

Appendix VI

EXTRAORDINARY INFORMATION DISCLOSURE

(Issued together with Decision No. 21/QĐ-SGDVN dated December 21, 2021, by the General Director of the Hanoi Stock Exchange regarding the Information Disclosure Regulations at the Hanoi Stock Exchange)

**BINH DUONG TRADE AND
DEVELOPMENT JSC**

SOCIALIST REPUBLIC OF VIETNAM
Independence, Freedom, Happiness

No.: 09/TDC-CBTT

Binh Duong, 25/4 2025

EXTRAORDINARY INFORMATION DISCLOSURE

To: Hochiminh Stock Exchange

1. Name of company: **Binh Duong Trading and Development Joint - Stock Company**

- Stock code: TDC

- Address: Lot 26-27 I, Dong Khoi Street, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province.

- Telephone: 0274.2220666 Fax: 0274.2220678

- E-mail: tdc@becamextdc.com.vn

2. Contents of disclosure:

Disclosure of the Minutes of the General Meeting of Shareholders No. 01/BB-ĐHĐCĐ dated April 24, 2025 and the Resolution of the General Meeting of Shareholders No. 01/NQ-ĐHĐCĐ dated April 24, 2025.

The full text of the Minutes and the Resolution of the General Meeting of Shareholders is attached to this official letter.

3. This information was published on the company's website on April 25, 2025, as in the link: <https://www.becamextdc.com.vn/shareholders/co-dong>

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.

Attached documents

- Minutes No. 01/BB-ĐHĐCĐ
- Resolution No. 01/NQ-ĐHĐCĐ

Representative of the Company

Legal representative

(Sign, write full name, title, and affix seal)



Đoàn Văn Thuận



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No: 01/BB-DHĐCĐ

MINUTES
MINUTES OF THE ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025

Company name: Binh Duong Trading and Development Joint - Stock Company

Stock code: TDC

Address: No. 26-27, Lot I, Dong Khoi Street, Hoa Phu Ward, Thu Dau Mot City,
Binh Duong Province.

Business registration certificate number: 3700413826 issued on April 28, 2023
(first issued on March 26, 2002).

Time: 08:00 AM, April 24, 2025.

Location: VIP Room 1, Binh Duong Province Convention and Exhibition Center.

**1. Attendance, legality and validity of the 2025 Annual General Meeting of
Shareholders**

1.1. Attendance

Attending the 2025 Annual General Meeting of Shareholders were 155
shareholders, representing 67472620 shares, accounting for 67.47% of the total voting
shares.

Number of absent shareholders: 5527 shareholders, equivalent to 32527380
million shares, accounting for 32.53% of the total voting shares.

1.2. Legality and validity of the meeting

Pursuant to Clause 1, Article 145 of the Enterprise Law, Clause 1, Article 19 of
the Company's Organization and Operation Charter;

With the results of the Delegate Qualification Inspection Report, there were 155
shareholders attending, accounting for 67.47% of the total voting shares, the 2024
Annual General Meeting of Shareholders is legal and valid, and has sufficient conditions
to be allowed to proceed.

2. Approval of the content and program of the Meeting

- Approving the Meeting program, working regulations at the Meeting;
- Electing the Presidium, the Secretariat, and the Ballot Counting Committee;
- Approving the Report of the Board of Directors and the General Director on the
production and business situation in 2024 and the production and business plan for 2025;
- Approving the evaluation report of independent Board of Directors members in
2024;
- Approving the Report of the Board of Supervisors in 2024;



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- Submitting to the General Meeting of Shareholders for approval of the following reports:

- Audited consolidated financial statements for 2024, plan for profit distribution and dividend payment for 2024;

- Production and business plan, profit distribution plan for 2025;

- Authorizing the Board of Directors to carry out procedures to update changes to contents related to business registration;

- Requesting the General Meeting of Shareholders to select an independent audit unit for the 2025 fiscal year;

- Shareholders' opinions.

- The Meeting voted to approve the reports;

- The Meeting voted to approve the Resolution of the General Meeting of Shareholders in 2025.

3. Developments of the Meeting

3.1. Procedures for conducting the General Meeting of Shareholders

Ms. Nguyen Ngo Huong Duong – on behalf of the Meeting organizing committee, announced the reasons, introduced the delegates attending the Meeting and approved the working regulations at the Meeting and the content of the Meeting program. The Meeting voted 100% to approve the working regulations.

Ms. Nguyen Ngo Huong Duong, on behalf of the Meeting organizing committee, approved the list of the Presidium, the Secretariat of the Meeting and the Ballot Counting Committee. The Meeting voted and unanimously approved 100% the list of the Presidium and the Secretariat of the Meeting, including the following people:

The presidium includes:

- | | |
|-----------------------------|--|
| 1. Mr. Quang Van Viet Cuong | Chairman of the Board of Directors |
| 2. Mr. Doan Van Thuan Vice | Chairman of the Board cum General Director |

The Meeting Secretary includes:

- | | |
|----------------------------|----------|
| 1. Mr. Ngo Cong Hau | Employee |
| 2. Ms. Pham Thi Thuy Trang | Employee |

The General Meeting of Shareholders shall elect a Ballot Counting Committee based on the list proposed by the Presidium, including the following members:

- | | |
|-----------------------|-----------------------|
| 1. Mr. Tran Thanh Tai | Head of the Committee |
| 2. Mr. Pham Thanh Son | Member |
| 3. Mr. Ho Chi Tam | Member |

3.2. Reports from the Board of Directors, General Director Board, and Board of Supervisors

- a) Report on the activities of the Board of Directors and the Company's General Director Board:



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Mr. Doan Van Thuan – Vice Chairman of the Board of Directors cum General Director, approved the Activity Report of the Board of Directors and the Board of Directors (detailed content in the Annual General Meeting of Shareholders 2025 document). The report includes two main contents:

(i). Report of the Board of Directors

- Business results for 2024 and business plan for 2025
- Governance work in 2024
- Development orientation for 2025

(ii). Report of the General Director Board

- Report on the implementation results of the Board of Directors' directions in 2024
- Plan to implement the 2025 production and business plan

b) Evaluation report of the Independent Member of the Board of Directors

Mr. Dang Dinh Phuc – Independent Member of the Board of Directors, approved the report evaluating the activities of the Board of Directors in 2024 and the supervision of the Board of Directors' activities for the Executive Board and other management personnel.

c) Report of the Company's Board of Supervisors

Mr. Nguyen Hai Hoang – Head of the Board of Supervisors, approved the Activity Report of the Board of Supervisors in 2024 (detailed content in the Annual General Meeting of Shareholders 2024 document). The report includes the following contents:

- Activities of the Board of Supervisors in 2024, clearly stating the meetings, resolutions issued by the Board of Supervisors, and the work performed;
- Results of inspection and supervision by the Board of Supervisors in 2024. The report clearly states the evaluation of the activities of the Board of Directors; activities of the General Director Board and management personnel in the company; Results of appraisal of the 2024 financial statements and evaluation of the coordination of activities between the Board of Supervisors and the Board of Directors and the General Director Board.

3.3. Approve the contents of the submissions to the General Meeting of Shareholders

Mr. Ho Hoan Thanh, Deputy General Director, approved the contents of the Submissions, submitting them to the General Meeting of Shareholders for approval, including the following contents:

i) Audited 2024 consolidated financial statements and 2024 profit distribution plan, specifically:



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Audited 2024 consolidated financial statements

No.	INDICATORS	AMOUNT (VND)
1	Total revenue	1,142,912,321,115
2	Total expenses	720,247,323,154
3	Total accounting profit before tax	422,664,997,961
4	Profit after corporate income tax	410,809,926,371

Audited 2024 consolidated financial statements

No.	INDICATORS	AMOUNT (VND)
1	Total revenue	1,308,870,716,177
2	Total expenses	877,750,113,847
3	Total accounting profit before tax	431,120,602,330
4	Profit after corporate income tax	417,469,164,138

❖ 2024 profit distribution plan:

In 2024, no profit distribution will be made because the 2024 profit will be used to offset losses for 2023.

ii) 2025 production and business plan and 2025 profit distribution plan**❖ 2025 business plan at the parent company**

No.	Indicator	Value (VND)
1	Total revenue	2,798,704,964,253
2	Total expenses	2,533,999,081,900
3	Profit before tax	264,705,882,352
4	Profit after tax	239,373,850,696
5	Expected dividend rate (%)	8%

❖ 2025 consolidated production and business plan

No.	Indicator	2025 Plan (VND)
1	Total revenue	3,139,493,589,545
2	Total expenses	2,856,826,719,108
3	Profit before tax	282,667,870,468
4	Profit after tax	253,743,441,188



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❖ **2025 profit distribution plan:**

No.	INDICATORS	RATE
1	Appropriation for Investment and Development Fund	40%/PAT
2	Appropriation for Welfare Fund	5%/PAT
3	Appropriation for Rewarding Fund of the Executive Board	2%/PAT
4	Remuneration for BOD, BOC, Company Secretary	2%/PAT
5	Dividend payout ratio	≥8%/Charter capital

iii) **Authorize the Board of Directors to carry out procedures to update changes**

Content related to business registration

iv) **Selection of an independent audit firm for the financial year 2024:**

❖ **Selection criteria for an independent audit firm**

- Operating legally in Vietnam and approved by the State Securities Commission to audit listed companies and public companies;
- Having many years of auditing experience for public companies operating in the real estate sector in Vietnam;
- Having a reputation for audit quality;
- The audit team has skills and is rich in experience;
- Meeting the company's requirements for the scope and progress of the audit.
- Reasonable audit fees, appropriate for the quality and scope of the audit.

❖ **List of proposed independent audit firms to be selected**

Based on the above criteria, the Board of Supervisors respectfully submits to the General Meeting of Shareholders a list of independent audit firms to be selected to review the semi-annual financial statements, audit the financial statements, and conduct operational audits (if necessary) of Binh Duong Trading and Development Joint - Stock Company in 2024 and authorize the Board of Directors to decide on the selection of an audit firm according to the list below:

- A&C Auditing and Consulting Co., Ltd.;
- KPMG Vietnam Co., Ltd.;
- Ernst & Young Vietnam Co., Ltd.;
- PwC Vietnam Co., Ltd.;
- Deloitte Vietnam Company Limited.

3.4. Meeting discusses



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Shareholder 1 asks the following questions:

Question 1: In the 2025 production and business plan, how much business land is left in the TDC Hoa Loi project in 2025? If put into business, will the distribution method be wholesale or retail? Sales and revenue recognition situation at the Pho Song Cam Hai Phong Project.

The presidium answers:

In 2025, the real estate business plan will deploy business in 03 projects: Uni Complex, TDC Plaza and Phu Chanh project. The total clean land at TDC's Hoa Loi Residential Area Project is approximately 16.5 hectares, of which 2.5 hectares have been traded, and the remaining land is 14 hectares. In 2025, the Hoa Loi Residential Area project will not be included in the business plan, but is expected to be invested in phases in the 2026 – 2030 period, however, the Company will commence construction of 168 units at Lot E15 to prepare for the 2026 product portfolio. Currently, the average land price in the area surrounding the project is approximately VND 20 million/m², with this selling price, the revenue on the remaining land is expected to be approximately VND 2,800 to 3,000 billion.

With the goal of maximizing profits, the project's products will be retailed through exclusive brokerage units and product consumption.

The Pho Song Cam Hai Phong Project has completed the construction of houses, meeting the conditions for handover to customers and up to now, 99% of the product portfolio (226 units) has been distributed.

Question 2: For the TDC Plaza project, the Company does not mention business cooperation results;

The presidium answers:

Currently, TDC is negotiating to transfer the entire TDC Plaza project with a transfer price after tax of approximately VND 700 billion, with an expected profit of approximately VND 200 billion. Regarding the legal aspects of the project, the Company has completed the procedures to extend the investment license and is considering adjusting the basic design to suit new trends. Regarding the business cooperation plan, TDC Company is in the process of working and negotiating with a number of partners on the project construction, business and operation plan, when the parties agree on the plan, the Company will update information for shareholders.

The second shareholder asked the following questions:

Question 1: Could the presidium please provide information on how the financial resources are balanced in the business operations in 2025, how the private placement of shares has been implemented, and what the business results for Q1 of 2025 are?

The presidium responded:



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- Regarding the private placement of shares, to date, shareholders have registered to purchase 26 million shares. For the remaining approximately 9 million shares, TDC is working with several partners to successfully issue all 35 million shares.

- Regarding the financial balancing plan: After TDC successfully issues 35 million shares and receives revenue from the Pho Song Cam Hai Phong project, TDC will conduct a pre-term repurchase of a portion of the bond lot worth 700 billion VND, and by November 2025, the 700 billion VND bond will be fully paid off, while also restructuring the maturing debts at the banks.

The third shareholder asked the following questions:

Question 1: What is the revenue and profit margin for the concrete business, and what are the expansion plans? Regarding the business situation at the Uni Town project, there are still 104 units in inventory. How many products did the company sell in 2024, and what is the expected number of handovers to customers in Q4 of 2025?

The presidium responded:

Regarding the concrete business segment, the projected revenue for 2025 is approximately 318 billion VND out of a total revenue of 2798 billion VND, accounting for about 12%. TDC Concrete mainly serves internal projects, accounting for 60%, with external projects accounting for about 40%. In 2025, the company will open additional mixing stations with a capacity of approximately 250 thousand cubic meters per year in Chon Thanh, Binh Phuoc, which will be put into operation in Q4/2025.

Regarding the Uni Town project, there are currently about 104 units in inventory. In 2024, TDC Company sold 43 units, and in Q1 of 2025, an additional 16 units were sold. Construction is currently underway, and the handover of houses to customers is expected in Q4 of 2025.

In 2025, TDC Company will restructure in the construction sector, promoting cooperation with Becamex Corporation to implement social housing projects in Zone 6 Viet Sing. In the real estate sector, it will actively work with domestic and foreign partners to cooperate in investment and project development as per the plan presented to the shareholders.

3.5. The Meeting voted to approve the contents of the Reports and Submissions:

a) Report on the activities of the Board of Directors and the General Director

Agree	67,472,620 shares, accounting for 100% of the voting shares attending.
Disagree	00 shares, accounting for 00% of the voting shares attending.
No opinion	00 shares, accounting for 00% of the voting shares attending.

b) Report on the activities of the Board of Supervisors



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Agree	67,472,620 shares, accounting for 100% of the voting shares attending.
Disagree	00 shares, accounting for 00% of the voting shares attending.
No opinion	00 shares, accounting for 00% of the voting shares attending.

c) Evaluation report of the independent Board of Directors member

Agree	67,472,620 shares, accounting for 100% of the voting shares attending.
Disagree	00 shares, accounting for 00% of the voting shares attending.
No opinion	00 shares, accounting for 00% of the voting shares attending.

d) Audited consolidated financial statements for 2024, plan for profit distribution and dividend payment for 2024

Agree	67,472,620 shares, accounting for 100% of the voting shares attending.
Disagree	00 shares, accounting for 00% of the voting shares attending.
No opinion	00 shares, accounting for 00% of the voting shares attending.

e) Production and business plan, profit distribution plan and dividend payment for 2025.

Approve	67,472,620 shares, accounting for 100% of the voting shares attending.
Disapprove	00 shares, accounting for 00% of the voting shares attending.
No opinion	00 Shares, accounting for 00% of the voting shares attending.

f) Authorization for the Board of Directors to carry out procedures for updating changes content related to business registration

Approve	67,472,620 shares, accounting for 100% of the voting shares attending.
Disapprove	00 shares, accounting for 00% of the voting shares attending.
No opinion	00 shares, accounting for 00% of the voting shares attending.

g) Selection of an independent audit firm for the 2025 financial year.

Approve	67,472,620 shares, accounting for 100% of the voting shares attending.
Disapprove	00 shares, accounting for 00% of the voting shares attending.
No opinion	00 shares, accounting for 00% of the voting shares attending.

Ms. Pham Thi Thuy Trang – on behalf of the Meeting Secretariat, passed the Draft Resolution of the Meeting. The Meeting voted 100% to approve the Minutes and Resolution of the Meeting.

Mr. Quang Van Viet Cuong delivered the closing speech of the Meeting.

The meeting ended at 12:00 p.m. on the same day. The minutes were prepared by the secretary and unanimously approved by the General Meeting of Shareholders.

**ON BEHALF OF GENERAL
MEETING OF SHAREHOLDERS**

CHAIRMAN


Quang Van Viet Cuong

MEETING SECRETARIAT


Pham Thi Thuy Trang


Ngo Cong Hau





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**BINH DUONG TRADE AND
DEVELOPMENT JOINT -
STOCK COMPANY**



No.: 01/NQ-ĐHĐCĐ

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Binh Duong, April 24, 2025

RESOLUTION

Regarding the Approval of Reports and Proposals at the 2025 General Meeting of
Shareholders

**GENERAL MEETING OF SHAREHOLDERS
BINH DUONG TRADE AND DEVELOPMENT JOINT - STOCK COMPANY**

Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

Based on the current Charter of Organization and Operation of Binh Duong Trade And Development Joint - Stock Company;

Based on the Minutes of the 2025 Annual General Meeting of Shareholders No. 01/BB-ĐHĐCĐ dated April 24, 2025, Binh Duong Trade And Development Joint - Stock Company

RESOLVES:

Article 1. Approve the Board of Directors' Report on management activities in 2024 and operational directions for 2025 to 2026; the Independent Board Member's Assessment Report for 2024; the General Director's Board Report on the results of production and business activities in 2024 and operational directions for 2025; and the Supervisory Board's Report on the status and results of activities in 2024.

Total votes in favor: 67.472.620 shares, accounting for 67,47 % of the voting shares attending.

Total votes against: 0 shares, accounting for 0 % of the voting shares attending.

Total abstentions: 0 shares, accounting for 0 % of the voting shares attending.

Article 2. Approve the entire text of the 2024 Consolidated Financial Statements and the audited 2024 Consolidated Financial Statements and the 2024 profit distribution plan, with the following basic targets:



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1. Audited 2024 Consolidated Financial Statements

No.	INDICATOR	AMOUNT (VND)
1	Total revenue	1,142,912,321,115
2	Total cost	720,247,323,154
3	Total accounting profit before tax	422,664,997,961
4	Profit after corporate income tax	410,809,926,371

2. Audited 2024 Consolidated Financial Statements

No.	INDICATOR	AMOUNT (VND)
1	Total revenue	1,308,870,716,177
2	Total cost	877,750,113,847
3	Total accounting profit before tax	431,120,602,330
4	Profit after corporate income tax	417,469,164,138

1. 2024 Profit Distribution Plan: No profit distribution

Total votes in favor: 67.472.620 shares, accounting for 67,47 % of the voting shares attending.

Total votes against: 0 shares, accounting for 0 % of the voting shares attending.

Total abstentions: 0 shares, accounting for 0% of the voting shares attending.

Article 3. Approve the production and business plan and profit distribution plan for 2024, specifically as follows:

1. 2025 Business Plan of Parent Company

No.	Indicator	Value (VND)
1	Total Revenue	2,798,704,964,253
2	Total Cost	2,533,999,081,900
3	Profit Before Tax	264,705,882,352
4	Profit After Tax	239,373,850,696
5	Expected Dividend Percentage (%)	≥ 8%

2. 2025 Consolidated Business Plan



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No.	Indicator	Value (VND)
1	Total Revenue	3,139,493,589,545
2	Total Cost	2,856,826,719,108
3	Profit Before Tax	282,667,870,468
4	Profit After Tax	253,743,441,188

3. 2025 Profit Distribution Plan:

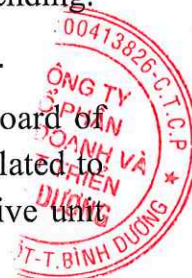
STT	Indicator	Ratio
1	Development Investment Fund	40%/LNST
2	Welfare Fund	5%/LNST
3	Board of Management Reward Fund	2%/LNST
4	Remuneration for the Board of Directors, Member of the Board of Supervisors, Secretary	2%/LNST
5	Expected dividend payment	≥ 8%/VĐL

Total votes in favor: 67.472.620 shares, accounting for 67,47 % of the voting shares attending.

Total votes against: 0 shares, accounting for 67,47 % of the voting shares attending.

Total abstentions: 0 shares, accounting for 0 % of the voting shares attending.

Article 4. The General Meeting of Shareholders agrees to authorize the Board of Directors to carry out procedures for updating changes to business registration related to the change of province or city name according to the Government's administrative unit merger plan.



Article 5. Approve the list of independent audit firms to be selected to review the semi-annual financial statements and the 2025 annual financial statements, conduct operational audits (if necessary) of Binh Duong Trade And Development Joint - Stock Company in 2025 and authorize the Board of Directors to decide on the selection of an audit firm according to the list below:

- A&C Auditing and Consulting Company Limited;
- KPMG Vietnam Co., Ltd.;
- Ernst & Young Vietnam Co., Ltd.;



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- PwC Vietnam Co., Ltd.;
- Deloitte Vietnam Co., Ltd.

Total votes in favor: 67.472.620 shares, accounting for 67,47 % of the voting shares attending.

Total votes against: 0 shares, accounting for 0 % of the voting shares attending.

Total abstentions: 0 shares, accounting for 0 % of the voting shares attending.

Article 6. The General Meeting of Shareholders assigns tasks and authorizes the Board of Directors of the company to direct and organize the implementation of the contents agreed upon by the General Meeting in accordance with the law and the company's charter.

Article 7. This Resolution takes effect from the date of signing. Shareholders, Members of the Board of Directors, Board of Supervisors, Executive Board and relevant Departments and Boards are responsible for implementing this resolution.

Recipients:

- As Article 7;
- SSC, HOSE;
- Achieve Board of Directors.

**ON BEHALF OF THE GENERAL
MEETING OF SHAREHOLDERS
CHAIRMAN**



QUANG VAN VIET CUONG



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