

Appendix 1

(Attached to the Apartment Sales Contract No.:...../HDMB – HATAY
MILLENNIUM)

APARTMENT DESCRIPTION

The sub-appendices of this Appendix 1 are:

1. Attachment 1: Drawings
 - Design drawing of the apartment ground;
 - Design drawing of the floor on which the Apartment locates;
 - Design drawing of the whole Building;
2. Attachment 2: List of finishing materials inside the apartment

Sub- Appendix 1

Drawings

Sub- Appendix 2

List of finishing materials inside the apartment

1. Table of finishing materials inside the apartment:

Ord.	Room	Material type	Note
I	Floor		
1	Living room	Sand cement floor	
2	Bedroom	Sand cement floor	
3	Kitchen	Sand cement floor	
4	Logia, balcony	Waterproof, high-end anti-slip ceramic, with wall tiles	Thach Ban, Vigracera or similar bricks
5	Toilet	Waterproof, high-end anti-slip ceramic, with wall tiles	Thach Ban, Vigracera or similar bricks
II	Wall		
1	Living room, kitchen, bedroom	Wall baits	Kova, Jotun, Dulux or similar powder
2	Logia, balcony	High quality exterior finish paint against dirt, easy to clean	Son Kova, Jotun, Dulux or equivalent
3	Toilet	High-end ceramic	Thach Ban, Vigracera or similar bricks
III	Ceiling		
1	Living room, kitchen, bedroom	Not completed	
2	Logia, balcony	High quality exterior finish paint against dirt, easy to clean	Kova, Jotun, Dulux, or equivalent
3	Toilet	Gypsum ceiling with moisture resistance to sink, baits, high quality interior paint	Vinh Tuong, Boral or equivalent; Gyproc, Boral or similar moisture resistant gypsum plasterboard. Kova, Jotun, Dulux, Spec or equivalent.
4	Ceiling hatch in toilet	Moisture resistant gypsum ceiling, baits, high-quality interior paint	Vinh Tuong Ceiling hatch, Boral or equivalent. Kova, Jotun, Dulux, Spec or equivalent.
IV	Doors, walls		
1	Main door	Fireproof steel door, smart magnetic lock (with 3 or more functions)	
2	Bedrooms' doors	Not included	
3	Toilets' doors	Not included	
4	Windows	Aluminum frame with electrostatic painting, high quality insulated soundproof glass box (Tempered glass or safety glass)	Kinlong Accessories, AMG, Draho
5	Door, glass wall to logia	High quality aluminum frame with electrostatic powder coating, toughened glass or safety glass.	
V	Balcony		
1	Logia Balcony	Safety glass, handrails and stainless steel legs 304	
2	Air conditioner hot cover	Composite frame or powder coated steel or aluminum alloy.	

VI	Electrical equipment		
1	Wire		Taisin, Tran Phu, Van Xuan or equivalent
2	Electric cabinet and Circuit Breaker	Electrical cabinet includes Circuit Breaker, light electrical cabinet	Circuit Breaker: ABB, Schinder or equivalent
3	Switches, sockets, light electricity	Not included	
4	Ceiling light for living room, kitchen, bedroom	Not included	
5	Toilet lighting	Ceiling light	Asia, Simon, Liper or equivalent
6	Logia lights	Ceiling light	Asia, Simon, Liper or equivalent
7	Door bell	Bell integrated with lobby and apartment doors	Panasonic, Samsung or equivalent
8	Air conditioning system	Copper pipe, condensate drain, ready power source for bedrooms and living room.	Customers will buy air conditioner themselves
9	Toilet hood	Hood system includes hood fans	Grineu, Tomeco or equivalent
10	Fresh air supplier	Wind doors, supply pipes	
11	Kitchen hood	Standby tube and power socket at the kitchen hood	Customers will buy Kitchen hood themselves
VII	Water equipment		
1	Plastic pipes for water supply (hot, cold)	PPR	Europipe, Tien Phong or equivalent
2	Sewer pipe	PVC, uPVC	Europipe, Tien Phong or equivalent
3	Toilet	High-class	American standard or equivalent
4	Hose		High-end Vietnamese product
5	Lavabo	Pots with stone face	American standard or equivalent
6	Washbasin faucet	Hot and cold	Grohe or equivalent
7	Shower	Hot and cold	Grohe or equivalent
8	Bathroom accessories	Towel and tissue paper bar	Vietnam
9	Hot water system	Water heater for toilet and kitchen	Ariston, Ferroli, Kangaroo or equivalent
10	Floor hopper	odor - resistance stainless steel 304	Vietnam
11	Toilet mirror		Vietnam
12	Toilet wall	Tempered glass, open or sliding wings, stainless steel accessories 304	Vietnam / Kinlong / AMG
VIII	Fire protection equipment		
1	Fire alarm system	Smoke detector, heat detector in the living room and kitchen	Hochiki, Nittan or equivalent
2	Fire fighting system	Fire fighting sprinklers at doors and kitchens	Hochiki, Nittan or equivalent

IX	Kitchen Cabinet	Supply only hot and cold water lines to the designated sink position.	
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APPENDIX 2

(Attached to the Apartment Sales Contract No.:...../HDMB – HATAY
MILLENNIUM)

BOARD OF CONTENTS OF MANAGEMENT AND USE OF THE CONDOMINIUM

HATAY MILLENNIUM PROJECT

PART I

DEFINITION AND INTERPRETATION

The terms and words in this Regulation mean the following:

1. "**Board of Management**" is the Board of Management of the Condominium, on behalf of the condominium owners, the condominium users to exercise the rights and responsibilities related to the management and use of the condominium according to the laws on housing and this Regulation.
2. "**Common Areas and Equipments of the Apartment zone**" are areas and equipment system of common ownership and use of the Apartment Owners described in Annex 8: Apartment Sales Contract.
3. "**Common Areas and Equipments of Offices, Services, and Commercial zone**" are areas and equipment system of common ownership and use of other Owners in the Condominium.
4. "**Common Areas and Equipments commonly used of the Condominium**" are areas, equipment systems, technical infrastructure systems owned and jointly used by the Condominium Owners described in Annex 8 of the Apartment Sales Contract.
5. "**Common Areas and Equipments commonly used of the Project**" are works and utilities in the Project that do not include Common Area and Equipment of (1) Apartments area; and (2) Office, Service, Commercial Area; and (3) Condominium is commonly owned and used by the Condominium Owners, Investors and other owners as defined in Appendix 8 of the Apartment Sales Contract.
6. "**Apartment**" is an apartment built in a closed-type structure according to the approved design of the Condominium invested by the Seller with the characteristics described in the Apartment Sales Contract;
7. "**Investor**" is TSQ VIETNAM COMPANY, a legally established enterprise under Investment Certificate No. 011043000476 by Hanoi People's Committee first issued on April 24, 2009 (replacing the Investment Certificate No. 031043000006 issued by the People's Committee of Ha Tay Province for the first time on November 24, 2006, certified for the first – time change on June 20, 2007) , have the right to build and operate HATAY MILLENNIUM Project (or other name decided by the Investor or competent authority from time to time) at the address: No. 4, Quang Trung Street, Yet Ward Kieu, Ha Dong district, Hanoi city.
8. "**Condominium Owner**" is the Owner of the Apartment and Other Owners.
9. "**Apartment Owner**" means an organization or individual owning one or more Apartments in the Condominium on the basis of: (i) Certificate of land use rights, house ownership and other assets attached with land or other names as prescribed by law ("Certificate of Ownership") issued by a competent State agency, or (ii) a purchase contract, a transfer document, a donation, inheritance in accordance with the provisions

of law, in case the Apartment has not been granted a Certificate of Ownership and other cases as prescribed by law.

10. "**Other Owner**" is the legal owner of a part of the Apartment, equipment system and technical infrastructure in the Condominium, not the Apartment Owner.

11. "**Management Company**" or "**Enterprise Operating the Condominium**" is an enterprise with sufficient conditions in terms of functions and capacities in accordance with the law on housing, implementing management and operation of the Condominium after the Condominium was completed and put into use; When the first Conference of the Condominium has not been held, the Investor is responsible for organizing the management and operation of the Condominium. In case the Condominium has an elevator where the Investor does not meet the requirements of functions and capacity as stipulated in Item 2, Article 105 of the Housing Law, he / she must hire a unit with adequate conditions of function and capacity under regulations to implement operational management.

After holding the first Conference of the Condominium, the selection of the management unit for the operation of the Condominium shall comply with the following regulations:

- a) In case the Condominium does not have an elevator, the Condominium conference shall decide on the management of operation in the form of self-management or hiring units with sufficient functions and capacity to implement operation management;
 - b) If the Condominium has an elevator where the Investor has sufficient conditions for functions and capacity as stipulated in Clause 2, Article 105 of the Housing Law and needs to participate in the operation management, the Managing Board The Condominium and the Investor negotiate for the Investor to continue signing the contract of service of management and operation of the Condominium;
 - c) If the Condominium has an elevator whose Investor has no function, capacity or function, capacity as stipulated in Clause 2, Article 105 of the Housing Law but does not participate in the operation management or The Investor who participates in the operation management but does not meet the requirements as agreed in the service contract, the Condominium conference decides to select another unit with sufficient functions and capacity according to regulations. to implement operational management.
12. "**Project**" is a project of HATAY MILLENNIUM located at: No. 4, Quang Trung Street, Yet Kieu Ward, Ha Dong District, Hanoi City.
13. "**Owner Representative**" means the representative of the Condominium according to legal authorization documents.
14. "**Condominium Conference**" is a conference with the participation of Condominium Owners (directly involved or duly authorized for other participants) to be convened and organized in accordance with the provisions of Rules and regulations of the law.
15. "**Management Services Agreement**" means a contract entered into between (i) the Board of Management with the Management Company or the Owner; or (ii) between the Owner and the Management Company prior to the time of the Board's administration for the provision of management services for the Condominium in accordance with this Regulation.
16. "**Apartment Sales Contract**" is a Apartment Sales Contract whereby the Owner agrees to sell the Apartment to the Apartment Owner (including the case where the Apartment Owner repurchases or is inherited the right to buy from other parties.

17. "**Apartments zone**" is a collection of Apartments of the Condominium invested, designed and built by the investor.
18. "**Office, Service, and Commercial Area**" means the remaining area of the Condominium excluding the Apartments and Common Area Parts and Equipment of (1) Apartments; (2) Condominium and (3) Project.
19. "**Separate - Ownership Area**" is the Separate - Ownership Area of the Apartment Owner and Private - Ownership Area of other Owners, is a separate area within the Apartment, including the balcony area, the logia attached to the Condominium, the system of private-use technical equipment associated with The Apartment, specifically defined by the Apartment Sales Contract signed between each Apartment Owner and the investor. Private - Ownership Area of other Owners is the area, construction and technical equipment system owned by Other Owners.
20. "**Condominium**" means apartments building belonging to the Project including Apartments, commercial, service and office business areas and common buildings, including part of the campus (if any) of Ha Tay Millennium Project built at No. 4 Quang Trung street, Yet Kieu ward, Ha Dong district, Hanoi City, invested by the Seller ;
21. "**Condominium Owner**" means the Owner of the Apartment directly using the Condominium or organization, household or individual who is legally using the Apartment, another area in the Condominium by renting, borrowing, temporarily staying in, being authorized to manage or use according to decisions of competent state agencies.
22. "**Regulations**" or "**Rules**" are rules of management, use and operation of this Condominium and all annexes, attachments, and amendments and supplements from time to time.
23. "**Management Fee**" means the monthly expenses payable to the Management Company to manage the operation of the Condominium specified in the Management Services Contract;
24. "**Maintenance Costs**" or "**Common – use part Maintenance Costs**" are the 2% amount that the Condominium Owners are obliged to contribute to their own ownership to serve the maintenance of the Common Ownership of the Condominium;
25. "Regulation of Condominium" is the Regulation on management and use of Condominium attached to Circular 02/2016 / TT-BXD issued by the Ministry of Construction on February 15, 2016 and amended and supplemented documents from time to time
26. "**Force Majeure Event**" is an objective event that cannot be anticipated and irreparable by either Party or the Parties to perform its obligations under the Contract, despite applying all necessary measures and permissible capabilities. Cases considered to be Force Majeure Events agreed by the Parties in detail in Article 14 of the Apartment Sales Agreement.
27. "Ward People's Committee" is the commune, ward and township People's Committee where Condominium, Condominiums cluster locate.

PART II CONTENT OF INTERNAL REGULATIONS

Article 1. Scope and subjects of application

1.1. The Internal Regulation specifies the contents of the management, use and operation of the HATAY MILLENNIUM, applying to Owners of Condominium, Users of Condominium, Investor, Management Company, Board of Management and other individuals and organizations involved in managing the use of this Condominium.

1.2. All Condominium Owners have been provided with a copy of the Internal Regulations as an Addendum to the Apartment Sales Contract or Sales Contract of another area in the Condominium. The Owner of the Condominium is obliged to respect, comply seriously with and require the Condominium Users to respect, comply seriously with the Regulation of Condominium and this Internal regulation. The Owner of the Condominium, himself or through the Users of the Condominium, must promptly remedy the violations of the Rules responsible for ... days from the date of the Board of Management or the Management Company's notice of the violation (s). In any case, the Owner is not responsible for: (i) not providing the Internal Regulations; or (ii) is not bound by the Internal Regulations if the Internal Regulations are provided in accordance with this Article and the Internal Regulations are publicly posted at the Condominium.

1.3. Owner of the Condominium, himself or through Users of the Condominium, in any case without exception, must respect and comply strictly with this Internal Code, the attached annexes and amended and supplemented documents by the Condominium Conference from time to time (if any).

1.4. This Code will also be used to resolve disputes arising from the management and use of the Apartments. In the event of a conflict between these Rules and the Apartment Sales Contract signed between the investor and Owners of the Condominium, the Apartment Sales Contracts shall be prioritized for use in resolving the dispute or conflict between the Owner of the Condominium and the investor.

1.5. For matters not regulated by this Regulation, the provisions of the Apartment Sales Contract, the separate documents signed between the investor and Owner of the investor and other related legal documents shall be prioritized.

Article 2. Provisions for owners, users, temporary residents and visitors entering and leaving Condominium

1. Owners of condominium must strictly abide by the Regulation on management and use of condominiums promulgated by the Ministry of Construction and this Regulation.

2. Guests entering and leaving the apartment building must register, present identity documents at the reception desk or at the security team and must comply with the receptionist's instructions or protect the apartment building. In case of necessity, the apartment receptionist or security guard may keep the identity papers of the guests going into the apartment building for the purpose of controlling the security and safety of the condominium. For areas for offices, services, and trade, there is no need to register and present documents to prove this identity.

3. Persons who temporarily reside in apartments must register their lists with reception desks or security teams and shall register temporary residence at ward-level police offices according to regulations.

4. Users of apartments and temporary residents must take responsibility before law for acts of violating the Regulation on management and use of condominiums and this regulation.

5. Regulations applicable to employees working in the service and commercial office areas: (Specific contents shall be prescribed by the Investor and the Condominium Conference).

Article 3. Prohibited acts in the management and use of the condominium

1. Prohibited acts in management and use of common houses:

- a) Using operation management fund, maintenance expense of common ownership is not in accordance with the Housing Law, Decree 99/2015 / ND-CP and Regulation on management and use of apartments by the Ministry Construction issued.
- b) Causing seepage and leaking; causing noise beyond the level prescribed by law or discharging garbage, waste water, exhaust gas, toxic substances not in accordance with the law on environmental protection or not in accordance with the regulations on management and use of condominiums.
- c) Blankets, livestock and poultry in the area of apartment buildings.
- d) Painting, exterior decoration of apartments, condominiums not in accordance with the design and architecture regulations.
- e) Transferring the function and purpose of using the common and common ownership part of the condominium; arbitrarily transforming the function and purpose of using the area not to be in the mixed-use condominium in comparison with the approved design or approved by the competent agency.
- f) Prohibit the following business lines and goods in the condominium business area:
 - Materials causing fire and explosion and occupations that cause danger to the lives and properties of condominium users according to the law on fire prevention and fighting;
 - Business dance hall; repairing motor vehicles; slaughtering cattle; other polluting service business activities according to the law on environmental protection.
- g) In case of providing restaurant, karaoke and bar services, sound insulation must be ensured, complying with fire and explosion prevention and fighting requirements, having an escape place and complying with other business conditions prescribed by law..
- h) Infringement of house ownership rights of the State, organizations, households and individuals.

- i) Obstructing the implementation of the responsibility of state management of houses, the exercise of rights and obligations regarding ownership, use and transaction of houses of organizations, households and individuals.

- j) Decision on project investment guidelines or approval of investment projects on construction of houses not according to approved construction plannings, programs and housing development plans.

- j) Construction of houses on land other than residential land; construction is not in accordance with design standards, area standards for each type of housing that the State has regulations on design standards and housing area standards. Applying the wrong calculation of the housing use area prescribed by the law in purchase and sale contracts, house purchase and lease contracts.

- l) Illegal use of the housing area; encroaching on the space and the parts under common ownership or of other owners in any form; arbitrarily changing the bearing structure or changing the design of the private part in the apartment building.

- m) Using the area and equipment under the ownership and general use for private use; misuse purposes of the area under common ownership or the area of services in mixed condominiums compared with the decisions on investment in housing construction projects

and the contents of approved projects, except in case of permission of competent state agencies for conversion of use purposes.

n) Misuse of mobilized capital or pre-paid housing for housing development.

o) The investor of the house construction project authorizes or assigns the parties to investment cooperation, joint venture, cooperation, business cooperation, capital contribution or other organizations or individuals to sign the contract for renting, renting, buying and selling houses, contracts on deposits of housing or land use right transactions in the project.

p) Carry out transactions of sale and purchase, transfer of contracts of purchase, sale, lease, lease purchase, donation, exchange, inheritance, mortgage, capital contribution, lending, letting in or authorizing house management living in contravention of the provisions of this Law.

q) Renovate, expand, demolish houses currently rented, rented, borrowed, resided and authorized to manage without the owners' consent.

r) Using an apartment for the purpose of not staying; use the area of business in condominiums under the approved project for the purpose of trading in materials causing fire and explosion, business in services causing environmental pollution, noise or other activities affecting to the lives of households and individuals in apartment buildings according to the Government's regulations.

s) Use of separate houses for the purpose of trading in materials causing fire and explosion, service business, causing environmental pollution, noise, affecting social order and safety and living of residential areas but failing to comply with the provisions of the law on business conditions.

t) Reporting and providing inaccurate, untruthful information about houses, not in compliance with regulations or not meeting the requirements of competent state agencies; undermining and falsifying information in housing databases managed by competent state agencies..

Article 4. Provisions on the use of common ownership parts of the condominium

1. Use elevators and general-use equipment according to the right purposes and functional uses.

2. Not to damage or violate common property of condominiums.

3. Comply with the regulations on stopping and parking vehicles at the place where parking is stopped or parked according to regulations.

4. Using community houses for proper purposes and functions in accordance with the Law on Housing.

5. Comply with the regulations on safety of fire prevention and fighting of condominiums.

6. Other provisions: (as stipulated by the Apartment Building Conference).

Article 5. Provisions on repair of damages, changes or additional installation in apartments, other areas under private ownership

1. In case an apartment or other area of private ownership is damaged, the owner or user may repair or replace but must not damage the common ownership and affect the owners. Other friends.
2. In case of replacement, repair or installation of additional equipment, it must ensure that it does not alter, deform or damage the structure of the condominium.
3. In case of damage to equipment under common ownership or common use associated with the apartment, the other area under private ownership shall be replaced according to the Regulation. management and use of condominiums issued by the Ministry of Construction but must not affect the private ownership of other owners. The owner must notify the Managing Board and the management and operation unit to promptly repair and replace when there is damage and must create favorable conditions for the construction unit to repair these damage.
4. If an apartment building has an office, service or commercial area which has damaged equipment under the common use section of the condominium, the owner of this functional area must perform the repair or replacement according to provisions of the Regulation on management and use of apartment buildings issued by the Ministry of Construction.
5. In case of transporting equipment, utensils in condominiums or transporting materials when repairing damage, they must notify the Managing Board, condominium management and operation unit and only perform from 8 am to 18 pm daily to avoid affecting the operation of the apartment building.
6. Other provisions: (as stipulated by the Apartment Building Conference).

Article 6. Provisions on dealing with incidents of the condominium

1. When having problems that may endanger the life and safety of properties in condominiums, the owners and users must immediately notify the Managing Boards and condominium management units for handling. .
2. In case of an emergency incident, it is necessary to evacuate people from the apartment building, it must comply with the instructions on the loudspeaker or the escape signboard or the guidance of the competent guards or units. to move people to a safe place.

Article 7. Provisions on public disclosure of information of the condominium

1. The condominium management and operation unit must publicly announce the information related to the management and use of the condominium on the newsletter or notice board or other media of apartment.
2. The internal rules on fire prevention and fighting must be attached to the prescribed places; Rules for using elevators must be attached to the prescribed places to ensure safe and convenient use.

Article 8. Rights and obligations of the condominium owners and users

1. Request the Board of Management and the unit managing the operation of the apartment building to provide information and contents related to the management and use of condominiums.
2. Condominium owners shall have to pay fire and explosion insurance premiums according to the provisions of law.
3. Strictly abide by the provisions of this Regulation and the Regulation on management and use of condominiums promulgated by the Ministry of Construction.
4. Fully and on time payment for management of apartment operation and other expenses in accordance with the law and agreed with service providers.

Article 9. Handling of violations

1. A member of the Managing Board, the management unit operating the condominium, the owner, the user, the temporary resident and the guest entering and leaving the apartment building if violating the provisions of this Regulation. or violate the provisions of the Regulation on management and use of condominiums issued by the Ministry of Construction, depending on the seriousness of the violations, they shall be considered and dealt with according to the provisions of law and must compensate for damage caused by acts. his violation caused.

2. Members of the Managing Board, condominium management and operation units and users must strictly abide by violation handling decisions of competent agencies or organizations.

APPENDIX 3

(Attached to the Apartment Sales Contract No.:...../HDMB – HATAY
MILLENNIUM)

FORM OF PAYMENT REQUEST

Respectfully to:

Company/ Mr./ Ms.:.....

Address:

Tel:

Based on the Apartment Sales Contract [apartment code] / HDMB - signed between

TSQ VIETNAM COMPANY ("Seller") and Purchaser on .../.../.....

("Contract"), we request Company / Sir/ Madam to pay the amount of Stage No. in accordance with the contract, with the following details:

1. Amount to pay and payment term

The amount is: VND

(In words:.....

Payment term: until the end of

In case Company / Sir/ Madam delays payment according to the time limit mentioned in this notice which is in accordance with the schedule specified in the Contract, the Company / Sir/ Madam must pay interest on the delayed amount in accordance with the contract.

1. Form of payment:

You can pay cash at the accounting office address: ...

or transfer to the following account:

- Bank account number:

- Account holder:

- At:

Payment contents: payment of Stage No., according to Contract No. [apartment code] / HDMB - signed on ...

2. Important note

We would like to note that the Company / Sir/ Madam is responsible for paying the correct and sufficient amount and in accordance with the payment term specified in Article 3 of the signed Sale Agreement; and this notice is only to remind your Company / Sir/ Madam about the payment term agreed in the Sale Contract. If the company / Sir/ Madam pays after the above time limit, we have the right to ask the company / Sir/ Madam to pay the overdue interest and have other rights in accordance with the contract.

Sincerely thanks.

Hanoi, dated

TSQ VIETNAM COMPANY

APPENDIX 4

(Attached to the Apartment Sales Contract No.:...../HDMB- HATAY
MILLENNIUM)

FORM OF APARTMENT DELIVERY NOTICE

Respectfully to:.....

Company/ Mr./ Ms.:.....

Address:

Tel:

Based on:

- Apartment Sales Contract No. [apartment code] / HDMB - signed between TSQ Vietnam Company ("Seller") and Purchaser on/...../..... ("Contract"),

Notice of the Construction Contractor and the supervision consultant about the completion of the Apartment to be used,

- We would like to inform Company / Sir/ Madam that we have completed the construction of the Apartment [apartment code] so far in accordance with the regulations of the signed Contract. We respectfully invite the Company / Sir/ Madam to be present during the period from to at No. 4 Quang Trung Street, Yet Kieu Ward, Ha Dong District, Ha Noi City in order to carry out procedures to receive the Apartment.

1. Amount of payment

Based on the provisions of Article 3 of the Contract, the Company / Sir/ Madam is obliged to pay the amount of: VND

(In words:

In which:

- 1)VND: is the amount up to deadline of the Total Selling Price of the Apartment.
- 2)VND: is the monthly management fee for the first month.
- 3)..... VND: is the cost of maintenance of common utilities.
- 4)VND: is VAT.
- 5)VND: is Fee and Charge (if determined).
- 6)VND: is another amount (if any).
- 7)VND: is the deductible amount of the Buyer's.

2. Payment term:

Payment term: up to date

In case the Company / Sir/ Madam delays payment according to the time limit mentioned in our notice according to the schedule specified in the contract, Company / Sir/ Madam must pay interest for the late payment in accordance with the provisions of the Contract.

3. Payment method:

You can pay cash at the accounting office, address:

or transfer to the following account:

Bank account number:

Account holder:

At:

- Payment content: payment of stage No.: according to the contract number [apartment code] / HDMB - HATAY MILLENNIUM signed on

Important note

We would like to note that the Company / Sir/ Madam is responsible for receiving the Apartment, paying the correct, sufficient and on - time payment according to this notice. If your company / Sir/ Madam pays after the above time limit, we have the right to ask Company / Sir/ Madam to pay the overdue interest and have other rights in accordance with the contract.

Sincerely thank you.

Hanoi, dated
TSQ VIETNAM COMPANY

Note: The above notice of apartment delivery can be changed from time to time by the Seller in accordance with the reality at the time of the notice on the basis of compliance with the provisions of Contract and law.

APPENDIX 5

(Attached to the Apartment Sales Contract No.:...../HDMB– HATAY
MILLENNIUM)

FORM OF APARTMENT DELIVERY MINUTE

Based on the Apartment Sale Contract No. [apartment code] / HDMB - signed between the Company ... ("Seller") and the Purchaser on/...../ ("Contract")

THE APARTMENT SELLER (hereinafter referred to as "Seller"):

Company:

- Business code / Business Registration Certificate:

- Headquarter:

- Contact address:

- Telephone:

Fax:

- Representative by Mr. (Ms.):

Position:

According to the document of authorization [...] dated [...] of the Company

Account number:

- Tax code:

THE APARTMENT BUYER (hereinafter referred to as "Buyer"):

Mr. (Ms): [NAME OF THE INDIVIDUAL]

- ID / passport number:

- Permanent residence:

- Address:

- Telephone:

Fax:

Account number (if any):

[NAME OF THE ORGANIZATION]

Business code / Business Registration Certificate:

- Headquarter:

- Contact address:

- Telephone:

Fax:

- Representative by Mr. (Ms.):

Position:

According to the document of authorization [...] dated [...] of the Company

Account number:

- Tax code:

After checking the Apartment, the Seller and the Buyer agree to sign this Minute with the following conditions:

1. The Seller has transferred to the Purchaser and the Purchaser has received, manage and

use the Apartment, the Apartment key and documents related to the use of the Apartment (according to the attached handover list).

2. The Purchaser has checked the Apartment and confirmed that the Apartment has been completed in accordance with the Agreement, accordingly:

- The actual Clear Span Area of the Apartment unified by the parties m².
- Clear Span Area agreed in the Apartment Sales Contract is: m²
- The difference between the actual Clear Span Area and Clear Span Area agreed in the Apartment Sales Contract (if any) is:

3. The Seller, at the request of the Purchaser, agrees to revise and complete some of the works listed below (if any) within 15 days of signing this Minute.

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4. The Purchaser agrees to pay the Seller or the management service provider as specified by the Seller for the monthly management fee and to pay the units providing the costs of using other utilities such as electricity, water, cable TV, satellite (if any), telecommunications, contact information and other related expenses (if any) according to the actual monthly usage, contribution and full payment and on - time other amounts (if any) prescribed by the service provider in accordance with the Internal Regulations.

5. The Purchaser agrees that if the Purchaser does not reside in the Apartment after the handover of the Apartment in accordance with this Minute, the Purchaser shall still have to pay the monthly management fee as prescribed by the provider. The regulations are in accordance with the Condominium Internal Regulations from the date of this Minute.

The Purchaser is committed to respecting and complying with the Condominium Internal Regulations during the process of owning and using the Apartment.

6. The Apartment has been officially handed over to the Purchaser at the time of signing. This minute takes effect from the date of signing and is made in five (05) copies and has the same validity, one copy is delivered to the Purchaser, the other four are kept by the Seller to make procedures tax, registration fee, procedures for issuing Certificate to the Buyer.

PURCHASER

(Signed and sealed)

SELLER

(Signed and sealed)

Note: The above form of apartment handover minute can be changed from time to time by the Seller in accordance with the reality at the time the Parties sign the Handover Minute based on the provisions of the Contract and law.

APPENDIX 6

(Attached to the Apartment Sales Contract No.:...../HDMB- HATAY
MILLENNIUM)

FORM NOTICE OF CONSTRUCTION PROGRESS

Respectfully to:.....

Company/ Mr./ Ms.:.....

Address:

Tel:

- Based on construction progress reports of construction contractor;
- Based on the report on construction supervision of the monitoring consultant unit;
- Based on the minutes of acceptance of concrete floor construction on ...
- Based on the Apartment Sales Contract No. [apartment code] / HDMB - signed between the Company ("Seller") and the Purchaser on ("Contract"),

Company would like to inform you that we have completed the construction of floors.

We commit to try our best to coordinate with the construction contractor to work on schedule and hand over the Apartment to use as soon as possible.

Sincerely thank you.

Hanoi, Dated ...

The company's representative

APPENDIX 7

(Attached to the Apartment Sales Contract No.:...../HDMB– HATAY MILLENNIUM)

1. AREA AND EQUIPMENT IN GENERAL USE OF THE GENERAL HOUSE

- (a) The remaining area of the Apartment Building other than the area under the ownership of the Apartment Building owners specified in Articles 11.1 and 11.2; community houses of the Apartment Building;
- (b) Space and system of bearing structures, technical equipment used in the Apartment Building include frames, columns, load-bearing walls, walls of houses, walls for division of apartments, floors, roofs, terraces, corridors, staircases, elevators, escape routes, litter

boxes, technical boxes, power supply and water supply systems, communication, radio, television, water drainage and tank systems phosphates, torpedoes, fire and other parts not belonging to the owner of the Apartment Building owner;

(c) The external technical infrastructure system but connected to that Apartment Building, except for the technical infrastructure system used for public purposes or subject to handover to the State or to the investor. manage according to the approved project content;

(d) Public facilities in the Apartment Building but not under construction investment for business purposes or must be handed over to the State according to the approved project contents, including public yards, flower gardens and parks. and other works identified in the contents of the approved project;

(e) Bicycle, handicapped vehicle, two-wheeled motor vehicle, three-wheeled motor vehicle for owners and users of the Apartment Building built according to the plan of the parking area Attached to Appendix 1 of Appendix 1 according to standards, construction standards and approved designs.

(f) Refugee booths are designed according to national technical regulations on houses and public works (QCVN 04-1: 2015 / BXD), managed and used in accordance with the provisions of Vietnamese law. male.

Details are as follows:

(i) Electricity and lighting system:

- Medium-voltage cabinets, medium-voltage underground cables, transformer stations; Main distribution cabinet; Electric cabinet floor; Busway guide: these items will be handed over to the Dien Luc unit with management functions (the unit managing the operation of the Apartment Building will coordinate with the Electricity Unit with functions to operate), specifically:

+ Supplies and equipment from the power supply to the meter for the Apartment: this material and equipment is handed over to the Dien Luc unit with management functions.

+ Supplies and equipment from electricity supply to meters for service areas, commercial centers: supplies and equipment are handed over to Dien Luc units with management functions.

+ For supply cabinets for additional charge such as fire protection; water supply and drainage pumps; booster fan; smoke exhaust fan hallway; Corridor ventilators (except for supplies and equipment from power supplies to handover meters for Management Power units).

+ For supply cabinets for loadings such as basement ventilation fans (except for supplies and equipment from the power supply to the handover meter for the Electricity management unit).

- Backup generator system;

- Public lighting system; emergency lighting and emergency exit:

+ Residential corridor area; apartment hall; stairs; technical rooms (except for areas of offices and commercial areas).

+ Lighting garden landscape; illuminating the building's standing surface, illuminating the light.

- Anti-lightning system.

- Grounding system for TBA work and safe grounding.

(ii) Light Electrical and Building Management System (BMS) (excluding office and commercial areas)

- Smart building management system (BMS).
- Public sound system.
- Camera surveillance system.
- Video door phone system (Video door phone) (except for the apartment call button with camera at apartment door and bell screen inside the apartment).
- Car parking management system and traffic flow (except basement area):
- (iii) Water supply system outside the Apartments:
 - Including: Storage tank, water supply pump on roof, piping system, lock valve, roof water tank, booster pump cluster.
 - Water supply system from the clock level is provided to public areas (except for offices and commercial areas).
 - Water supply system for: Fountain, small branches, watering road cleaning plants, basement floors.
- (iv) Drainage system (except for branch pipes: sewage disposal of toilets, kitchens, laundry areas, storm water drainage balconies of Buyer's owned households):
 - Waste water treatment station, septic tank, sewage bomb.
 - Vertical and collecting axle piping system of waste water drainage system and rainwater drainage system (including water collecting, floor drainage, water collection bridge).
 - Pipe system, water collection station, drainage ditches.
- (v) Escape elevators and stairs (except for the elevator part reserved for the seller's own part):
 - Elevator, elevator control system (access control) serving residents.
 - Exit staircase system.
- (vi) Fire protection: The whole system of fire prevention and fighting (including water tanks).
- (vii) Ventilation and air conditioning systems:
 - Air conditioning, ventilation of the apartment lobby, regulating the corridor of the Apartment area (if any), regulating functional technical rooms (except for the fan and basement fan rooms).

2. OTHER AGREEMENTS:

The Parties agree:

- a) If, according to the provisions of law, one or some of the common / owned areas, works and utilities prescribed in Section 1 above are handed over to the state management agency, the discussion shall take place. delivery, management mechanism, use of handover items and related issues will be carried out on the basis of documents / decisions of competent state agencies.
- b) The Purchaser is responsible for complying with the Seller's regulations and the operator of the Apartment Building in relation to the management, operation, use, repair, maintenance and maintenance of Area Parts and Shared Property Equipment of Apartment Building. Maintenance and maintenance fees for the Common Area Parts and Equipment will be deducted from the Maintenance Fund and the additional maintenance fund contributed by the respective parties in proportion to the area owned by the parties. every time.
- c) To ensure the provision of essential services to the Purchaser, the Seller and other owners (such as electricity, water, communications, television, telephone, internet), the Seller (and / or the supplier appointed by the Seller) has the right to exploit and use (without paying the Apartment owners) the items, the system that is under common ownership.

SPECIAL APPENDIX

(Attached to the Apartment Sales Contract No.:...../HDMB– HATAY
MILLENNIUM and only applied for Apartment)

Special Appendix (“**Appendix**”) This is made and signed on between:

I. TSQ VIETNAM COMPANY

Certificate of 011043000476 issued by Hanoi People's Committee for the first

Investment time on April 24, 2009 (replacing the Investment Certificate No.
Registration: 031043000006 issued by the People's Committee of Ha Tay
Province for the first time on November 24, 2006, certified for
the first – time change on June 20, 2007).

Headquarter: LK6D, Mo Lao urban area, Mo Lao ward, Ha Dong district,
Hanoi city

Phone: 024 33560666

Account number: 2029998-002 At Indovina Bank, Hanoi

Tax code: 0107403065

Represented by: Mr. **DO Quan** Position: General Director of the Company

(Hereinafter referred to as "Seller")

II. Mr./ Ms.:

ID card / Passport number: At: Issued on

Permanent residence:

Contact address:

Phone:

Email:

Account number (if any):

(Hereinafter referred to as "Buyer")

Mutually agree to sign this Appendix with the following articles and clauses:

Article 1: Term of ownership of the Apartment

1.1 The ownership duration of the Apartment is calculated from the effective date of the Apartment Sale Contract until ... / ... / ("Ownership Term").

1.2 The extension of the Ownership Term will be implemented in accordance with the laws of Vietnam.

Article 2: Regulations on the use of the Apartment

Not in conflict with the rights and obligations of the Parties under the Sale Agreement, the Parties agree to exercise the right to use the Apartment for the purpose of the Purchaser's house.

Article 3: General provisions

3.1. Other contents of the Contract remain in effect except for those which are contrary to the contents specified in this Appendix.

3.2. This Appendix is effective from the date of signing and is an integral, unbound part of the Contract. In the event of a conflict between this Appendix and the Contract, the provisions of this Appendix shall apply.

3.3. This appendix is made in 05 copies and has the same validity, the Purchaser keeps 01 copy, the Seller keeps 04 copies for archiving, procedures for paying taxes, fees and

procedures for issuing Certificate to the Buyer.

BUYER

*(Signature and full name, seal if it is a
organization)*

SELLER