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BIM Land Joint Stock Company

Result of Tender Offer for Notes

December 9, 2025 - BIM Land Joint Stock Company (the "**Company**") announces the results of its offer to purchase its outstanding 7.375% Senior Notes due 2026 (ISIN: XS2331967112 and Common Code: 233196711) (the "**Notes**") for cash (the "**Offer**"), which was announced on November 28, 2025 and expired on December 8, 2025 (the "**Expiration Time**"). Capitalized terms used and not otherwise defined in this announcement have the meanings ascribed to them in the offer to purchase dated November 28, 2025 (the "**Offer to Purchase**").

The Company has decided to accept an aggregate principal amount of Notes pursuant to the Offer which results in the aggregate cash consideration (excluding any Accrued Interest) to be paid by the Company exceeding the proposed Tender Consideration in the Offer to Purchase.

The Final Acceptance Amount, representing the final aggregate principal amount of Notes accepted for purchase by the Company pursuant to the Offer, is US\$56,530,000, which will be purchased at a weighted average purchase price of 98.07%.

The Final Acceptance Amount is not subject to scaling, and accordingly the Scaling Factor is 0%.

The Settlement Date for the Offer is expected to be December 19, 2025, subject to procuring the requisite Vietnamese regulatory approvals to complete the Offer (as described in, and on the terms and conditions of, the Offer to Purchase). Notes accepted for purchase by the Company pursuant to the Offer will be retired and cancelled.

Investor Contact Information

Questions about the terms of the Offer should be directed to the Dealer Manager. Beneficial owners of the Notes may also contact their brokers, dealers, commercial banks, trust companies or other nominee for assistance concerning the Offer.

DEALER MANAGER

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DISCLAIMER

This announcement must be read in conjunction with the Offer to Purchase distributed separately. 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.