
No: 1147/20223/TB-LS

Ho Chi Minh City, November 14th of 2023

ANNOUNCEMENT OF THE AUCTION

Lam Son Sai Gon Auction Partnership Company organize for auction of the following property:

1. Auction Organizer: Lam Son Sai Gon Auction Partnership Company – Address: 111A Tan Son Nhi street, Tan Son Nhi Ward, Tan Phu District, HCM city.

2. Property Owner: Vietnam – Russia Joint Venture Bank, Ho Chi Minh Branch – Address: Basement floor, M floor, 1st floor, Saigon Prime Building, No 107-109-111 Nguyen Dinh Chieu Street, Vo Thi Sau Ward, District 3, Ho Chi Minh City.

3. Property Name: Real Estate located in a part of Land lot no 158, Map sheet 03 (TL 2005), at No. 11 TL49 Street, Neighborhood 2, Thanh Loc Ward, District 12, HCM city according to the Certificate of House Ownership and Residential land Using Right with the original documents No 1471/2009.UB.GCN do UBND District 12 granted on 11th of May, 2009. Details are as below:

1/ Residential Land:

- Land lot No: MPT 158, Map sheet 03 (TL 2005)
- Area: 200m²

Private use: 200m²

Common use: 0 m²

Land is handed over or rented: transferred

2/ House:

- Address: No. 11 TL49 Street, Neighborhood 2, Thanh Loc Ward, District 12, HCM city according to the
- Floor Area (house, apartment): 44,0 m²
- House Structure: brick wall, corrugated iron roof
- Level of the house: “X”
- Number of storey: 01
- Year of construction: 2000
- Term of ownership: Long term

4. Starting Price: 8.990.000.000 VND (Eight billion, nine hundred, ninety million VND).

- The starting price doesn't include the costs related to transferring of ownership/use of property, fee of registry and other fees (if any) when purchasing property. These fees shall be paid by auction winner.

- The property for auction as its actual status. The auction participants are able to refer all legal documents of the property, view the property and take responsibility when decide to buy the property. In case the real area is different from the area in the certificate, the auction winner proactively contact the authority to ask for new certificate, pay for the related fee and committee not to claim, dispute, litigate about this issue.

5. Time and location for consulting documents of the property, sell documents, register to participate in auctions: Continuously from the date of listing the property price until 16h30 on December 1, 2019. 2023 (during office hours) at Lam Son Sai Gon Auction Partnership Company - 111A Tan Son Nhi, Tan Son Nhi ward, Tan Phu district, Ho Chi Minh City.

- Cost of buying the auction documents: 500,000 VND/01 set of files (In words: Five hundred thousand Dong

6. Time and location to view property: From November 20th , 2023 to December 1st , 2023 (during operating hours) at address: No. 11, TL49 Street, Ward 2, Thanh Loc Ward, District 12 , City . Ho Chi Minh.

7. Conditions and methods to register to participate in auction:
Conditions for participating in the auction: People who do not fall into the cases specified in Clause 4, Article 38 of the Law on Property Auction 2016 are eligible to register to participate in the auction.

Register to participate in the auction: participants present in time, right place of selling documents, register for participating in auctions to buy documents.

8. Deposit: 899,000,000 VND (In words: Eight hundred nine hundred nine million dong);

Time to deposit: From November 29th , 2023 to 16h30 December 1st, 2023 (during operating hours).

Type: Deposit money, transfer money to account.

Account name: Lam Son Sai Gon Auction Company.

Account number: 6460201018836 located at Agribank - Tan Phu Branch.

Content: "Name and address of the person registering to participate in the auction - deposit money to participate in the real estate auction at 11, TL49 Street, Quarter 2, Thanh Loc Ward, District 12, HCM City"

9. Auction type: auction by direct voting in multiple rounds, Ascending bid.
For price step, the minimum difference is: 5,000,000 Dong (In words: Five million Dong).

10. Time and location of the auction: At 09:00 on December 4th , 2023 at Lam Son Sai Gon Auction Partnership Company - 111A Tan Son Nhi, Tan Son Nhi Ward, Tan Phu District, HCM City.

Welcome individuals and organizations that meet the conditions prescribed by law to participate in the above property auction.

For detailed information, contact: Lam Son Sai Gon Auction Partnership Company- 111A Tan Son Nhi, Tan Son Nhi ward, Tan Phu district, City. HCM. Tel: 028.22455120.

Note: This announcement represents an invitation to participate in the auction to witness.