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THIS ANNOUNCEMENT IS FOR INFORMATION ONLY AND IS NOT AN OFFER TO PURCHASE OR A SOLICITATION OF AN OFFER TO SELL ANY NOTES.

BIM Land Joint Stock Company launches Tender Offer for its Senior Notes

BIM Land Joint Stock Company announces its offer to purchase for cash its 7.375% senior notes due 2026 (ISIN: XS2331967112 and Common Code: 233196711) (the "Notes") up to a total Tender Consideration of US\$30,000,000 at prices to be determined pursuant to an Unmodified Dutch Auction Procedure (as defined below)

November 28, 2025. BIM Land Joint Stock Company (referred to as the "**Company**," "**we**," or "**us**"), hereby announces an invitation to the Eligible Holders (as defined below) of its outstanding Notes to tender their Notes for cash (the "**Offer**") for purchase by the Company at prices to be determined pursuant to an Unmodified Dutch Auction Procedure (as defined below) up to a Tender Consideration (as defined below) of US\$30,000,000 (although the Company reserves the right, in its sole discretion, to decrease or, subject to receipt of the necessary Vietnamese regulatory approvals, increase the proposed Tender Consideration), on the terms and subject to the conditions set forth in the offer to purchase dated November 28, 2025 (the "**Offer to Purchase**") prepared in connection with the Offer.

Copies of the Offer to Purchase are available (subject to the "*Offer and Distribution Restrictions*"), subject to eligibility and registration, on the Clearing Systems. Requests for copies of the Offer to Purchase may be made to the Tender Agent, the contact details for which are set out below. Capitalized terms used in this announcement but not otherwise defined have the meanings given to them in the Offer to Purchase.

Purpose of the Offer

The Company is undertaking the Offer as part of its plan to optimize and proactively manage its debt profile and capital structure. The Notes purchased by the Company pursuant to the Offer will be retired and cancelled. The Company intends to fund the total Tender Consideration and pay related Accrued Interest and fees and expenses with its internal cash resources.

Summary of the Offer

Description of the Notes	ISIN / Common Code	Outstanding Principal Amount	Denomination of the Notes	Purchase Consideration	Minimum Purchase Price	Tender Consideration
7.375% Senior Notes due 2026 represented by the Global Notes	XS2331967112 233196711	US\$100,948,000	US\$200,000 and integral multiples of US\$1,000 thereof*	To be determined pursuant to an Unmodified Dutch Auction Procedure as more fully described herein.	88.0%	The aggregate cash consideration, excluding any Accrued Interest, to be paid by the Company to purchase Notes validly tendered and accepted for purchase in the Offer is a total amount of up to US\$30,000,000 (although the Company reserves the right, in its sole discretion, to significantly decrease the proposed Tender Consideration).

*Tenders of Notes will be accepted only in principal amounts equal to US\$200,000 and in integral multiples of US\$1,000 in excess thereof; provided that Eligible Holders who tender less than all of their Notes or less than all of whose Notes are accepted for purchase must continue to hold Notes in principal amounts equal to minimum denominations of \$200,000 and integral multiples of \$1,000 in excess thereof.

Expected Timetable

Please note the following important dates and times relating to the Offer. Each is indicative only and is subject to change as a result of any extension, termination, withdrawal or amendment as set out in the "Terms of the Offer— Expiration Time; Extensions; Amendments; Settlement Date" section of the Offer to Purchase.

None of the Company, the Tender Agent or the Dealer Manager warrants that any or all of the events referred to below will take place as and/or when described including, in particular in the case of any publications or announcements made through or via any Clearing System or The Singapore Exchange Securities Trading Limited

("SGX") nor shall they be liable for any failure of any Clearing System to deliver, or of SGX to publish, any notices to participants or Eligible Holders.

Date	Calendar Date and Time	Event
Launch Date	November 28, 2025	The Company makes an announcement to commence the Offer.
Expiration Time	4.00 p.m., London time, on December 8, 2025, unless extended or earlier terminated by the Company.	Deadline for the receipt of all valid tenders of Notes by the Tender Agent in the Offer (subject to the right of the Company to extend, re-open, amend and/or terminate the Offer in its sole discretion).
Announcement of Acceptance and Results	As soon as reasonably practicable on or about December 9, 2025.	Announcement by the Company of whether the Company will accept any valid tenders of Notes pursuant to the Offer, and if so accepted, the announcement of (i) the Final Acceptance Amount and (ii) any relevant Scaling Factor.
Settlement Date	The Settlement Date is expected to occur on or about December 19, 2025, following the announcement of the results of the Offer. This Settlement Date is subject to the right of the Company to bring forward or, subject to the provision of withdrawal rights as described in "Terms of the Offer—Withdrawal of Tenders" section of the Offer to Purchase, extend in its sole discretion.	We will deposit with the Clearing Systems the amount of cash necessary to pay the Tender Consideration plus Accrued Interest with respect to any Notes accepted for purchase on the Settlement Date. The Clearing Systems will pay to each Eligible Holder who tendered Notes by the Expiration Time and whose Notes are accepted for purchase the Purchase Consideration plus Accrued Interest for each such Note.

Purchase Price – Unmodified Dutch Auction Procedure

The Company is offering to purchase its outstanding Notes up to a total Tender Consideration of \$30,000,000 at prices to be determined pursuant to an unmodified Dutch auction procedure (the "**Unmodified Dutch Auction Procedure**"), as described in the Offer to Purchase.

The cash consideration that the Company will pay for any Notes (the "**Purchase Consideration**") validly tendered by an Eligible Holder and accepted for purchase pursuant to the Offer shall be equal to the product of (i) the aggregate principal amount of the Notes of such Eligible Holder accepted for purchase pursuant to the Offer and (ii) the particular purchase price (a "**Purchase Price**") specified (or deemed to be specified, as set out below) by the relevant Eligible Holder in his or her tender instruction (the "**Tender Instruction**"), and provided that if the specified Purchase Price on a Non-Competitive Tender Instruction is lower than the Minimum Purchase Price or if no Purchase Price is specified, the Company will pay the Minimum Purchase Price. If the specified Purchase Price on a Competitive Tender Instruction is lower than the Minimum Purchase Price, the Tender Instruction will be rejected.

As the Purchase Consideration applicable to each Eligible Holder who validly submits a Tender Instruction which is accepted by the Company is determined by reference to a particular Purchase Price specified (or deemed to be specified, as set out below) by such Eligible Holder in its Tender Instruction, the Purchase Consideration payable to each such Eligible Holder will not necessarily be the same even where the same principal amount of Notes is accepted for purchase from each such Eligible Holder.

Under the Unmodified Dutch Auction Procedure, the Company will determine, in its sole discretion, following expiration of the Offer, the aggregate principal amount of Notes (if any) it will accept for purchase pursuant to the Offer (the "**Final Acceptance Amount**") and a maximum Purchase Price (the "**Maximum Purchase Price**"), taking into account the aggregate principal amount of Notes tendered in the Offer, the Purchase Prices specified (or deemed to be specified, as set out below) by tendering Eligible Holders and the aggregate cash consideration, excluding any Accrued Interest, to be paid by the Company to purchase the Notes validly tendered and accepted for purchase in the Offer.

The minimum Purchase Price for all Notes accepted for purchase from an Eligible Holder will be 88.0% (the “**Minimum Purchase Price**”).

Accrued Interest

In addition to the Tender Consideration, Eligible Holders who validly tender their Notes and whose Notes are accepted for purchase in the Offer will also be paid in cash accrued and unpaid interest from and including the interest payment date immediately preceding the Settlement Date to, but excluding, the Settlement Date, rounded to the nearest cent, with US\$0.005 being rounded upwards (the “**Accrued Interest**”).

Maximum Acceptance Amount

The Company proposes to accept Notes for purchase pursuant to the Offer up to the aggregate cash Tender Consideration (excluding any Accrued Interest) of US\$30,000,000 (the “**Tender Consideration**”), although the Company reserves the right, in its sole discretion, to significantly increase or decrease the proposed Tender Consideration.

Priority of Acceptance

The Company intends to accept Notes validly tendered for purchase pursuant to the Offer in the following order of priority:

- (i) the Company will first accept for purchase an aggregate principal amount of Notes validly tendered pursuant to the Offer by way of Non-Competitive Tender Instructions (as described below) up to (and including) the Final Acceptance Amount; and
- (ii) if the aggregate principal amount of Notes validly tendered pursuant to the Offer by way of Non-Competitive Tender Instructions is less than the Final Acceptance Amount, the Company may then, in its sole discretion, accept for purchase any Notes validly tendered pursuant to the Offer by way of Competitive Tender Instructions (as described below), such that the aggregate principal amount of Notes accepted for purchase pursuant to the Offer is equal to the Final Acceptance Amount.

Scaling

If the Company decides to accept Notes for purchase pursuant to the Offer and:

- the aggregate principal amount of Notes validly tendered pursuant to Non-Competitive Tender Instructions is greater than the Final Acceptance Amount, the Company intends to accept such Notes for purchase on a pro-rata basis such that the aggregate principal amount of such Notes accepted for purchase is no greater than the Final Acceptance Amount. In such circumstances, the Maximum Purchase Price for all of the Notes will be set at the Minimum Purchase Price and the Company will not accept for purchase any Notes tendered pursuant to Competitive Tender Instructions; or
- the aggregate principal amount of Notes validly tendered pursuant to Non-Competitive Tender Instructions is less than the Final Acceptance Amount but the aggregate principal amount of Notes validly tendered pursuant to (x) Non-Competitive Tender Instructions and (y) Competitive Tender Instructions that specify a Purchase Price that is less than or equal to the Maximum Purchase Price, is greater than the Final Acceptance Amount, the Company intends to accept for purchase first, (A) all Notes tendered pursuant to Non-Competitive Tender Instructions in full; second, (B) all Notes tendered pursuant to Competitive Tender Instructions that specify a Purchase Price below the Maximum Purchase Price in full or on a pro rata basis such that the aggregate principal amount of such Notes accepted for purchase is no greater than the Final Acceptance Amount; and third, (C) all Notes tendered at the Maximum Purchase Price on a pro rata basis such that the aggregate principal amount of such Notes accepted for purchase is no greater than the Final Acceptance Amount.

In the event that Notes validly tendered pursuant to the Offer are to be accepted on a pro rata basis, each such tender of such Notes will be scaled by a factor (a “**Scaling Factor**”) equal to (i) the Final Acceptance Amount less the aggregate principal amount of such Notes that have been validly tendered and accepted for purchase pursuant to the Offer, and are not subject to acceptance on a pro rata basis (if any), divided by (ii) the aggregate principal amount of such Notes that have been validly tendered and accepted for purchase pursuant to the Offer, and are

subject to acceptance on a pro rata basis (subject to adjustment to allow for the aggregate principal amount of Notes accepted for purchase, following the rounding of tenders of such Notes described in the next sentence, to equal the Final Acceptance Amount exactly). Each tender of such Notes that is scaled in this manner will be rounded down to the nearest US\$1,000 in principal amount.

In addition, in the event of any scaling on a pro rata basis, if such scaling would result in either (i) the Company accepting Notes from the relevant Eligible Holder in an aggregate principal amount of less than US\$200,000 or (ii) the principal amount of Notes not purchased and returned back to the relevant Eligible Holder being an aggregate principal amount of less than US\$200,000 the Company may elect to accept or reject such Tender Instructions in full, without applying a Scaling Factor.

Tender Instructions

In order to participate in, and be eligible to receive the relevant Purchase Consideration and Accrued Interest pursuant to, the Offer, Eligible Holders must validly tender their Notes by delivering, or arranging to have delivered on their behalf, a valid Tender Instruction that is received by the Tender Agent by 4.00 p.m., London time, on December 8, 2025 (the “**Expiration Time**”). See “*Terms of the Offer—Procedures for Tendering*” of the Offer to Purchase.

Holders are advised to check with any bank, securities broker or other intermediary through which they hold Notes when such intermediary would need to receive instructions from a Holder in order for that Holder to be able to participate in, or (in the limited circumstances in which revocation is permitted) withdraw their instruction to participate in, the Offer by the deadlines specified in the Offer to Purchase. The deadlines set by any such intermediary and by Clearing Systems for the submission of Tender Instructions may be earlier than the relevant deadlines specified in the Offer to Purchase.

Tender Instructions will be irrevocable except in the limited circumstances described in section “*Terms of the Offer—Withdrawal of Tenders*” of the Offer to Purchase.

A separate Tender Instruction must be completed on behalf of each beneficial owner.

Any Tender Instruction to tender Notes must be given in principal amounts equal to US\$200,000 and in integral multiples of US\$1,000 in excess thereof; provided that Eligible Holders who tender less than all of their Notes or less than all of whose Notes are accepted for purchase must continue to hold Notes in principal amounts equal to minimum denominations of US\$200,000 and integral multiples of US\$1,000 in excess thereof.

Tender Instructions may be submitted on a “non-competitive” or a “competitive” basis as follows:

- a “**Non-Competitive Tender Instruction**” is a Tender Instruction which specifies the aggregate principal amount of the Notes tendered pursuant to such Tender Instruction (which must be in principal amounts equal to a minimum of US\$200,000 and in integral multiples of US\$1,000 in excess thereof), and either (i) does not specify a Purchase Price for such Notes, or (ii) specifies a Purchase Price less than or equal to the Minimum Purchase Price. Each Non-Competitive Tender Instruction, whether falling within (i) or (ii) above, will be deemed to have specified the Minimum Purchase Price for the tendered Notes; and
- a “**Competitive Tender Instruction**” is a Tender Instruction which specifies (i) the aggregate principal amount of the Notes tendered pursuant to such Tender Instruction (which must be in principal amounts equal to a minimum of US\$200,000 and in integral multiples of US\$1,000 in excess thereof), and (ii) a Purchase Price greater than the Minimum Purchase Price (which Purchase Price must be specified in increments of 0.125% above the Minimum Purchase Price). In the event that any Competitive Tender Instruction specifies a Purchase Price that is not an integral multiple of 0.125% above the Minimum Purchase Price, the Purchase Price so specified shall be rounded up to the nearest 0.125% integral multiple, and the Competitive Tender Instruction shall be deemed to have specified such rounded figure as the Purchase Price. If a Competitive Tender Instruction specifies a Purchase Price at the Minimum Purchase Price, such Competitive Tender Instruction will be deemed a Non-Competitive Tender Instruction.

Eligibility to Participate in the Offer

The Offer is being made only to Eligible Offerees who hold Notes through the Clearing Systems (the “**Eligible Holders**”) and who have represented to the Company pursuant to the deemed representations described in “*Terms of the Offer—Representations, Warranties and Covenants of Eligible Holders Tendering Notes*” of the Offer to Purchase that they are eligible to participate in the Offer. “**Eligible Offerees**” are herein defined as persons into whose possession the Offer to Purchase may be lawfully delivered in accordance with the laws of the jurisdiction in which they are located and who are not a Sanctioned Person (as defined in the Offer to Purchase) or acting on behalf, or for the benefit, of a Sanctioned Person, and who will not use, directly or indirectly, the Purchase Consideration received for the purpose of financing or making funds available directly or indirectly to or for the benefit of a Sanctioned Person.

By giving Tender Instructions, Holders will be deemed to make a series of representations, warranties and undertakings, which are set out in “*Terms of the Offer—Representations, Warranties and Covenants of Eligible Holders Tendering Notes*” of the Offer to Purchase. Only Eligible Holders who have, or on whose behalf their brokers, dealers, custodians, trust companies or other nominees have, completed the procedures described in the Offer to Purchase are eligible to participate in the Offer.

Further Information

Questions and requests for assistance in connection with (i) the Offer may be directed to the Dealer Manager and (ii) the delivery of Tender Instructions may be directed to the Tender Agent, the contact details for each of which are set out below.

Beneficial owners of Notes may also contact their brokers, dealers, commercial banks, trust companies or other nominee for assistance concerning the Offer.

DEALER MANAGER

STANDARD CHARTERED BANK (SINGAPORE) LIMITED

Marina Bay Financial Centre (Tower 1)
8 Marina Boulevard, Level 19
Singapore 018981
Attention: Liability Management
Email: liability_management@sc.com
Fax no.: +65 6535 1931

TENDER AGENT

THE BANK OF NEW YORK MELLON, LONDON BRANCH

160 Queen Victoria Street
London EC4V 4LA
United Kingdom
Email: debtrestructuring@bnymellon.com

DISCLAIMER

This announcement must be read in conjunction with the Offer to Purchase distributed separately. This announcement and the Offer to Purchase contain important information which should be read carefully before any decision is made with respect to the Offer. The contents of this announcement and the Offer to Purchase are not to be construed as legal, business or tax advice. Each Holder is recommended to seek its own financial and legal advice, including in respect of any tax consequences, immediately from its stockbroker, bank manager, solicitor, accountant or other independent financial, tax or legal adviser. Any individual or company whose Notes are held on its behalf by a broker, dealer, bank, custodian, trust company or other nominee must contact such entity if it wishes to tender its Notes in connection with the Offer. None of the Company, the Dealer Manager, the Tender Agent and any of their respective affiliates or agents makes any recommendation in this announcement or otherwise as to whether Eligible Holders should tender Notes pursuant to the Offer and, if given or made, any such recommendation may not be relied upon as authorized by the Company, the Dealer Manager, the Tender Agent or any of their respective affiliates or agents.

OFFER AND DISTRIBUTION RESTRICTIONS

Neither the Offer to Purchase nor this announcement constitute an invitation to participate in the Offer in any jurisdiction in which, or to any person to or from whom, it is unlawful to make such invitation or for there to be such participation under applicable securities laws. The distribution of the Offer to Purchase may be restricted by law in certain jurisdictions. Persons into whose possession this announcement comes, are required by the Company, the Dealer Manager and the Tender Agent to inform themselves about, and to observe, any such restrictions. None of the Company, the Dealer Manager or the Tender Agent will incur any liability for its own failure or the failure of any other person or persons to comply with the provisions of any such restrictions.

United States

The Offer is not being made, and will not be made, directly or indirectly in or into, or by use of the mails of, or by any means or instrumentality of interstate or foreign commerce of or of any facilities of a national securities exchange of, the United States. This includes, but is not limited to, facsimile transmission, electronic mail, telex, telephone, the internet and other forms of electronic communication. The Notes may not be tendered in the Offer by any such use, means, instrumentality or facility from or within the United States or by persons located or resident in the United States. Accordingly, copies of the Offer to Purchase and any other documents or materials relating to the Offer is not being, and must not be, directly or indirectly mailed or otherwise transmitted, distributed or forwarded (including, without limitation, by custodians, nominees or trustees) in or into the United States or to any persons located or resident in the United States. Any purported tender of Notes in the Offer resulting directly or indirectly from a violation of these restrictions will be invalid and any purported tender of Notes made by a person located in the United States or any agent, fiduciary or other intermediary acting for a principal located in the United States will be invalid and will not be accepted.

Each Holder of Notes participating in the Offer will represent that it is located outside the United States. For the purposes of this and the above paragraph, “**United States**” means United States of America, its territories and

possessions, any state of the United States of America and the District of Columbia.

United Kingdom

The Offer, the Offer to Purchase or any other documents or materials relating to the Offer are not being submitted to and such documents and/or materials have not been approved by an authorized person for the purposes of section 21 of the Financial Services and Markets Act 2000. Accordingly, such documents and/or materials are not being distributed to, and must not be passed on to, the general public in the United Kingdom, and are only for circulation to persons outside the United Kingdom or to persons within the United Kingdom falling within the definition of “investment professionals” (as defined in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the “**Financial Promotion Order**”)) or within Article 43 of the Financial Promotion Order, or to other persons to whom it may lawfully be communicated in accordance with the Financial Promotion Order.

Hong Kong

The Offer has not been made and will not be made in Hong Kong, by means of any document other than: (i) to “professional investors” as defined in the Securities and Futures Ordinance (Cap. 571) of Hong Kong (the “**SFO**”) and any rules made under that ordinance; or (ii) in other circumstances which do not result in the document being a “prospectus” as defined in the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Cap. 32 of Hong Kong (the “**C(WUMPO)**”)) or which do not constitute an offer to the public within the meaning of the C(WUMPO).

Further, no person has issued or had in its possession for the purposes of issue, or will issue or have in its possession for the purposes of issue, whether in Hong Kong or elsewhere, any advertisement, invitation or document relating to the Offer, which is directed at, or the contents of which are likely to be accessed or read by, the public in Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to the Offer which is or is intended to be disposed of only to persons outside Hong Kong or only to “professional investors” as defined in the SFO and any rules made under the SFO.

Singapore

The Offer to Purchase has not and will not be registered as a prospectus with the Monetary Authority of Singapore. The Offer does not constitute an offering of securities in Singapore pursuant to the Securities and Futures Act 2001 of Singapore, as modified or amended from time to time.

Vietnam

The Offer may not be made directly or indirectly in Vietnam or to, or for the benefit of, any resident in Vietnam (the term used in this paragraph shall have the same meaning as Article 4.2 of Ordinance on Foreign Exchange Control No. 28/2005/PL-UBTVQH11 adopted by the Standing Committee of National Assembly on December 13, 2005, as amended by Ordinance No. 06/2013/UBTVQH13 adopted by the Standing Committee of National Assembly on March 18, 2013, and include, among others: (a) any credit institutions and foreign bank branches established and operating in Vietnam in accordance with Law on Credit Institutions No. 32/2024/QH15 adopted by the National Assembly on January 18, 2024, as amended by Law No. 43/2024/QH15 adopted by the National Assembly on June 29, 2024 and Law No. 96/2025/QH15 dated June 27, 2025, (b) any economic organizations (other than credit institutions) established and carrying on business activities in Vietnam, (c) any Vietnamese citizen residing abroad for a period of less than 12 months, (d) any representative office established in any country other than Vietnam of entities mentioned in limbs (a) and (b) above, and (e) branches in Vietnam of foreign economic organizations, or any form of representative establishment in Vietnam of foreign parties participating in investment activities in accordance with the law on investment, or operating offices in Vietnam of foreign contractors), unless otherwise being approved by a competent Vietnamese authority in accordance with applicable Vietnamese laws and regulations on foreign exchange control and offshore indirect investment. Unless permitted under the securities laws of Vietnam, no advertisement, invitation or document relating to the Offer will be issued in Vietnam.

General

The Offer to Purchase and any related documents do not constitute an offer to buy or the solicitation of an offer to sell the Notes (and such tenders of Notes in the Offer will not be accepted from Holders) in any circumstances

in which such offer or solicitation is unlawful. In those jurisdictions where the securities, blue sky or other laws require the Offer to be made by a licensed broker or dealer or similar and the Dealer Manager or any of its affiliates is such a licensed broker or dealer or similar in any such jurisdiction, such Offer shall be deemed to be made by the Dealer Manager or such affiliate, as the case may be, on behalf of the Company in such jurisdiction.

The Offer to Purchase has not been filed with or reviewed by any foreign, U.S. federal or state securities commission or regulatory authority, nor has any such commission or authority passed upon the accuracy or adequacy of the Offer to Purchase. Any representation to the contrary is unlawful and may be a criminal offense.

Each Holder participating in the Offer will also be deemed to give certain representations in respect of the jurisdictions referred to above and generally as set out in “*Terms of the Offer—Representations, Warranties and Covenants of Eligible Holders Tendering Notes*” of the Offer to Purchase. Any tender of the Notes for purchase pursuant to the Offer from a Holder that is unable to make these representations may be rejected. Each of the Company, the Dealer Manager and the Tender Agent reserves the right, in its absolute discretion (and without prejudice to the relevant Holder's responsibility for the representations made by it), to investigate, in relation to any tender of Notes for purchase pursuant to the Offer, whether any such representation given by a Holder is correct and, if such investigation is undertaken and as a result the Company determines (for any reason) that such representation is not correct, such tender may be rejected.