 5 m²). In the solid waste storage room, 240-liter composite trash cans with

tight-fitting lids and wheels are arranged for convenient movement. The waste collection room is constructed of reinforced concrete, tiled with waterproof ceramic tiles, following the general structural design of the building.
- At building CT2A: 01 operational warehouse is arranged on Basement 1 with an area of 15 m², divided into 2 small rooms (including a solid waste storage room with an area of 15 m² and 01 hazardous waste storage room with an area of 5 m²). In the solid waste storage room, 240-liter composite trash cans with tight-fitting lids and wheels are arranged for convenient movement. The waste collection room is constructed of reinforced concrete, tiled with waterproof ceramic tiles, following the general structural design of the building.
- At the parking lot: Trash cans are arranged at the control area; employees working daily will manually bring their waste to the collection point.
- At low-rise houses: Sanitation workers go to each individual household to collect waste at fixed hours and bring it to the waste collection point.
2.3.2. Storage area:

Buildings CT2B, CT3B: Each building is equipped with 01 centralized garbage room with an area of 20.53 m², divided into 2 small rooms (including a solid waste storage room with an area of 15.53 m² and 01 hazardous waste storage room with an area of 5 m²).
Building CT2A: Equipped with 01 operational warehouse on Basement 1 with an area of 15 m², divided into 2 small rooms (including a solid waste storage room with an area of 15 m² and 01 hazardous waste storage room with an area of 5 m²).
The Project arranges 01 waste collection point at the technical infrastructure plot to collect solid waste from low-rise households and public areas, with an area of 50 m². This waste collection point features a poured concrete floor, no roof, and a leachate collection system connected to the centralized wastewater drainage system of the urban area.

B. REQUIREMENTS FOR ENVIRONMENTAL INCIDENT PREVENTION AND RESPONSE

- The hazardous waste storage area must comply with the provisions specified in Article 36 of Circular No. 02/2022/TT-BTNMT dated January 10, 2022 of the Ministry of Natural Resources and Environment;
- Responsible for formulating and organizing the implementation of an environmental incident prevention and response plan suitable to the environmental incident prevention and response contents specified in this License. In cases where the environmental incident response plan is incorporated, integrated, and approved together with other incident response plans as prescribed in Point b, Clause 6, Article 124 of the Law on Environmental Protection, it must ensure full inclusion of all contents specified in Clause 2, Article 108 of Decree No. 08/2022/ND-CP dated January 10, 2022 of the Government;
- Implement prevention and response measures for incidents caused by chemicals and diseases in accordance with the provisions of current laws.

Appendix 5

OTHER ENVIRONMENTAL PROTECTION REQUIREMENTS

(Attached to Environmental License No. 121/GPMT-UBND dated August 10, 2023 of the People's Committee of Hanoi City)

A. REQUIREMENTS FOR ENVIRONMENTAL REHABILITATION AND RESTORATION:

Not subject to environmental rehabilitation and restoration.

B. REQUIREMENTS FOR BIODIVERSITY OFFSET:

Not subject to biodiversity offset.

C. OTHER ENVIRONMENTAL PROTECTION REQUIREMENTS:

1. Strictly implement environmental protection works, measures, and environmental incident response during the entire operation process of the facility.
2. Manage wastes generated during the operation process of the facility to ensure environmental sanitation requirements and comply with the provisions of law on environmental protection.
3. Mitigate generated solid waste through the application of waste segregation at source solutions and implement source segregation of domestic solid waste in accordance with the provisions of Article 75 of the Law on Environmental Protection.
4. Comply with current legal regulations on occupational safety, traffic safety, food safety, and fire prevention and fighting in accordance with current regulations.
5. Report on environmental protection work periodically or extraordinarily (including updating changes in waste generation due to these changes not being subject to adjustment of the Environmental License); purchase environmental pollution liability insurance in accordance with the provisions of law.
6. Fulfill other responsibilities and requirements in accordance with the provisions of law.
7. Submit requests for re-issuance, adjustment, or renewal of the environmental license in accordance with the provisions of Article 44 of the Law on Environmental Protection./.

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City

Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội

I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**

Certification No.: **166730** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG

Phó Giám đốc

Nguyễn Văn Tết

MINISTRY OF PUBLIC SECURITY
FIRE AND RESCUE POLICE DEPARTMENT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 3753/TD-PCCC

BẢN DỊCH
TRANSLATION

CERTIFICATE OF DESIGN APPRAISAL FOR FIRE PREVENTION AND FIGHTING

Pursuant to Decree No. 136/2020/ND-CP dated November 24, 2020 of the Government detailing a number of articles and measures for the implementation of the Law on Fire Prevention and Fighting and the Law amending and supplementing a number of articles of the Law on Fire Prevention and Fighting;

Having reviewed the application and the request for design appraisal for fire prevention and fighting number 381/CT-BQLTKKT dated December 15, 2023 of Song Da Urban & Industrial Zone Investment and Development Joint Stock Company; head office address: Sutico Tower, Me Tri Street, My Dinh 1 Ward, Nam Tu Liem District, Hanoi City.

Legal representative: Mr./Ms. Do Trong Quynh, Position: General Director

THE FIRE AND RESCUE POLICE DEPARTMENT HEREBY CERTIFIES THAT:

Project: Technical Infrastructure of Van La Residential Area

Construction location: Phu La Ward, Ha Dong District, Hanoi City

Investor: Song Da Urban & Industrial Zone Investment and Development Joint Stock Company

Design consultancy unit: Vietnam Investment Consulting and Construction Designing Joint Stock Company

The following fire prevention and fighting design contents have been appraised:

1. Traffic roads for fire engines;

2. External fire-fighting water supply system.

The project scale and the list of documents and drawings appraised for fire prevention and fighting design are specified on page 2./.

Hanoi, December 27, 2023
PP. DIRECTOR GENERAL
DEPUTY DIRECTOR GENERAL
(Signed and sealed)
Colonel Bui Quang Viet

Place of receipt:
- Song Da Urban & Industrial Zone Investment and Development Joint Stock Company;
- The Director General (for reporting);
- Hanoi Public Security;
- Construction Activities Management Agency - Ministry of Construction;
- Archive: VT, P4 (TdC).

PROJECT SCALE AND LIST OF DOCUMENTS AND DRAWINGS APPRAISED FOR FIRE PREVENTION AND FIGHTING DESIGN

(Attached to the Certificate of Design Appraisal for Fire Prevention and Fighting No. 3573/TD-PCCC dated December 27, 2023 of the Fire And Rescue Police Department)

No.	Content	Note
I	**VEHICLE SCALE**	
	**** Project Scale*** - The technical infrastructure project of Van La Residential Area is constructed on a total area of approximately 114,028m2, with a population of approximately 3,214 people. - Traffic roads: Roads are designed with a minimum width of 3.5 m and a load-bearing capacity sufficient for the operation of fire engines. **** Scale of the fire prevention and fighting system and related technical systems:*** The external fire-fighting water supply system is designed as a looped network, pipelines and fire hydrants are arranged along the traffic roads, with pipe diameters of DN 315 mm; DN 225 mm; DN 110 mm, the distance between fire hydrants does not exceed 150 m. The pipeline network and fire hydrants are connected to the water supply from the urban water treatment plant, the committed fire-fighting water flow rate at the time of peak water demand is 30 l/s, with a minimum pressure of 10 m.c.n.	
II	**LIST OF DOCUMENTS AND DRAWINGS**	
1	General site plan and traffic layout drawings: GT-MB-001; CT-CT-001.	
2	Fire-fighting water supply system drawings: HTKT-CN-MB-001 ÷ HTKT-CN-MB-003; HTKT-CN-SDNL-003; HTKT-CN-TD-001 ÷ HTKT-CN-TD-010; HTKT-CN-CT-001 ÷ HTKT-CN-CT-013.	

Note: *The information in this Certificate only confirms compliance with fire prevention and fighting requirements and has no validity with respect to land use rights and planning and construction criteria./.*

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

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Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

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I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

Ms. Nguyen Thi Ngoc Thanh is the person who has signed each page of this translation. The certifying officer has compared the translator's signature on this translation with the specimen signature of the translation collaborator registered at Mai Sang Company Limited, Hanoi City, and found them to be consistent.

Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**

Certification No.: **166720** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

M.S.D.N: 0106302152 - C.T.T.N.H.H. CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG HAI BÀ TRƯNG - T.P HÀ NỘI

Phó Giám đốc

Nguyễn Văn Tết

BẢN DỊCH
TRANSLATION

PEOPLE'S COMMITTEE OF HANOI CITY
DEPARTMENT OF CONSTRUCTION

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, 20 November 2024

CONSTRUCTION PERMIT

No.: 47/GPXD

1. Issued to: SJ Group Joint Stock Company (formerly known as Song Da Urban & Industrial Zone Investment and Development Joint Stock Company).

Address: Land Lot TT2, Nam An Khanh New Urban Area, An Khanh Commune, Hoai Duc District, Hanoi City.

2. Permitted construction: Technical Infrastructure Works under the Van La Residential Area Project, located in Phu La Ward, Ha Dong District, Hanoi City.

- According to the construction permit application dossier: Technical Infrastructure Works (drawings designated SN-MB-001; GT-MB-001 to GT-MB-004; D-TMB-001 to D-TMB-004; HTKT-CN-MB-001 to HTKT-CN-MB-003; NM-MB-01; NT-MB-001; THDO-MB-001; CS-TMB-001; TT-TMB-001), approved by the Investor under Decision No. 22/QD-CT-TKKT dated 25/01/2024.

- Prepared by: Vietnam Investment Consulting And Construction Designing Joint Stock Company.

Design Manager: Can Thu Huyen (Certificate No.: BXD-00000612; issued on 11/02/2022).

- Reviewing entity: CICC Investment & Consultant Construction Joint Stock Company.

Review Manager: Nguyen Tien Trung (Certificate No.: BXD-00077751; issued on 08/11/2019).

- Authority appraising the Feasibility Study Report: Construction Activities Management Agency - Ministry of Construction.

- Entity appraising the design developed after the basic design: Song Da Urban & Industrial Zone Investment and Development Joint Stock Company.

The permit covers the following contents:

- Construction location: Phu La Ward, Ha Dong District, Hanoi City.

- Red-line boundaries and construction boundaries: As determined in the overall adjustment drawings of the 1/500-scale detailed planning for Van La Residential Area, approved by the People's Committee of Hanoi City under Decision No. 6316/QD-UBND dated 23/11/2015;

- Ground leveling: The highest ground level is +6.5 m and the lowest is +6.3 m, the minimum slope is 0.4%, the compacted sand fill shall have a compaction coefficient of K = 0.90.

- Traffic road: Internal traffic road land has an area of 40,209 m2, specifically:

+ Road 1 (cross-section IIA-IIA) has a road boundary width of 23.5 m, comprising: a 10.5 m-wide roadway; one sidewalk 5.0 m wide and the other 8.0 m wide; the total road length is approximately 162 m.

+ Road 2A, the section from N3 to N5, and Road 7A (cross-section IIB-IIB) have a road boundary width of 15.0 m, comprising: a 7.0 m-wide roadway; sidewalks 2x4.0 m wide; the total length of Road 2A is approximately 109 m and that of Road 7A is approximately 43 m.

+ Road 2 (cross-section IV-IV) has a road boundary width of 16.5 m, comprising: a 10.5 m-wide roadway; sidewalks 2x3.0 m wide; the total road length is approximately 291 m.

+ Roads 3, 5 and 6 (cross-section VIIA-VIIA) have a road boundary width of 13.5 m, comprising: a 7.5 m-wide roadway; sidewalks 2x3.0 m wide; the total length of Road 3 is approximately 124 m, Road 5 approximately 81 m and Road 6 approximately 65 m.

+ Road 4 (cross-section III-III) has a road boundary width of 19.5 m, comprising: a 10.5 m-wide roadway; sidewalks 2x4.5 m wide; the total road length is approximately 247 m.

+ Road 7 (cross-section IIC-IIC) has a road boundary width of 19.0 m, comprising: a 7.0 m-wide roadway; one sidewalk 4.0 m wide and the other 8.0 m wide; the total road length is approximately 222 m.

+ Road 8 (cross-section VII-VII) has a road boundary width of 10.5 m, comprising: a 6.0 m-wide roadway; sidewalks 2x2.25 m wide; the total road length is approximately 183 m.

+ Road 9 (cross-section VIIB-VIIB) has a road boundary width of 12.0 m, comprising: a 6.0 m-wide roadway; sidewalks 2x3.0 m wide; the total road length is approximately 82 m.

+ Roads 10 and 11 (the section from N9-N13), Road 12 and Road 13 have a road boundary width of 13.0 m, comprising: a 7.0 m-wide roadway; sidewalks 2x3.0 m wide; the total length of Road 10 is approximately 63 m, Road 11 (the section from N9-N13) approximately 246 m, Road 12 approximately 113 m and Road 13 approximately 61 m.

+ Road 14 (cross-section VIII-VIII) has a road boundary width of 8.5-11.5 m, comprising: a 5.5 m-wide roadway; one sidewalk 3.0 m wide and the other ranging from 0.0 m ÷ 3.0 m wide; the total road length is approximately 195 m.

+ Road 7A (the section from N6 to N16), Road 7B and Road 2A (the section from N5-N6) (cross-section VIIIA-VIIIA) have a road boundary width of 11.0 m, comprising: a 7.0 m-wide roadway; one sidewalk 4.0 m wide; the total length of Road 7A (the section from N6-N16) is approximately 40 m, Road 7B approximately 28 m and Road 2A (the section from N5-N6) approximately 45 m.

+ Road 11 (the section from N13-N14) (cross-section VIA-VIA) has a road boundary width of 9.47-10.18 m, comprising: a roadway 6.47 m ÷ 7.18 m wide; a 3.0 m-wide sidewalk; the total length is approximately 33 m.

- Water supply, rainwater drainage, wastewater drainage, power supply and lighting, and telecommunications systems: Their alignments, dimensions and construction elevations shall be determined in accordance with the design dossier approved by the Investor under Decision No. 22/QD-CT-TKKT dated 25/01/2024.

3. Documents evidencing land use rights: Decision No. 2423/QD-UBND dated 14/07/2008 of the People's Committee of Ha Tay Province (former), Decision No. 5444/QD-UBND dated 16/10/2024 of the People's Committee of Hanoi City.

4. This permit is valid for commencement of construction within 12 months from its date of issuance; Upon expiry of the above period, if construction has not commenced, the Investor must apply for an extension of the permit.

5. The Investor is responsible for publicly displaying the contents of the issued construction permit at the construction site throughout the construction process so that organizations and individuals may monitor and supervise the works in accordance with relevant laws, as prescribed in Clause 2, Article 55 of Government's Decree No. 15/2021/ND-CP dated 03/03/2021.

6. The Investor must fully comply with the requirements set out on pages 4 and 5 of this construction permit and other relevant legal provisions./.

Recipients:
- The Investor;
- Director of the Department (for reporting);
- Archived: VT, HS.

PP. DIRECTOR

DEPUTY DIRECTOR

(Signed and sealed)

Luyen Van Phuong

THE INVESTOR MUST COMPLY WITH THE FOLLOWING CONTENTS:

1. Take full legal responsibility for any infringement of the lawful rights of adjacent property owners.

2. Comply with all legal regulations on land, construction investment and this Construction Permit.

3. Give notice of commencement of construction in accordance with regulations.

4. Present the Construction Permit to the competent authority upon request in accordance with the law and display the required construction signboard at the construction site.

5. Where a design adjustment changes any of the contents specified in Clause 1, Article 98 of the Law on Construction, the Investor must apply for an adjustment to the Construction Permit and await the decision of the permit-issuing authority.

Notes:

- Fully comply with the requirements set out in: Article 106 of the Law on Construction; Document No. 259/HDXD-QLTK dated 16/10/2023 of the Construction Activities Management Agency - Ministry of Construction; Decision No. 6316/QD-UBND dated 23/11/2015 and Decision No. 107/QD-UBND dated 08/01/2024 of the People's Committee of Hanoi City approving the overall adjustment to the 1/500-scale detailed planning for Van La Residential Area; Decision No. 2580/QD-UBND dated 04/05/2023 of the People's Committee of Hanoi City adjusting the investment policy for the Project; Environmental Permit No. 121/GPMT-UBND dated 10/08/2023 of the People's Committee of Hanoi City; Certificate of Appraisal of Fire Prevention and Fighting Design No. 3753/TD-PCCC dated 27/12/2023 issued by the Vietnam Fire and Rescue Police Department under the Ministry of Public Security and other relevant legal documents.

- The Investor may commence construction only after satisfying the conditions for commencement of construction as prescribed in Article 107 of the Law on Construction. The Notice of Commencement form shall comply with Appendix I to the Regulations on ensuring order, safety and environmental sanitation during the construction of works in Hanoi City, promulgated together with Decision No. 29/2015/QD-UBND dated 09/10/2015 of the People's Committee of Hanoi City. The Notice of Commencement shall be sent to the authority responsible for receiving the Notice of Commencement in accordance with Decision No. 07/2022/QD-UBND dated 13/01/2022 of the People's Committee of Hanoi City on the issuance of construction permits.

- Fully comply with the responsibilities as the investor of a construction project in accordance with Article 14 of Circular No. 08/2017/TT-BXD dated 16/05/2017 of the Ministry of Construction on the management of construction solid waste; the requirements imposed by the People's Committee of Hanoi City on project investors: Directive No. 07/CT-UBND dated 16/05/2017 on strengthening the management of demolition, collection, transportation and treatment of construction waste within Hanoi City; the Regulations on ensuring order, safety and environmental sanitation during the construction of works in Hanoi City, promulgated together with Decision No. 29/2015/QD-UBND dated 09/10/2015.

- The Investor, design consultant, supervision consultant, reviewing entity and construction contractor shall take full responsibility for the safety and quality of the works during construction and subsequent use. Any violation of construction order shall be handled in accordance with the law.

ADJUSTMENT/EXTENSION OF CONSTRUCTION PERMIT

1. Details of adjustment/extension: .....

2. Validity period of the permit: .....

....., date ..... month .... year .....

Head of the Construction Permit-Issuing Authority

(Sign and seal)

Tôi, Nguyễn Thị Ngọc Thanh, Căn cước công dân số: 038183000667 do Cục Cảnh sát QLHC về TTXH cấp ngày 22/11/2021; cam đoan đã dịch chính xác nội dung của giấy tờ/văn bản này từ **tiếng Việt sang tiếng Anh.**

I, Nguyen Thi Ngoc Thanh, Citizen ID Card Number: 038183000667 issued by the Police Department for Administrative Management of Social Order on November 22, 2021; hereby certify that I have accurately translated the content of this document ***from Vietnamese into English.***

Ngày 06 tháng 11 năm 2026

November 06, 2026

Người dịch ký và ghi rõ họ tên

Translator's signature and write full name

Nguyễn Thị Ngọc Thanh

Ngày 06 tháng 11 năm 2026 (Bằng chữ: Ngày mồng sáu, tháng mười một, năm hai nghìn không trăm hai mươi sáu)

November 06, 2026 (On the sixth of November, two thousand and twenty-six)

Tại tại trụ sở Văn phòng Công ty TNHH Mai Sáng - Địa chỉ: Số 6 ngõ 20 phố Đại La, phường Bạch Mai, Thành phố Hà Nội

At the headquarters of Mai Sang Company Limited - Address: No. 6, Lane 20, Dai La Street, Bach Mai Ward, Hanoi City

Tôi, Nguyễn Văn Tết là Phó Giám đốc Công ty TNHH Mai Sáng, thành phố Hà Nội

I, Nguyen Van Tet, Deputy Director of Mai Sang Company Limited, Hanoi City

CHỨNG NHẬN / HEREBY CERTIFY THAT

Bà Nguyễn Thị Ngọc Thanh là người đã ký vào bản dịch này. Người thực hiện chứng thực đã đối chiếu chữ ký của người dịch trên bản dịch và nhận thấy phù hợp với chữ ký mẫu của cộng tác viên dịch thuật đã đăng ký tại Công ty TNHH Mai Sáng, thành phố Hà Nội.

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Số chứng thực: **Quyển số: 01/2026 - SCT/CKND**

Certification No.: **166723** ***Book No.: 01/2026 - SCT/CKND***

CÔNG TY TNHH MAI SÁNG

MAI SANG COMPANY LIMITED

(Ký, ghi rõ họ, tên và đóng dấu)

(Sign, write full name, and seal)

CÔNG TY TRÁCH NHIỆM HỮU HẠN MAI SÁNG

Phó Giám đốc

Nguyễn Văn Tết