CTCP ĐẦU TƯ DỊCH VỤ HOÀNG HUY *HOANG HUY INVESTMENT SERVICES JSC*	**CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM** **Độc lập - Tự do - Hạnh phúc** **THE SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness**
Số/*No*: 24./HHS-CV	*Hải Phòng, ngày 26 tháng 08 năm 2026* *Haiphong, August 26, 2026*

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
EXTRAORDINARY INFORMATION DISCLOSURE

Kính gửi: Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh
To: Hochiminh Stock Exchange

1. Tên tổ chức/*Name of organization*: Công ty Cổ phần Đầu tư Dịch vụ Hoàng Huy/ *Hoang Huy Investment Services Joint Stock Company*

- Mã chứng khoán/ *Stock code*: HHS

- Địa chỉ/*Address*: Tòa nhà 116 Nguyễn Đức Cảnh, Phường Lê Chân, TP. Hải Phòng / *116 Nguyen Duc Canh Building, Le Chan Ward, Hai Phong City*

- Điện thoại liên hệ/*Tel.*: 0225.3854626 Fax: 0225.3782326

- E-mail: cbtt@hoanghuy.vn

M.S.D.N: 020081557 CÔNG TY CỔ PHẦN ĐẦU TƯ DỊCH VỤ HOÀNG HUY Q. LÊ CHÂN - TP. HẢI

2. Nội dung thông tin công bố/*Contents of disclosure*:

- Nghị quyết Hội đồng quản trị số 07/NQ-HĐQT ngày 26/08/2026 thông qua triển khai phương án chào bán thêm cổ phiếu ra công chúng cho cổ đông hiện hữu; thông qua phương án sử dụng vốn thu được từ đợt chào bán;

- Nghị quyết Hội đồng quản trị số 08/NQ-HĐQT ngày 26/08/2026 về việc thông qua hồ sơ đăng ký chào bán thêm cổ phiếu ra công chúng cho cổ đông hiện hữu năm 2026.

- *Board of Directors Resolution No. 07/NQ-HĐQT dated August 26, 2026, approving the implementation of the plan to offer additional shares to existing shareholders and the plan for the use of proceeds from the offering;*

- *Board of Directors Resolution No. 08/NQ-HĐQT dated August 26, 2026, approving the registration dossier for the 2026 public offering of additional shares to existing shareholders.*

(Đối với trường hợp đính chính hoặc thay thế thông tin đã công bố cần giải trình rõ nguyên nhân đính chính hoặc thay thế)/*In case of correction or replacement of previously disclosed information, explanation is needed)*

3. Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 26/08/2026 tại đường dẫn hoanghuyhhs.vn /*This information was published on the company's website on August 26, 2026, as in the link hoanghuyhhs.vn.*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Tài liệu đính kèm/Attached documents:
Các tài liệu tại nội dung thông tin công bố.
Documents in the Contents of disclosure.

Đại diện tổ chức
Organization representative
Người đại diện theo pháp luật
Legal representative

M.S.: 02... CÔNG TY CỔ PHẦN ĐẦU TƯ DỊCH VỤ HOÀNG HUY, LÊ CHÂN - TP. HẢI PHÒNG

Nguyễn Thế Hùng

HOANG HUY INVESTMENT SERVICE JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM
---o0o---	Independence - Freedom - Happiness
No. 07/NQ-HDQT	---o0o---
	Hai Phong, August 26, 2026

RESOLUTIONS OF THE BOARD OF DIRECTORS
HOANG HUY INVESTMENT SERVICE JOINT STOCK COMPANY

(E.g.: approving the implementation of the plan to offer additional shares to the public to existing shareholders; approving the plan to use the capital obtained from the offering)

Base:

- *Law on Enterprises No. 59/2020/QH14 dated 17/06/2020 and amending and supplementing documents;*
- *Law on Securities No. 54/2019/QH14 dated 26/11/2019 and amending and supplementing documents;*
- *Decree No. 155/2020/ND-CP dated 31/12/2020 and amending and supplementing documents;*
- *Circular No. 118/2020/TT-BTC dated 31/12/2020 and amending and supplementing documents;*
- *Charter of Hoang Huy Investment Service Joint Stock Company;*
- *Resolution of the 2026 Annual General Meeting of Shareholders No. 01/NQ-ĐHDCĐ dated 24/04/2026 of Hoang Huy Investment Service Joint Stock Company;*
- *Charter of organization and operation of Hoang Huy Investment Service Joint Stock Company;*
- *Pursuant to the minutes of the Board of Directors meeting of the Company No. 07/BB-HDQT dated 26/08/2026*

RESOLUTION

Article 1: Approving the implementation of the plan to offer additional shares to the public to existing shareholders of Hoang Huy Investment Service Joint Stock Company (hereinafter referred to as "HHS"). Details are as follows:

1. Stock name: Hoang Huy Investment Service Joint Stock Company.
2. Stock code: HHS.
3. Type of shares offered: Ordinary shares.
4. Par value of shares: 10,000 VND/share.
5. Total issued shares: 431,985,968 shares.
6. Number of treasury shares: 0 shares.
7. Number of shares outstanding: 431,985,968 shares.

8. Form of offering: Offering shares to the public to existing shareholders by exercising the right to buy.

9. Number of shares offered: 259,191,580 shares.

10. Total value of shares offered for sale (at par value): 2,591,915,800,000 VND.

11. Expected issuance ratio (number of shares offered/number of shares outstanding): 60%.

12. Subject of offering: Existing shareholders of the Company named in the list of shareholders closed by the Vietnam Securities Depository and Clearing Corporation (VSDC) on the last date of registration to exercise the right to purchase shares offered for sale to existing shareholders.

13. Offering price: 10,000 VND/share.

14. Basis for determining the offering price: For the Company's shares offered to existing shareholders, due to the priority nature of the distributor, and at the same time based on the situation of the stock market, the demand for capital, the market value and the book value of the shares. as well as on the basis of dilution, the offering price of shares to existing shareholders is determined by the Company to be equal to 10,000 VND/share. This offering price was approved by the 2026 Annual General Meeting of Shareholders on 24/04/2026.

15. Expected amount of money collected from the offering: 2,591,915,800,000 VND.

16. Distribution method: According to the method of exercising rights.

17. Exercise ratio: 5:3 (on the closing date of the list of shareholders to exercise rights, shareholders owning 01 share are entitled to 01 right to buy and 03 new shares for every 05 share options).

18. Rounding principle: The number of additional shares offered to existing shareholders will be rounded down to the unit row, the decimal fraction (if any) will be summarized and handled according to the plan for handling odd shares and undistributed shares stated in the Plan for handling odd shares and undistributed shares.

    Example: On the closing date of the list of shareholders entitled to the right to purchase additional offerings, shareholder Nguyen Van A owns 789 shares. At that time, shareholder A will be able to buy the corresponding number of newly offered shares (789:5) x 3 = 473.4 shares). Thus, according to the principle of rounding down to the unit row, shareholder A is entitled to buy 473 shares; 0.4 odd shares will be summarized and handled according to the plan for handling odd shares and non-fully distributed stocks stated in the plan for handling odd shares and non-fully distributed stocks

19. Purpose of offering: Purchase of additional shares of Dai Loc House Development Joint

Stock Company (an indirect subsidiary of HHS holding 51% of charter capital).

20. Expected time of offering: The expected time is from the fourth quarter of 2026 - the first quarter of 2027 after the Company is granted the Certificate of registration for public offering of securities by the State Securities Commission.

21. Plan for handling odd shares and undistributed stocks (if any):

21.1 Odd shares and non-fully distributed shares include:

(i) Odd shares arise due to rounding down to the unit rows;

(ii) The number of shares that shareholders refuse to buy and/or do not register to buy all and/or are due to pay for the purchase of shares without paying the purchase price;

(iii) The difference in shares arises between the number of shares offered for sale (259,191,580 shares) and the number of shares actually offered according to the exercise ratio.

21.2 Handling of odd shares and undistributed stocks (if any):

The Board of Directors is authorized by the General Meeting of Shareholders to decide on the plan to handle the number of odd shares and undistributed shares according to the criteria approved by the General Meeting of Shareholders to ensure the following provisions:

(i) All of the above-mentioned odd and undistributed shares will be offered by the Board of Directors to other investors at an offering price of 10,000 VND/share, equal to the offering price to existing shareholders to ensure the issuance of all the offered shares.

(ii) The Board of Directors seeks and selects investors in accordance with the criteria approved by the General Meeting of Shareholders to conduct the offering of odd shares and non-fully distributed shares that meet the following criteria:

- Domestic investors have expressed their interest, desire and financial capacity to invest in the Company's shares.
- Investors who do not have business activities that affect the interests of the Company.

(iii) The handling of odd shares and undistributed stocks is in accordance with the provisions of Article 42 of Decree 155/2020/ND-CP dated 21/12/2020, in accordance with the provisions of Clause 2, Article 195 of the Law on Enterprises No. 59/2020/QH14 dated 17/06/2020 and other relevant provisions of current law;

(iv) The number of odd shares and shares not fully distributed when handled according to the decision of the Board of Directors will be restricted from transfer for 01 year from the date of the end of the offering;

(v) In case of expiration of the time limit for distribution of shares as prescribed by law (including the extended time (if any), if there are still undistributed shares, these undistributed shares shall be canceled and the Board of Directors is allowed to issue a decision to terminate the offering and report the issuance results to the State management agency.

22. Transfer of call rights: Shareholders have the right to transfer the right to buy shares to another person but can only transfer 01 (one) time within the prescribed time (the transferee of the right to buy is not allowed to transfer the right to buy to a third person). The right to purchase shares is allowed to be subdivided to transfer to many different investors according to the agreement between the two parties.

23. Transfer restrictions: Offered shares are not subject to transfer restrictions (except for the cases specified in the plan for handling odd shares and non-fully distributed shares). Shareholders in the condition of restricted transfer are still entitled to receive the right to purchase shares and the number of additional shares purchased from this option is not restricted from transfer.

24. Additional registration and registration for additional listing of shares: Additional offering shares of Hoang Huy Investment Service Joint Stock Company will be additionally registered at the Vietnam Securities Depository and Clearing Corporation and registered for additional listing at the Ho Chi Minh City Stock Exchange in accordance with the provisions of law.

Other contents not mentioned in this Resolution shall remain the same according to the Report No. 08/TT-HDQT dated 24/04/2026 of the Board of Directors on approving the Plan for additional public offering of shares to existing shareholders.

Article 2: To approve the detailed plan on use of capital obtained from the public offering of additional shares to existing shareholders. Specifically, as follows:

1. The total amount expected to be collected from the offering (excluding the expenses of the offering) is VND 2,591,915,800,000 which will be used by Hoang Huy Investment Service Joint Stock Company to invest in the purchase of additionally issued shares of Dai Loc Housing Development Joint Stock Company (hereinafter referred to as "**Investor**") as follows:

STT	Purpose of use of capital	Expected amount (VND)	Expected disbursement time
1	Purchase of additional issued shares of Dai Loc Housing Development Joint Stock Company (an indirect subsidiary of which HHS holds 51% of charter capital) to implement the	2.591.915.800.000	Quarter IV/2026 – Quarter I/2027

STT	Purpose of use of capital	Expected amount (VND)	Expected disbursement time
	investment project to build a high-rise mixed building and commercial services lot 1.14/CTHH-01 in the new urban area North of the Cam River in Thuy Nguyen ward, Hai Phong city		
	Total	**2.591.915.800.000**	

Hoang Huy Investment Service Joint Stock Company plans to buy additional issued shares of Dai Loc Housing Development Joint Stock Company in 2026 and 2027. The number of investor shares that HHS plans to buy is 260,000,000 shares, the purchase price is 10,000 VND/share, corresponding to the transaction value according to the expected purchase price of 2,600,000,000,000 VND. Capital sources for HHS to carry out transactions: expected from the capital mobilized from the public offering of shares to existing shareholders, the Company's own capital and loans.

Accordingly, all proceeds from the offering will be used by HHS to purchase additional shares of Dai Loc House Development Joint Stock Company. Along with this amount, HHS will mobilize more own capital and loans to buy 260,000,000 additional shares of Dai Loc House Development Joint Stock Company. the purchase price of 10,000 VND/share corresponds to the transaction value according to the expected purchase price of 2,600,000,000,000 VND.

2. Handling plan in case the shares are not fully distributed:

In case of end of time Offering according to regulations, the Company does not offer all the shares as registered, the proceeds from the Offering not enough as expected, to achieve the purposes approved by the General Meeting of Shareholders, depending on the actual situation, the Board of Directors shall apply for an extension of the Offering to continue Offering the remaining shares ensure compliance with the provisions of the law.

3. Plan to make up for the shortfall of capital expected to be mobilized from the offering to fulfill the purpose of the offering:

Supplement the missing capital through other forms such as bank loans, corporate bond issuance, and other solutions in accordance with the provisions of law and the Company's internal regulations to implement the set plans.

Article 3: To approve the plan to ensure that the offering of shares meets the regulations on foreign ownership ratio:

According to Document No. 7526/UBCK-PTTT dated 17/11/2021 of the State Securities Commission, the maximum foreign ownership rate in Hoang Huy Investment Service Joint Stock

Company is 50%.

According to information on foreign investors' ownership data published by VSDC on August 25, 2026, the number of HHS shares held by foreign investors is 1,035,355 shares, accounting for 0.24% of the Company's charter capital.

Joint Stock Company Hoang Huy Service Investment commit to use measures as prescribed by law to maintain the foreign ownership ratio after the public offering of securities to ensure compliance with the provisions of the Securities Law and the Charter of organization and operation of the Company.

For the additional public offering of shares to existing shareholders, all existing shareholders named in the list of shareholders on the closing date of the list of shareholders allocated the right to buy may exercise their right to buy. When handling shares that are not fully distributed, the Company will offer for sale to domestic investors, not to foreign investors to ensure the ownership rate of foreign investors as prescribed.

Shareholders have the right to transfer the right to buy shares to others. In order to ensure the foreign ownership ratio, domestic shareholders are not allowed to transfer the right to buy to foreign investors.

Article 4.- Authorize the Company's Director cum Legal Representative to direct and sign documents related to the following tasks:

(i) Documents sent to competent State agencies to complete the offering;

(ii) Implement the necessary legal tasks and procedures to change/update the Company's Enterprise Registration Certificate according to the new charter capital;

(iii) Registration of additional shares in VSDC;

(iv) Registration for additional listing of the Company's shares on HSX.

Article 5.- This Resolution takes effect from the date of its signing. Relevant individuals shall be responsible for the implementation of this resolution.

Recipients:

- SSC, HOSE, Website
- BOD, SB, BOM
- Archived.

CHAIRMAN

M.S.D.N: 0200815578 CÔNG TY CỔ PHẦN ĐẦU TƯ DỊCH VỤ HOÀNG HUY Q.LÊ CHÂN - TP. HẢI PHÒNG

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