

**SAI GON THUONG TIN
REAL ESTATE JOINT STOCK COMPANY**



[DRAFT]

DOCUMENT

**THE ANNUAL GENERAL MEETING
FOR THE FISCAL YEAR OF 2024**

Ho Chi Minh City, April 03rd 2025



DOCUMENT LIST

INFORMATION DISCLOSURE ON THE ANNUAL GENERAL MEETING FOR THE FISCAL YEAR 2024

NO.	MAIN CONTENTS
MAIN CONTENTS PRESENTED AT THE AGM	
I	Other documents
1	The Invitation Letter to the AGM, the Confirmation of Attendance or the Proxy Authorization Form
2	The AGM Agenda
3	The AGM Working Regulations
4	Regulations for the election of the Board of Directors members
II	Three (03) Reports presented at the AGM
1	Report from the Board of Directors on Activities in 2024 and Strategic Directions for 2025
2	Report from the Audit Committee on Activities
3	Report from the Executive Board on Business Performance in 2024 and Strategic Directions for 2025
III	Proposals presented at the AGM
1	(1) Proposal for Approval of the Audited Financial Statement for 2024
2	(2) Proposal for Approval of the List of Independent Auditors and Authorization to the Board of Directors for the Auditor Selection in 2025
3	(3) Proposal for Approval of the Profit Distribution Plan for 2024
4	(4) Proposal for Approval of the Business Plan for 2025
5	(5) Proposal for Approval of Remuneration and Operating Expenses of the Board of Directors for 2025
6	(6) Proposal for Approval of Change of Head Office Address and Amendment of the Company Charter
7	(7) Proposal for Dismissal of a Member of the Board of Directors
8	(8) Proposal for Approval of the candidate list for the election of additional members to the Board of Directors

9	(9) Proposal for Approval of the implementation of investment or asset sale transactions to support business operations
IV	Drafts
1	Draft Minutes of Shareholder Eligibility Verification
2	Draft Minutes of Voting Results for Reports and Proposals at the AGM
3	Draft Minutes of the Election Results Verification
4	Draft Minutes of the AGM for the fiscal year 2024
5	Draft Resolutions of the AGM for the fiscal year 2024

Ho Chi Minh city, date 03 month 04 year 2025

INVITATION LETTER

Re: Attendance at the Annual General Meeting for Fiscal Year 2024

Dear Valued Shareholder:

Address:

Business Registration Number:

Shareholder Code:

- Pursuant to the current charter of Sai Gon Thuong Tin Real Estate Joint Stock Company ("TTC Land");
- Pursuant to the Enterprise Registration Certificate of TTC Land No. 0303315400, amended for the 39th time on November 28, 2024;

The Board of Directors of TTC Land respectfully invites you to attend the Annual General Meeting (AGM) for the fiscal year 2024, with the following details:

1. **Time:** 08:30 AM, Thursday, **April 24th 2025.**
2. **Venue:** 3rd Floor Conference Hall, No. 253 Hoang Van Thu, Ward 2, Tan Binh District, Ho Chi Minh City.
3. **Participants:** All shareholders owning TTC Land shares (Stock Code: SCR) as per the shareholder list finalized on March 24, 2025, or duly authorized representatives.
4. **Confirmation of Attendance at the AGM:** To ensure the smooth organization of the AGM, shareholders are kindly requested to complete the Confirmation of Attendance (using the attached form) and send a hard copy via postal mail to the address in section (9) **no later than 4:00 PM, April 22nd, 2025.**
5. **Proxy Authorization for AGM Attendance:** If you wish to authorize another person to attend the AGM on your behalf, please complete the Authorization Form (attached) and send a signed hard copy via postal mail to the address in section (9) by 4:00 PM, April 22, 2025, or present it upon arrival at the AGM. The authorized person is not allowed to re-authorize another individual.
6. **Required Documents for AGM Attendance:**
 - ✓ The original AGM Invitation Letter; and
 - ✓ The original Identity Card (ID)/Passport (for individuals) or the copy of the Business Registration Certificate/Operating License (for organizations).
7. **Required Documents for AGM Attendance (For authorized representatives):**
 - ✓ The original AGM Invitation Letter;
 - ✓ The original Confirmation of Attendance or Authorization Form following to TTC Land's form (if authorized to attend the AGM);
 - ✓ A copy of the authorizing Shareholder's Identity Card (ID)/Passport (for individuals) or Business Registration Certificate/Operating License (for organizations); and
 - ✓ The original Identity Card (ID)/Passport of the authorized representative.
8. **AGM Documents:** AGM documents will be available on TTC Land's official website at <https://ttcland.vn/vi/co-dong/dai-hoi-co-dong-2.html> from April 3, 2025, under the Investor Relations section. For further assistance, please contact TTC Land at the address in section (9).
9. **Correspondence Address & Support Contact:**
SAI GON THUONG TIN REAL ESTATE JOINT STOCK COMPANY
 - Address: 512 Ly Thuong Kiet, Ward 7, Tan Binh District, Ho Chi Minh city.
 - Phone: (028) 3824 9988 - Fax: (028) 3824 9977
 - Investor Relations Department (IR) - Mr Truong Kim Toan

We sincerely inform and invite you to attend the AGM.

Enclosed:

- *Confirmation of Attendance or Authorization Form.*

**ON BEHALF OF THE BOARD OF DIRECTORS,
CHAIRMAN OF THE BOARD**

[SIGNED]

NGUYEN THANH CHUONG

**CONFIRMATION OF ATTENDANCE OR PROXY AUTHORIZATION
FOR ANNUAL GENERAL MEETING FOR FISCAL YEAR 2024**

April 24, 2025

To: AGM Organizing Committee

1. Shareholder Information:

Full name:
Address:
ID/Passport/Business Registration Certificate No:
Date of issue: Place of issue:
Total Shares Owned: shares (In words:)
☐ I hereby confirm my attendance at the Annual General Meeting for the fiscal year 2024 of Sai Gon Thuong Tin Real Estate Joint Stock Company (TTC Land).

Or

☐ I authorize attendance at the AGM (Section 2)

2. Proxy Authorization for AGM Attendance:

2.1. I hereby authorize one of the following TTC Land Leadership members:

- | | |
|---|---------------------------------|
| <input type="checkbox"/> Mr Nguyen Thanh Chuong | Chairman of the Board |
| <input type="checkbox"/> Mr Pham Trung Kien | Chairman of the Audit Committee |
| <input type="checkbox"/> Mr Vo Thanh Lam | Chief Executive Officer |

Authorized Shares:

- ☐ Entire Shareholding
☐ Partial Shareholding: shares

(In words:)

2.2. I authorize: Mr (Ms):

ID/Passport: Date of issue: Place of issue:

Address:

Phone:

Authorized Shares:

- ☐ Entire Shareholding
☐ Partial Shareholding: shares

(In words:)

2.3. Authorization Details:

The authorized representative is entitled to attend the AGM of TTC Land on April 24, 2025, and exercise all rights and obligations of the shareholder concerning the authorized shares.

This authorization is valid only for the duration of the AGM. The authorized representative cannot delegate this authority further. The authorized representative must submit this authorization document to the AGM Organizing Committee before entering the meeting room.

We commit to complying with the TTC Land Charter and take full legal responsibility for this authorization.

AUTHORIZED REPRESENTATIVE

(Signature & Full Name)

Date ... month ... year 2025

SHAREHOLDER

(Signature & Full Name, Seal if Organization)



AGENDA OF THE ANNUAL GENERAL MEETING FOR FISCAL YEAR 2024
SAI GON THUONG TIN REAL ESTATE JOINT STOCK COMPANY
April, 24th 2025

NO.	TIME		DURATION	CONTENT	IN CHARGE	NOTES
I. RECEPTION - SHAREHOLDER REGISTRATION (From 08:00AM to 08:30AM)						
1	08:00AM	08:30AM	0:30	Reception.	Receptionists, Organizing Committee	
				Verification of shareholder eligibility. Shareholders register, receive shareholder cards, ballot-papers, and feedback forms.	Shareholder Verification Committee	
II. OPENING OF THE AGM (From 08:30AM – 08:57AM)						
2	08:30AM	08:35AM	0:05	Report on shareholder eligibility verification.	Shareholder Verification Committee	Mr Tran Minh Chanh
3	08:35AM	08:40AM	0:05	Declaration of reasons. Introduction of delegates and participants.	MC	
4	08:40AM	08:50AM	0:10	AGM working regulations.	Legal Representative	Mr Nguyen Huu Uoc
5	08:50AM	08:55AM	0:05	Introduction of the AGM agenda, the Presidium, the Secretariat, and the Voting Committee.	MC	
6	08:55AM	08:58AM	0:03	Voting on: (1) AGM agenda; (2) AGM working regulations; (3) Composition of the Presidium, the Secretariat, and the Voting Committee.	MC	
7	08:58AM	09:00AM	0:02	MC hands the AGM over the Presidium for the AGM operation.	MC	

NO.	TIME		DURATION	CONTENT	IN CHARGE	NOTES
III: AGM CONTENT (From 09h00 to 11h15) – THE PRESIDIUM						
1. Reports to the AGM:						
8	09:00AM	09:15AM	0:15	Report on the Board of Directors' activities in 2024 and strategic directions for 2025.	Chairman of the BOD	Mr Nguyen Thanh Chuong
9	09:15AM	09:30AM	0:15	Report on the Audit Committee's activities.	BOD Member, Chairman of Audit Committee	Mr Pham Trung Kien
10	09:30AM	09:35AM	0:05	Report on business performance in 2024 and strategy for 2025.	CEO	Mr Vo Thanh Lam
2. Approval of Proposals:						
11	09:35AM	9:50AM	0:15	(1) Proposal on Audited financial statements for 2024.	Deputy General Director	Ms. Dinh Thi Ngoc Trang
				(2) Proposal on Selection and authorization for BOD for choosing an independent auditing firm for 2025.		
				(3) Proposal on Profit distribution plan for 2024.		
				(4) Proposal on Business plan for 2025.		
				(5) Proposal on Remuneration and operational expenses for the BOD in 2025.		
				(6) Proposal on Amendments and additions to the Company’s Charter.		

No.	Time		Duration	Content	In Charge	Notes
				(7) Proposal on Dismissal of BOD members. (8) Proposal on Approval of the candidate list for the election of additional members to the Board of Directors. (9) Proposal on Approval of the Implementation of investment or asset sale transactions to support business operations		
12	9:50AM	10:00AM	0:10	Approval of (1) Report on the Board of Directors' activities in 2024 and strategic directions for 2025. (2) Report on the Audit Committee's activities. (3) Report on business performance in 2024 and strategy for 2025.	The Presidium	
3. Discussion and Voting:						
13	10:00AM	10:20AM	0:20	Open discussion.	The Presidium	
4. Approval of the voting results						
14	10:20AM	10:25AM	0:05	Approval of the voting results	Head of Election Committee - Shareholder Verification Committee	Mr Tran Minh Chanh
5. Regulations on candidacy, nomination and election of Board of Directors members						

NO.	TIME		DURATION	CONTENT	IN CHARGE	NOTES
15	10:25AM	10:40AM	0:15	Regulations on candidacy, nomination and election of Board of Directors members	Head of Shareholder Eligibility Verification	Mr Tran Minh Chanh
16	10:40AM	10:45AM	0:05	<ul style="list-style-type: none"> - Vote to approve the Candidacy Regulations at the Congress - Elect additional members of the Board of Directors 	The Presidium	
BREAK - MC RESUMES THE AGM						
17	10:45AM	11:15AM	0:30	Break. Voting Committee counts the votes.	Voting Committee	
IV: CONGRESS SUMMARY (From 11:15AM - 11:40AM)						
18	11:15AM	11:25AM	0:10	Approval of the Minutes of the verification of the results of the additional election of the Board of Directors	Voting Committee	
19	11:25AM	11:35AM	0:10	Approve draft Minutes of the Congress Vote to approve Minutes of the Congress	Chief of the Secretariat	<i>Ms Le Thi My Chi</i>
20	11:35AM	11:40AM	0:05	Introducing the Board of Directors members for the new term:	New term Board of Directors	

NO.	TIME		DURATION	CONTENT	IN CHARGE	NOTES
				- Shareholder representative (expected Chairman or Ms. Vice Chairman) presents flowers to congratulate the new Board of Directors		
V: CLOSING OF THE AGM (From 11h40AM to 12h00AM)						
21	11:40AM	11:55AM	0:15	Chairman of the Board of Directors delivers closing remarks	Chairman of Board of Directors	Mr Nguyen Thanh Chuong
22	11:55AM	12:00PM	0:05	Closing statement & appreciation to shareholders.	MC	

WORKING REGULATIONS
AT THE ANNUAL GENERAL MEETING
FOR THE FISCAL YEAR 2024

Article 1. Scope and Subject

1. These regulations apply to the organization of the Annual General Meeting (AGM) for the fiscal year 2024 of Saigon Thuong Tin Real Estate Joint Stock Company (TTC Land).
2. These regulations specifically define the rights and obligations of shareholders, their authorized representatives, and other participants of the AGM, as well as the conditions and procedures for conducting the meeting.
3. Shareholders, their authorized representatives, and all participants are responsible for complying with these regulations. The term “shareholder” herein refers to individuals listed in the TTC Land’s final shareholder list as of March 24, 2025—the record date for the right to attend the AGM.

Article 2. Principles of Operation at the AGM

1. Ensure openness, fairness, and democracy in the working environment.
2. Prioritize shareholder interests and the sustainable development of TTC Land.

Article 3. Order and Decorum at the AGM

For attending the AGM, shareholders must:

1. Dress appropriately.
2. Sit in the designated area assigned by the Organizing Committee.
3. Don’t keep smoking, causing disturbances, or disrupting the meeting.
4. Limit private conversations and mobile phone use during the session.
5. Follow the guidance and instructions of the Chairperson and Organizing Committee.

Article 4. Rights and Obligations of Shareholders or Authorized Representatives

1. Eligible shareholders may attend in person or authorize another individual to attend on their behalf.
2. All attendees must comply with these regulations and the instructions of the Chairperson.

3. Each attendee must present valid ID (identity card) or passport, invitation letter, attendance confirmation, or power of attorney (if applicable) for verification in order to receive ballot-papers (applicable in the case of the Board member election). Authorization documents must match the shareholder information as recorded on March 24, 2025.
4. Shareholders or authorized representatives may vote on all issues as per TTC Land's Charter and legal regulations.
5. They may submit written opinions via feedback forms, which hold equal value to verbal comments. To speak at the AGM, attendees must register with the Organizing Committee, clearly state their name and speak concisely, focusing on agenda topics. The Chairperson will moderate the discussion and respond accordingly. Unanswered questions will be addressed later via official correspondence or published on TTC Land's website.
The Chairperson may decline to respond to remarks not intended to constructively contribute or not relevant to the agenda.
6. Latecomers may still vote but may not request a pause or re-vote on previously decided matters.
7. Attendees must adhere to authorization procedures and cooperate with the meeting's facilitation.
8. When speaking or voting, attendees must follow the allotted time, adhere to the agenda, and respect the moderation of the Chairperson.

Article 5. Rights and Obligations of the Chairperson

1. Conducting the meeting in accordance with the agenda and approved rules, operating on democratic and majority principles.
2. Guiding discussions and collecting votes on agenda-related matters and any emerging relevant issues.
3. Postponing the AGM even with sufficient attendance if:
 - a) The venue lacks adequate seating;
 - b) Communication equipment is inadequate;
 - c) Attendees disrupt order, risking the legitimacy of the meeting.

The Chairperson may also postpone the meeting upon agreement or request by the majority. The delay must not exceed three days. The reconvened meeting will only address agenda items from the original session

4. Resolving issues arising during the Annual General Meeting.

Article 6. Rights and Obligations of the Shareholder Eligibility Verification Committee

1. Verifying attendees' IDs, invitations, and authorizations against the shareholder list.
2. Distributing voting cards and meeting materials.
3. Reporting on shareholder attendance and eligibility to the AGM.

Article 7. Rights and Obligations of the Vote Counting Committee

1. Announcing AGM rules and Board member election procedures.
2. Instructing shareholders on how to complete voting and election ballots.
3. Supervising the voting process.
4. Counting and announcing the results of votes and elections.
5. Collecting all ballot-papers post-voting and handing them over to the Chairperson or Secretariat.
6. Returning the vote-counting minutes and all voting ballots to the Chairman or the Secretariat.
7. Other duties as defined by the TTC Land Charter and applicable law.

Article 8. Duties of the Secretariat

1. Accurately and fully recording meeting proceedings.
2. Collecting shareholder opinions.
3. Drafting the meeting minutes and resolution.
4. Assisting the Chairperson as assigned.
5. Fulfilling any other legal obligations or tasks per TTC Land's Charter.

Article 9. Voting Procedures

- 1 All matters on the agenda of the General Meeting of Shareholders must be approved by public voting or secret ballot of all shareholders using the Voting Ballot (depending on the content and as instructed by the Organizing Committee). Each shareholder shall be provided with one Voting Ballot, which specifies the shareholder code and the number of voting shares (owned and/or authorized).
2. For matters such as: the Meeting Agenda; Working Regulations of the Meeting; Election Regulations; composition of the Presidium; the Secretariat; the Election and Vote Counting Committee; approval of the Minutes of the Meeting; the Meeting Resolutions; and other matters arising at the Meeting (if any), Shareholders shall vote by raising the Voting Ballot as directed by the Presidium to express their opinion as: Agree, Disagree, or No Opinion. Shareholders who do not raise the Voting Ballot shall be considered as having no opinion.
3. Except for matters that have been voted on by raising Voting Ballot as stipulated in Clause 2 of this Article, shareholders shall vote using Ballots by marking an "X" in the box for Agree, Disagree, or No opinion for each issue listed in the Ballot. Any Ballot that does not indicate a choice or marks two (2) or more options for a single matter shall be considered invalid with respect to that particular matter. Each issue listed in the Ballot shall be voted on independently. The invalidity of the vote on any individual matter shall not affect the validity of votes on other matters.
4. During the shareholders' meeting, if a shareholder needs to leave, they must complete the authorization procedure by appointing the Chairperson to represent them in attending and voting

on issues at the meeting. If the authorization is not provided, it will be deemed that the shareholder has tacitly agreed to let the Chairperson vote on their behalf at the shareholders' meeting.

Article 10. Resolution Adoption Criteria

1. A resolution is passed if over 50% of total voting shares of attendees approve it, except for matters under Clause 2.
2. The following decisions require at least 65% approval:
 - (i) Type and total number of shares offered;
 - (ii) Changes to business sectors or activities;
 - (iii) Restructuring, dissolution, or changes to TTC Land's organizational structure;
 - (iv) Investment or asset sales equal to or greater than 70% of TTC Land's latest audited total asset value.

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD**

[SIGNED]

NGUYEN THANH CHUONG

REPORT OF THE BOARD OF DIRECTORS
ACTIVITIES IN 2024 AND ORIENTATION FOR 2025

On behalf of the Board of Directors (BOD) of Saigon Thuong Tin Real Estate Joint Stock Company, I would like to extend my warmest greetings and best wishes for health, happiness, and success to all shareholders. The BOD of Saigon Thuong Tin Real Estate Joint Stock Company respectfully reports to the General Meeting of Shareholders on the activities of the BOD in 2024 and the orientation for 2025 as follows:

I. REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS IN 2024:

1. Summary of meetings and Resolutions/Decisions of the BOD:

- In 2024, the BOD issued Resolutions based on the tasks assigned by the Annual General Meeting of Shareholders for the fiscal year 2023 and approved key issues of the Company. Detailed content of the meetings and Resolutions/Decisions of the BOD in 2024 have been compiled and published in the 2024 Corporate Governance Report, which shareholders can refer to on the Company's website.
- The BOD regularly supervises the tasks assigned to the Board of Management, sets out policies and solutions to guide and support the Board of Management in business operations to ensure rapid and sustainable development, while ensuring long-term stable efficiency for the Company.

2. Results of implementing the contents approved by the General Meeting of Shareholders:

a) Implementation of the 2024 business plan:

According to the 2024 business results presented in the consolidated financial statements:

- Net revenue in 2024 reached VND 799 billion, an increase of 115% compared to 2023 and 13% higher than the assigned plan.
- Profit before tax in 2024 reached VND 33 billion, an increase of 106% compared to 2023 and 106% higher than the plan.

b) Implementation of profit distribution in 2024: In the year, the company did not distribute profits for the fiscal year 2023 and allocated funds as approved by the Annual General Meeting of Shareholders for the fiscal year 2023.

c) Selection of the audit firm for the 2024 financial statements: The BOD selected Moore AISC Auditing and Informatics Services Co., Ltd. as the audit firm for the 2024 financial statements.

d) Implementation of remuneration and operating expenses of the BOD in 2024: Based on Resolution No. 05/2024/NQ-ĐHĐCĐ, in 2024, the company paid remuneration and operating expenses to the BOD as approved. Total remuneration paid to the BOD: VND 3,938,461,536 and total operating expenses of the BOD: VND 4,800,000,000.

3. Activities of the Board of Directors in 2024:

- In 2024, the BOD convened meetings to promptly and quickly decide on organizational issues, implement business programs, and manage the company in accordance with the requirements, actual operations, and market developments. The BOD always focuses on improving the efficiency of the Company's operations. All these efforts aim to position the Company better in the market and create value for shareholders.
- Additionally, the BOD regularly inspects and supervises the compliance with laws, adherence to regulations, and the implementation of development goals and annual business plans by the executive apparatus at all levels, promptly directing the Board of Management to meet resource needs for the Company's activities.
- Planning, reviewing, and building strategies and plans to help the Company achieve sustainable development, improve operational efficiency, and optimize profits.
- Directing investment development and supporting the Executive Board in accessing financial institutions, investment funds, and other potential sources to make decisions and investment plans in line with the Company's strategy.
- Regularly monitoring and supervising the activities of the Executive Board in implementing business plans and operations.
- Planning personnel, organizational structure, and organizational charts to implement the proposed plans.

4. Report on transactions between the Company, subsidiaries, affiliates with BOD members and related persons: Details are in the 2024 Corporate Governance Report posted on the Company's website.

- 5. Evaluation of independent BOD members on the activities of the BOD:** Independent BOD members always accompany and supervise the activities of the CEO and other management levels to ensure the Company complies with the laws and the Company's Charter. The supervision of independent BOD members aims to promote the Executive Board to perform their duties honestly and effectively, ensuring transparency in the use of the Company's assets. Independent BOD members supervise management activities and prevent conflicts of interest to ensure transparency in the Company's operations, protecting the legitimate rights of shareholders. Accordingly, independent BOD members always consider, analyze, and objectively and carefully evaluate potential conflicts of interest within the Company, limiting the misuse of the Company's assets and insider trading, proposing effective handling and prevention solutions.
- 6. Activities of the Audit Committee:** In 2024, the Audit Committee conducted many supervisory and inspection activities on financial statements, internal control systems, and compliance with procedures and policies in the Company's business operations. The Audit Committee strengthened the supervision of legal compliance and accounting standards to ensure financial transparency and enhance corporate governance efficiency. Additionally, the Audit Committee reviewed and proposed measures to improve the quality of internal control, increasing efficiency in detecting and preventing risks. Besides, the Audit Committee also conducted independent evaluations of operational processes to enhance transparency and minimize errors in the Company's financial system.

Members of the Audit Committee appointed by the BOD are as follows:

No.	Name	BOD Position	Audit Committee Position	Term Start Date
1	Mr. Pham Trung Kien	Independent BOD Member	Chairman	23/04/2024
2	Mr. Le Quang Vu	Independent BOD Member	Member	23/04/2024

7. Audit Committee's Evaluation of the Company's and Executive Board's Activities in 2024:

Based on legal regulations, the Company's Charter, the Audit Committee's organization and operation regulations, and the Company's development orientation, the Audit Committee performed its functions and duties through the following activities in 2024:

Task	Implementation	Achieved Results
Organization and operation of the Audit Committee	<ul style="list-style-type: none"> - Organized the Audit Committee's activities related to the inspection and supervision of the Company's operations; evaluated the internal control system and risk management according to the international COSO standards; - Supported the BOD in ensuring corporate governance is carried out in accordance with legal regulations and the Company's Charter. 	<ul style="list-style-type: none"> - Organized regular Audit Committee meetings to ensure effective and efficient control; - Provided evaluation opinions and advice to the BOD on governance and management (of the Executive Board).
Supervision of the Company's, BOD's, and Executive Board's activities	<ul style="list-style-type: none"> - Supervised the Company's operations through the Executive Board's activities and the BOD's delegation mechanism to the Executive Board; - Fully participated in BOD meetings; - Inspected and supervised the Company's compliance with the Charter, current laws, and internal regulations; - Advised and supervised to gradually improve corporate governance according to international practices such as the Best Practices Corporate Governance Principles, ASEAN Corporate Governance Scorecard; - Supervised the Company's 	<ul style="list-style-type: none"> - The BOD's Resolutions complied with legal regulations, the Company's Charter, and the development orientation approved by the General Meeting of Shareholders; - Timely grasped information on the Company's business operations, ensuring that management activities were conducted within authority and in compliance with regulations and BOD Resolutions; provided opinions and discussions on prominent issues and risks at the Company; - Compliance with legal regulations and internal regulations was maintained, ensuring no significant violations occurred; - Strengthened commitment to corporate governance standards through the BOD's Commitment, Code of Conduct, and Corporate Governance Code;

Task	Implementation	Achieved Results
	periodic and extraordinary information disclosure activities.	- Fully and timely disclosed information as required by Circular 96/2020/TT-BTC dated November 16, 2020, on Information Disclosure Guidelines in the Securities Market.
Supervision, maintenance, and improvement of the internal control system and risk management	<ul style="list-style-type: none"> - Developed and oriented the evaluation of the effectiveness and efficiency of the internal control system; - Proposed the Executive Board to research and implement the completion of the risk management system, applying IT to operational control activities. 	<ul style="list-style-type: none"> - Researched and evaluated the internal control system according to the COSO Framework, providing opinions to improve the Company's operations; - Gradually established IT application in control activities through ERP, CRM, HRM systems, and work/task management on EO.
Direction, management, and supervision of internal audit activities	<ul style="list-style-type: none"> - Organized and improved the internal audit apparatus in line with international trends and practices; - Managed internal audit activities through approving and supervising the implementation of the annual audit plan, directing ad-hoc audits, and establishing periodic/ad-hoc reporting regimes - Timely directed the methods and forms of internal audit activities at each time. - Requested the Executive Board to update the results of handling internal audit recommendations on the EO reporting system and include them in the departments' KPIs. 	<ul style="list-style-type: none"> - The Internal Audit Department completed the 2023 audit plan. Internal audit activities approached international standards; gradually transitioned to risk-oriented internal audit methods; researched and applied digitalization trends to improve time, manpower, and internal audit quality; - Directed the Internal Audit Department to self-evaluate the internal control system according to the COSO Framework, assessing aspects of enterprise risk management to provide an overview of the Company's internal control system; - Monitored and supervised the implementation of internal audit recommendations by relevant units and timely updated the results.

Task	Implementation	Achieved Results
Supervision of related party transactions	<ul style="list-style-type: none"> - Regularly reviewed related party transactions; - Evaluated, reviewed, and ensured full disclosure of activities related to related party transactions. 	<ul style="list-style-type: none"> - Transactions were always conducted transparently based on market prices, complying with current legal regulations, the Company's Charter, and related party transaction regulations; - Ensured fairness in transactions, without any favoritism towards related parties.

II. PLAN AND ORIENTATION FOR ACTIVITIES IN 2025:

With the message "**VITALITY - SUCCESS**" the BOD, along with the Executive Board of TTC Land, will implement the orientation for activities in 2025 in the context of the real estate market showing clearer signs of recovery from the end of 2024 and many positive signals from the beginning of 2025. All employees, along with the Executive Board of TTC Land, with their inherent strength, will continue to steadfastly pursue the directions and objectives for 2025 as follows:

1. **Stabilize and Ensure Liquidity:** In the context of a gradually recovering market but not too fast, stabilizing and ensuring liquidity for the entire sector remains a top priority. Management work at TTC Plaza Da Nang and Panomax projects needs to be prioritized, ensuring construction progress and timely handover. The Business Division needs to focus on boosting sales at key projects such as: tourism apartments and offices at TTC Plaza Da Nang; Luxury Homes shophouses at Jamona City; shophouses and tourism apartments at Selavia Phu Quoc; and liquidating assets. Units with outstanding achievements like TTC Land - M need to continue to leverage their strengths, contributing positively to the sustainable development of the Corporation.
2. **Accelerate Project Legal Processing:** Resolving legal issues at 1-2 projects will be a strategic lever to anticipate the new market wave. The Legal Division needs to focus on completing legal procedures for the Dragonic project (Tan Da, District 5) within 2025, ensuring readiness for construction and business in 2027. For the Panomax - Lot K project, the Land Use Rights Certificate needs to be completed in Q1/2025.
3. **Control Cash Flow and Effective Restructuring:** We commit to tightly controlling cash flow, only investing in thoroughly vetted projects. Streamline the management apparatus to increase work efficiency, minimize waste, and sustainably restructure the enterprise, ensuring a balance between current benefits and opportunity costs.

4. **Strengthen Internal Cooperation and Expand the Market:** Continue to maximize resources within the TTC Group ecosystem, especially in legal and financial aspects. Implement strategic cooperation agreements with companies within the Group, including TTC IZ (42ha project in Trang Bang), Dang Huynh (residential area renovation), and TTC Hospitality (3 hills project).

Accordingly, the Company needs to achieve the following key financial and business targets:

- Consolidated net revenue: VND 800 billion.
- Consolidated profit after tax: VND 10 billion.

III. CONCLUSION

Based on the specific goals and plans set forth, I am fully confident that TTC Land will steadfastly overcome all challenges to achieve excellent results in 2025. I urge each member of the TTC Land family to maintain the flame of enthusiasm, foster a spirit of unity, and always be proactive and responsible in their work – the core values that create the strength and sustainable development of the company.

On behalf of the Board of Directors, I wish all shareholders health, happiness, and success. I wish the General Meeting great success.

Recipients:

- *Board of Directors;*
- *Archives: Office of the Company, Investment and Development Department.*

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**

[SIGNED]

NGUYEN THANH CHUONG

AUDIT COMMITTEE'S ACTIVITY REPORT

Dear Shareholders,

Based on:

- The Enterprise Law and the Charter of Saigon Thuong Tin Real Estate Joint Stock Company (the Company);
- The operational regulations of the Company's Audit Committee;
- The financial statements for the fiscal year ending December 31, 2024, audited by Moore AISC Auditing and Informatics Services Co., Ltd.

On behalf of the Company's Audit Committee (AC), I present to the General Meeting of Shareholders (GMS) the AC's activity report for the fiscal year 2024, with the following content:

1. Composition of the AC in 2024:

- The AC members were unanimously appointed by the Board of Directors (BOD) as follows:

No.	Name	BOD Position	AC Position	Appointment Date	Dismissal Date
1	Mr. Pham Trung Kien	Independent BOD Member	Chairman	23/04/2024	-
2	Mr. Le Quang Vu	BOD Member	Member	23/04/2024	-
3	Mr. Hoang Manh Tien	Independent BOD Member	Chairman	26/04/2021	23/04/2024
4	Mr. Nguyen Thanh Chuong	Independent BOD Member	Member	29/06/2020	23/04/2024
5	Ms. Tran Diep Phuong Nhi	BOD Member	Member	26/04/2021	23/04/2024

- In 2024, the AC conducted numerous supervisory and inspection activities on financial statements, internal control systems, and compliance with procedures and policies in the Company's business operations. The AC enhanced supervision of legal compliance and accounting standards to ensure financial transparency and improve corporate governance efficiency. Additionally, the AC reviewed and proposed measures to improve the quality of internal control, increasing the effectiveness of risk detection and prevention.

2. AC's Operating Expenses: The AC's operating expenses for the fiscal year 2024 were carried out within the limits approved by the Annual General Meeting of Shareholders for the fiscal year 2023.

3. AC Meetings: In the fiscal year 2024, the AC held four (4) meetings to implement its activities. All members attended, and the meeting contents were discussed and agreed upon by the AC members, detailed as follows:

- Meeting Minutes No. 01/2024/BBH-UBKT dated 29/03/2024, with 3/3 members attending, achieving a 100% attendance rate, with the following contents: • Discussed and agreed on the issues and contents presented in the AC's activity report at the Annual General Meeting of Shareholders for the fiscal year 2023. • Discussed and agreed on the supervision of the BOD's and Executive Board's activities; organized the internal audit activities in Q1/2024.
- Meeting Minutes No. 02/2024/BBH-UBKT dated 28/06/2024, with 2/2 members attending, achieving a 100% attendance rate, with the following contents: • Evaluated the AC's/internal audit activities in the first 6 months of 2024. • General evaluation of the internal control system and risk management of the Company in the first 6 months of 2024. • Discussed the key plans for the AC/internal audit in the last 6 months of 2024.
- Meeting Minutes No. 03/2024/BBH-UBKT dated 30/09/2024, with 2/2 members attending, achieving a 100% attendance rate, with the following contents: • Discussed and evaluated internal audit activities in Q3/2024. • General evaluation of the internal control system. • Discussed improving internal audit activities based on a risk-oriented approach, ensuring internal audit activities are always effective and efficient.
- Meeting Minutes No. 04/2024/BBH-UBKT dated 31/12/2024, with 2/2 members attending, achieving a 100% attendance rate, with the following contents: • Discussed and evaluated internal audit activities in 2024. • General evaluation of the internal control system and the Company's risk management activities based on the COSO Framework. • Evaluated compliance in the Company's operations in 2024. • Oriented AC/internal audit activities for 2025.

4. Supervision Results on Financial Statements, Business Operations, and Financial Status of the Company:

4.1. Regarding Financial Statements: The AC conducted an appraisal of the Company's financial statements for the fiscal year 2024 and agreed on the following results:

- The financial statements were prepared and published in accordance with accounting standards and current legal regulations. The financial statements accurately and reasonably reflected the Company's financial status.
- The selection of the independent audit firm complied with Resolution No. 02/2024/NQ–ĐHĐCĐ dated 23/04/2024, ensuring reliability, honesty, adherence to audit deadlines, compliance with professional regulations, and maintaining independence and objectivity in audit opinions.
- The Company reported and disclosed periodic information of listed organizations as required by regulations on information disclosure in the securities market.

4.2. Business Operations: In 2024, the real estate market experienced positive changes thanks to improved legal frameworks and flexible policies from the Government. Supply and absorption rates increased compared to 2023. However, prices remained high, and risks related to capital costs and speculation persisted.

The Company's business results for the year, according to the consolidated financial statements and the plan approved by the General Meeting of Shareholders, are as follows:

Indicator (Consolidated Financial Statements)	Plan (billion VND)	Actual (billion VND)	Actual vs. Plan
Net revenue from sales and services	705	799	113%
Profit before tax	16	4.2	26%

Net revenue from sales and services achieved 113% of the plan, while profit before tax only reached 26% of the plan, due to the handover of social housing products during the year.

4.3. Financial Situation (Consolidated Financial Statements):

a. Assets and Capital:

Indicator	31/12/2024	31/12/2023	Change
<i>Amount (billion VND)</i>	<i>Proportion (%)</i>	<i>Amount (billion VND)</i>	<i>Proportion (%)</i>
A. Current Assets	6,970.32	58.84%	7,531.60
B. Non-current Assets	4,876.58	41.16%	3,099.60
Total Assets	11,846.90	100.00%	10,631.20
C. Liabilities	6,381.69	53.87%	5,506.00
I. Short-term Liabilities	3,801.07	59.56%	3,712.10
II. Long-term Liabilities	2,580.62	40.44%	1,793.90
D. Equity	5,465.20	46.13%	5,125.20
Total Capital	11,846.90	100.00%	10,631.20

Regarding the scale and structure of assets: The Company's total assets as of December 31, 2024, were VND 11,846.9 billion, an increase of VND 1,215.7 billion compared to the end of 2023 (an increase of 11.44%). This was mainly due to a significant increase in non-current assets, which rose by VND 1,776.98 billion (an increase of 57.33%). Conversely, current assets slightly decreased by VND 561.28 billion (a decrease of 7.45%). The asset structure shifted from current assets to non-current assets.

Regarding the scale and structure of capital: Equity increased by VND 340 billion (an increase of 6.63%). Liabilities increased by VND 875.69 billion (15.91%), mainly due to an increase in long-term liabilities by VND 786.72 billion (43.86%). The capital structure saw a slight increase in the proportion of debt, with the Company using financial leverage to finance long-term assets.

b. Financial Structure:

Indicator	31/12/2024	31/12/2023	Change	Rate
Debt to Total Assets Ratio = Liabilities/Total Assets	0.54	0.52	0.02	3.85%
Debt to Equity Ratio = Liabilities/Equity	1.17	1.07	0.1	9.35%
Self-financing Ratio = Equity/Total Assets	0.46	0.48	-0.02	-4.17%
Financial Leverage Ratio = Average Total Assets/Average Equity	2.12	1.99	0.13	6.53%

Evaluating the financial structure indicators, it can be seen that in 2024, the Company used higher financial leverage compared to 2023. The financial leverage ratio increased to 2.12 from 1.99 in the previous year, indicating greater reliance on external financing, which could increase financial risk if cash flow operations are unstable.

c. Liquidity:

Indicator	31/12/2024	31/12/2023	Change	Rate
General Liquidity Ratio = Total Assets/Liabilities	1.86	1.93	-0.07	-3.63%
Current Ratio = Current Assets/Short-term Liabilities	1.83	2.03	-0.2	-9.85%
Quick Ratio = (Current Assets - Inventory)/Short-term Liabilities	0.96	1.04	-0.08	-7.69%
Cash Ratio = Cash and Cash Equivalents/Short-term Liabilities	0.05	0.03	0.02	66.67%

Overall, the Company's short-term liquidity showed signs of decline in 2024. The quick ratio fell below 1. Although the cash ratio improved in percentage terms, the level of cash readiness to pay immediate debts remained low. The Company needs to improve inventory sales to meet short-term debt obligations.

d. Profitability:

Indicator	31/12/2024	31/12/2023	Change	Rate
ROS (Return on Sales) = Net Profit/Net Revenue	0.53%	4.15%	-3.62%	-87.2%
ROA (Return on Assets) = Net Profit/Average Total Assets	0.04%	0.15%	-0.11%	-73.3%
ROE (Return on Equity) = Net Profit/Average Equity	0.08%	0.30%	-0.22%	-73.3%

Evaluating the profitability ratios, all indicators showed significant declines. The main reason was that net profit after tax in 2024 only reached VND 4.2 billion, with the real estate business being the most affected.

5. Evaluation Report on Related Party Transactions:

5.1. Evaluation of transactions between the Company, subsidiaries, and other companies controlled by the Company with BOD members, the Executive Board, and related persons:

- Evaluation: In the fiscal year 2024, transactions between the Company, subsidiaries, and other companies controlled by the Company with BOD members, the Executive Board, and related persons only involved financial activities, with no unusual transactions or violations of the Company's regulations and current legal provisions.

5.2. Evaluation of transactions between the Company and companies where BOD members or the Executive Board are founding members or managers within the last three years before the transaction:

- Evaluation: Transactions between the Company and related companies where BOD members or the Executive Board are founding members or managers primarily served business and financial activities, with no unusual transactions or violations of the Company's regulations and current legal provisions.

6. Evaluation Results of the Internal Control System and Risk Management of the Company:

6.1. Evaluation of the Internal Control System:

- Control Environment:
 - The BOD shows concern in establishing and maintaining the internal control system by issuing ethical standards, codes of conduct, and disseminating the ethical commitments of senior leadership throughout the Company.
 - The Executive Board proactively develops and updates business plans, adjusting flexibly according to actual developments. The management document system is reviewed and completed to ensure legal compliance and control requirements.
 - The internal supervision mechanism is maintained through the AC and internal audit, independent organizations performing objective inspection and evaluation functions, ensuring professional ethics compliance and conflict of interest prevention.
- Risk Assessment:

- The leadership recognizes the role of risk management in the internal control system. Although there is no dedicated department, the AC and internal audit have partially performed this function through auditing, process review, and regulatory document consultation.
- Control Activities:
 - Controls are implemented at all levels within the organization through task assignment, delegation/authorization, independent checks; IT application in control activities is gradually established through ERP/CRM systems, work/task management on E-office, etc.
 - However, due to the current economic situation, many positions in the Company and its subsidiaries are held by employees with multiple roles to save costs, leading to large workloads at times, affecting work efficiency.
- Information and Communication System:
 - Information is fully recorded and well-supported by communication tools, specifically:
 - E-office system: regularly updates regulatory documents, announcements, etc.
 - Software systems: ERP, CRM, HRM, etc.
 - Website, fanpage, email, hotline, suggestion box, etc.
- Monitoring System:
 - Monitoring activities are regularly, periodically, and unexpectedly conducted on activities within the unit through the AC/internal audit. Errors and weaknesses in operations are recorded, and specific recommendations are consulted with the BOD and the Executive Board for timely corrective actions.

6.2. Evaluation of Risk Management:

- The AC believes that risk management is a continuous process that needs to be tightly integrated into all operational processes and aligned with the company's strategic objectives. Identifying, assessing, and managing risks should be proactively conducted to control uncertainties that may affect goal achievement while ensuring compliance with the Company's risk appetite.
- In 2024, the Company initially formed a risk management culture at the highest leadership level. However, to provide clear orientation for the Executive Board in operations and decision-making, the AC recommends that the BOD soon issue an official Risk Appetite Statement. This will be a foundational tool in designing a governance system that aligns with the company's risk tolerance.
- Additionally, the AC and internal audit conducted self-assessments of the enterprise risk management (ERM) system and the internal control system based on the COSO framework. Based on this, the AC recommended that the BOD and the Executive Board implement improvement steps to gradually complete the control system, ensuring effectiveness, transparency, and alignment with corporate governance standards recommended in Vietnam and internationally.

7. Supervision Results of the BOD and the Executive Board:

7.1. Activities of the BOD:

- The BOD operates according to the Charter and the Company's regulations, managing the Company through resolutions, decisions, and directing the Executive Board to

implement them. The BOD works in compliance with the internal corporate governance regulations and the BOD's organizational and operational regulations. The BOD operates on the principle of collective leadership and individual responsibility, with the Chairman of the BOD assigning and directly directing specific tasks to each BOD member.

- The BOD has fulfilled its duties and powers in accordance with the Company's Charter and current legal provisions. BOD members receive complete, timely, and accurate information and have sufficient time to discuss and decide.
- All BOD members participate fully in BOD meetings; the content of meetings or written opinions is thoroughly researched by BOD members, discussed specifically to reach consensus before voting. Resolutions and decisions have high consensus and are seriously implemented by the Company.
- Resolutions and decisions are issued in the correct order, within authority, and in compliance with legal and internal regulations.
- BOD members have professional competence and always ensure the interests of the Company and shareholders.

7.2. Activities of the CEO and the Executive Board:

- The Executive Board has managed operations according to its functions and duties, in accordance with the Enterprise Law and the Company's organizational and operational regulations. The Executive Board's decisions are issued within authority and timely.
- The Executive Board has organized the implementation of BOD resolutions and decisions as required.
- Information is fully and timely disclosed according to Circular 96/2020/TT-BTC dated November 16, 2020, on Information Disclosure Guidelines in the Securities Market.
- The CEO has specifically assigned tasks to each member of the Executive Board.

8. Evaluation of Coordination between the AC, BOD, CEO, and Shareholders:

8.1. Coordination between the AC, BOD, and Executive Board:

- The BOD has facilitated the AC in performing its functions and duties; provided all relevant information and documents related to the Company's activities; participated in regular and extraordinary meetings of the BOD and the Executive Board throughout the year.
- The AC regularly informs the BOD and the Executive Board about the results of audits and supervision so that the BOD and the Executive Board can timely direct management and operations to improve activities and comply with issued regulations.

8.2. Coordination between the AC and Shareholders:

- The AC always maintains readiness to receive, process, and respond to legitimate requests and proposals from shareholders according to legal regulations and the Company's Charter related to the inspection and supervision of the BOD, the Executive Board, and other aspects of the Company's operations when requested.

This concludes the AC's activity report for the fiscal year 2024, respectfully submitted to the Company's shareholders.

Sincerely.

**ON BEHALF OF THE AUDIT COMMITTEE
CHAIRMAN OF THE AUDIT COMMITTEE**

[SIGNED]

PHAM TRUNG KIEN

No: 01/2025/BC-BĐH

Ho Chi Minh City, April 24th 2025

EXECUTIVE BOARD'S REPORT

Results of Operations in 2024 and Directions for 2025

I. RESULTS OF KEY INDICATORS IN 2024 (Data from the 2024 Audited Consolidated Financial Statements):

- Total assets: VND 11,846 billion, an increase of 11% compared to 2023.
- Charter capital: VND 4,305 billion, an increase of 8% compared to 2023.
- Equity: VND 5,465 billion, an increase of 6% compared to 2023.
- Net revenue in 2024: VND 799 billion, an increase of 115% compared to 2023 and 13% higher than the plan.
- Profit before tax in 2024: VND 33 billion, an increase of 106% compared to 2023 and 106% higher than the plan.

II. KEY OBJECTIVES FOR 2025: The leadership has identified key objectives to optimize business efficiency and create sustainable value for the Company. Specifically:

- Boost sales and product handover, enhance customer service quality, and complete legal procedures. Maintain and improve the quality of service for existing customers while actively seeking new customers, especially new tenants at TTC Plaza Da Nang.
- Optimize cash flow, maintain commercial floor leasing activities, manage building operations, and ensure revenue from green space construction.
- Upgrade IT infrastructure: Continue to complete and update the IT system to meet the development requirements of the Company's strategic projects, including CRM, ERP, EO, and HRM systems, to effectively support sales and internal management.
- Streamline the organizational structure, improve work efficiency, and enhance training and development of human resources.

Accordingly, the Company needs to focus on achieving the following financial and business targets:

- Consolidated net revenue: VND 800 billion
- Consolidated profit after tax: VND 10 billion

III. KEY TASKS AND SOLUTIONS FOR 2025: To achieve the above objectives, the Executive Board's detailed plan for 2025 includes:

- **Enhancing financial health and optimizing cost efficiency:**
 - Increase revenue from sales and ensure operational capital for project development. For new projects, seek funding sources to ensure reasonable costs and optimize efficiency.
 - Strictly control operating and project costs according to the approved total investment for each project, ensuring the effectiveness of each project.
- **Boosting business activities at projects:**
 - Focus on sales for key projects: Boost sales at TTC Plaza Da Nang, Selavia Phu Quoc, Panomax River Villas, etc.
 - Effectively exploit commercial floor leasing, warehouse leasing, and building management operations, continue to care for existing customers while seeking new

customers, increase occupancy rates at commercial floors, and expand management operations.

- Liquidate assets: Continue to promote asset liquidation to optimize the investment portfolio and improve liquidity.
- **Investing in sustainable development:**
 - Closely monitor and ensure the progress of legal and construction work according to the committed project handover schedule and the Company's business strategy.
 - Seek, exploit, and develop potential projects.
 - Continue to implement the transition to IFRS financial reporting according to the roadmap.
 - Research and apply 4.0 technology in management and business operations.
- **Streamlining the organizational structure and improving work efficiency:**
 - Streamline the organizational structure, improve the quality of staff and work productivity to ensure the overall efficiency of the Company.
 - Train and develop to improve the quality of human resources, especially for successor personnel.
- **Continuing development according to the strategic vision to 2030:**
 - Expand into the industrial real estate and logistics real estate sectors in the southern market, synergizing to continue stable and sustainable strategic development.

On behalf of the Executive Board, I wish all shareholders health, happiness, and success. I wish the General Meeting great success.

Sincerely.

CHIEF EXECUTIVE OFFICER

[SIGNED]

VO THANH LAM

No: 01/2025/TTr – HĐQT

Ho Chi Minh City, April 24th 2025

PROPOSAL

THE ANNUAL GENERAL MEETING FOR THE FINANCIAL YEAR 2024

Re: Approval of the Audited Financial Statement for 2024

To: The Annual General Meeting for the Financial Year 2024

The Board of Directors respectfully submits to the Annual General Meeting for approval the Audited Financial Statements for 2024, which have been audited by Moore AISC Auditing and Information Technology Services Co., Ltd., including:

- 1/ The Audited Holding Company's Financial Statement for 2024;
- 2/ The Audited Consolidated Financial Statement for 2024.

Moore AISC Auditing and Information Technology Services Co., Ltd. has issued an opinion confirming that: "In our opinion, the Holding Company's Financial Statement (and the Consolidated Financial Statement) fairly and accurately present, in all material respects, the financial position of the Holding Company (and the Group) as of December 31st, 2024, as well as the Holding Company's business performance (and the Consolidated Business Performance) and the Holding Company's cash flows (and the Consolidated Cash Flows) for the financial year then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of financial statements."

(The Audited Holding Company's Financial Statement for 2024 and the Audited Consolidated Financial Statement for 2024 have been officially published on www.ttcland.vn.)

The Board of Directors respectfully submits this for the consideration and approval of the Annual General Meeting in 2025./.

Recipients::

- The Annual General Meeting;
- Archive: Office.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS

[SIGNED]

NGUYEN THANH CHUONG

No: 02/2025/TTr – HĐQT

Ho Chi Minh City, April 24th 2025

PROPOSAL

THE ANNUAL GENERAL MEETING FOR THE FINANCIAL YEAR 2024

*Re: Approval of the list of independent audit firms and authorization for the Board of Directors to
select the independent audit firm for 2025*

To: The Annual General Meeting

- Pursuant to the Enterprise Law No. 59/2020/QH14;
- Pursuant to the rights and responsibilities of the Annual General Meeting as stipulated in Section 2, Clause d, Article 14 of the Charter of Saigon Thuong Tin Real Estate Joint Stock Company;
- Pursuant to Proposal No. 01/2025/TTr-UBKT of the Audit Committee regarding the selection of an independent audit firm dated March 31, 2025.

The Board of Directors respectfully submits to the General Meeting for consideration and approval of the list of independent audit firms and authorization for the BOD to select one of the following independent audit firms to conduct the audit of the financial statement for 2025:

1. KPMG Vietnam Co., Ltd.;
2. PWC Vietnam Co., Ltd.;
3. Ernst & Young Vietnam Co., Ltd.;
4. Deloitte Vietnam Co., Ltd.
5. Other audit firms listed and approved by the State Securities Commission as eligible to audit listed companies.

The Board of Directors respectfully submits this proposal to the Annual General Meeting for the financial year 2024 for review and approval.

Recipients:

- The Annual General Meeting;
- Archive: Office.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS
[SIGNED]

NGUYEN THANH CHUONG

PROPOSAL

THE ANNUAL GENERAL MEETING FOR THE FINANCIAL YEAR 2024

Re: Approval of the Profit Distribution Plan for 2024

To: The Annual General Meeting

Based on the company's actual business performance and the consolidated financial statement for 2024, which have been audited and verified by Moore AISC Auditing and Information Technology Services Co., Ltd., the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval of the profit distribution plan for 2024 as follows:

No	Content	Amount (VND)
	Retained earnings after tax	398.071.750.365
[1]	- Accumulated retained earnings from previous years	395.126.332.487
[2]	- Retained earnings for the current year	2.945.417.878

Due to the need for reinvestment in key projects, the Board of Directors proposes that the General Meeting of Shareholders approve the decision not to distribute profits or allocate funds to reserves. The total retained earnings after tax of VND 398.071.750.365 will be fully utilized as additional investment capital for the Company's business activities.

The Board of Directors respectfully submits this proposal to the Annual General Meeting for review and approval./.

Recipients:

- *The Annual General Meeting;*
- *Archive: Office.*

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS

[SIGNED]

NGUYEN THANH CHUONG

No: 04/2025/TTr – HĐQT

Ho Chi Minh City, April 24th 2025

PROPOSAL

THE ANNUAL GENERAL MEETING FOR THE FINANCIAL YEAR 2024

Re: Approval of the Business Plan for 2025

To: The Annual General Meeting

Based on the company's development strategy for the period 2021–2025 and the actual orientation for the business plan in 2025, the Board of Directors respectfully submits this proposal for the Annual General Meeting's consideration and approval, as follows:

Business Plan for 2025 (Consolidated Report):

No	Indicator	Amount
1	Net Revenue	VND 800 billion
2	Profit after Corporate Income Tax	VND 10 billion

The Board of Directors respectfully submits this proposal to the Annual General for the financial year 2024 for consideration and approval.

Recipients:

- *The Annual General Meeting;*
- *Archive: Office.*

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS

[SIGNED]

NGUYEN THANH CHUONG

PROPOSAL

THE ANNUAL GENERAL MEETING FOR THE FINANCIAL YEAR 2024

Re: Approval of remuneration and operational expenses of the Board of Directors for 2024 and estimated expenses for 2025.

To: The Annual General Meeting

- Pursuant to the Charter of Sai Gon Thuong Tin Real Estate Joint Stock Company;
- Pursuant to the audited financial statement for 2024 and the business plan for 2025 of the Company;
- Pursuant to the management requirements of business activities in 2025 by the Board of Directors.

1. Implementation in 2024:

- a. Total remuneration for the Board of Directors: **VND 3.938.461.536** (In words: *Three billion, nine hundred thirty-eight million, four hundred sixty-one thousand, five hundred thirty-six Vietnam dong*) (including the personal income tax), equivalent to VND 328.205.128/month.
- b. Total operational expenses of the Board of Directors: **VND 4.800.000.000** (In words: *Four billion, eight hundred million Vietnam dong*), equivalent to VND 400.000.000/month.

2. Proposed remuneration and operational expenses of the Board of Directors for 2025:

The Board of Directors respectfully submits to the Annual General Meeting for discussion and approval of the remuneration for the Board of Directors and estimated operational expenses for its members in 2025, in accordance with their roles and responsibilities, as follows:

- a. **Remuneration for the Board of Directors: VND 607.403.128/month** (In words: *Six hundred seven million, four hundred three thousand, one hundred twenty-eight Vietnam dong*), including:

NO	POSITION	Remuneration (Gross – including the personal income tax)
1	Chairman of the Board of Directors	VND 155.839.600/month
2	Board Member	VND 136.608.830/month
3	Independent Board Member	VND 89.172.934/month

- b. **Operational expenses of the Board of Directors: VND 4.800.000.000/year** (In words: *Four billion, eight hundred million Vietnam dong*), **equivalent to VND 400.000.000/month** (In words: *Four hundred million Vietnam dong*).

The Board of Directors hereby submits this proposal to the Annual General Meeting for the financial year 2024 for consideration and approval.

Recipients:

- *The Annual General Meeting;*
- *Board of Directors, Audit Committee;*
- *Archive: Office.*

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**

[SIGNED]

NGUYEN THANH CHUONG

PROPOSAL

THE ANNUAL GENERAL MEETING FOR THE FINANCIAL YEAR 2024

Re: Approval of the Change of the Company Headquarter and the Amendment of the Company's Charter

To: The Annual General Meeting

- Pursuant to the Enterprise Law No. 59/2020/QH14, approved by the National Assembly of the Socialist Republic of Vietnam on June 17th, 2020;
- Pursuant to the Charter of Saigon Thuong Tin Real Estate Joint Stock Company;
- Pursuant to practical requirements of the Company's operations.

The Board of Directors of Saigon Thuong Tin Real Estate Joint Stock Company hereby submits to the Annual General Meeting for the consideration and approval of the change of the company headquarter and the amendment of the Company's Charter as follows:

1. Approval of the Change of the Company's Headquarter:
 - **Current Address:** 253 Hoang Van Thu, District Tan Binh, Ward 02, Ho Chi Minh City, Vietnam.
 - **New Address:** 512 Ly Thuong Kiet, District Tan Binh, Ward 07, Ho Chi Minh City, Vietnam.
2. Approval of the Amendment to Clause 3, Article 2 of the Company's Charter as follows:
 - **Current Provision:**
"The registered headquarter of the Company is:
 - Address: 253 Hoang Van Thu, District Tan Binh, Ward 02, Ho Chi Minh City, Vietnam."
 - **Amended Provision:**
"The registered headquarter of the Company is:
 - Address: 512 Ly Thuong Kiet, District Tan Binh, Ward 07, Ho Chi Minh City, Vietnam."
3. Approval of the Authorization for the Legal Representative to carry out the necessary legal procedures to change the company's registered address, amend the Business Registration Certificate, the Company's Charter, and disclose information regarding the new headquarter location as stipulated by law.

The Board of Directors respectfully submits this proposal to the Annual General Meeting for the financial year 2024 for review and approval.

Recipients:

- The Annual General Meeting;
- Archive : Office.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS

[SIGNED]

NGUYEN THANH CHUONG

PROPOSAL

THE ANNUAL GENERAL MEETING FOR THE FINANCIAL YEAR 2024

Re: Dismissal of Members of the Board of Directors

To: The Annual General Meeting

- *Pursuant to the Enterprise Law No. 59/2020/QH14 dated June 17th, 2020;*
- *Pursuant to the Charter of Sai Gon Thuong Tin Real Estate Joint Stock Company;*
- *Pursuant to the resignation letter dated February 21th, 2025, submitted by Mr. Vo Quoc Khanh;*
- *Pursuant to the resignation letter dated April 11th, 2025, submitted by Mr. Dang Hong Anh;*
- *Pursuant to the resignation letter dated April 11th, 2025, submitted by Mr. Pham Trung Kien;*
- *Pursuant to the resignation letter dated April 11th, 2025, submitted by Mr. Le Quang Vu;*

The Board of Directors respectfully submits to the Annual General Meeting for approval

1. The dismissal of the following Board member:
 - Mr. Dang Hong Anh – Vice Chairman of the Board of Directors – pursuant to his Resignation Letter dated April 11th 2025.
 - Mr. Pham Trung Kien – Independent and Non-Executive Member of the Board of Directors – pursuant to his Resignation Letter dated April 11th 2025.
 - Mr. Le Quang Vu – Independent and Non-Executive Member of the Board of Directors – pursuant to his Resignation Letter dated April 11th 2025.
 - Mr Vo Quoc Khanh – Member of the Board of Directors – pursuant to his Resignation Letter dated February 21, 2025.
2. To ensure the required number of members of the Board of Directors, the Board respectfully proposes the General Meeting of Shareholders to approve the election of additional members as follows:
 - Number of Board members to be additionally elected: 04 (four), of which at least 01 (one) must be an independent member and 01 (one) must be a non-executive member.
 - The qualifications for Board members are defined in Article 155 of the Enterprise Law.
 - The working term for the additional Board members: 05 years from the date of election.

The Board of Directors respectfully request the Annual General Meeting for the financial year 2024 to review and approve this dismissal.

Recipients:

- *The Annual General Meeting;*
- *Archive: Office.*

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD OF DIRECTORS**

[SIGNED]

NGUYEN THANH CHUONG

SAI GON THUONG TIN
REAL ESTATE JOINT STOCK COMPANY

No: 08/2025/TTr-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

Ho Chi Minh City, April 24th 2025

PROPOSAL

THE ANNUAL GENERAL MEETING FOR THE FISCAL YEAR OF 2024

Re: Approval of the candidate list for the additional election to the Board of Directors

- *Pursuant to the Enterprise Law No. 59/2020/QH14 dated June 17th, 2020;*
- *Pursuant to the Charter of Saigon Thuong Tin Real Estate Joint Stock Company;*
- *Pursuant to the nomination letter dated/4/2025 from a group of shareholders;*

The Board of Directors respectfully submits to the Annual General Meeting for approval of the candidate list for the additional election to the Board of Directors as follows:

1. *Attached is the candidate list for the additional election to the Board of Directors.
(Details of the candidate list will be updated at the Annual General Meeting.)*
2. The résumés of the nominated candidates for the Board of Directors are published on the Company's website at: <https://ttcland.vn/vi/co-dong/dai-hoi-co-dong-2.html>

Respectfully submitted to the 2024 Annual General Meeting of Shareholders for consideration and approval./.

Recipients:

- *The Annual General Meeting;*
- *Archive: Office.*

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD

[SIGNED]

NGUYEN THANH CHUONG

**THE CANDIDATE LIST FOR THE ADDITIONAL ELECTION
TO THE BOARD OF DIRECTORS**

(Attached to Proposal No: 08/2025/TTr-BOD dated April 24th 2025)

No	Full Name	Position Nominated/Proposed	Note
1	Mr Nguyen Thai Son	BOD member	
2	Mr Nguyen Van Banh	BOD member	
3	Mr Tran Van An	BOD member	
4	Mr Nguyen Van Hoa	BOD member	

SAI GON THUONG TIN

SOCIALIST REPUBLIC OF VIETNAM

REAL ESTATE JOINT STOCK COMPANY

Independence – Freedom - Happiness

No: 09/2025/TTr-HĐQT

Ho Chi Minh City, April 24th 2025

PROPOSAL

THE ANNUAL GENERAL MEETING FOR THE FISCAL YEAR OF 2024

Re: Implementation of investment or asset sale transactions to support business operations

- *Pursuant to the Enterprise Law No. 59/2020/QH14 and its guiding documents;*
- *Pursuant to the Securities Law No. 54/2019/QH14 and its guiding documents;*
- *Pursuant to the Charter of Saigon Thuong Tin Real Estate Joint Stock Company;*
- *Based on the actual conditions, and business operations of the Company;*

The Board of Directors respectfully submits to the Annual General Meeting for approval of the following:

1. Approval of the implementation of investment or asset sale transactions to support the Company's business operations, specifically:
 - a. Transaction Subjects: *(Attached appendix list)*
 - b. Transaction Contents:
 - Investment or investment cooperation agreements/contracts;
 - Transfers/acquisitions, purchase/sale contracts of fixed assets, investment real estate, property rights, and other assets.
 - c. General principles: To ensure appropriateness with the Company's operational capabilities and actual conditions while balancing the interests of all parties with the most competitive cost.
2. The BOD is authorized to negotiate and decide on the specific value for each contract/transaction listed in Article 1, provided that the total value with each specific party ranges from 25% to less than 35%, or leads to cumulative transactions within 12 months from the first transaction date amounting to under 35% of the Company's total assets as recorded in the latest financial statement at the time of signing the contract/transaction and/or any annexes.

3. The General Director, acting as the legal representative, is authorized to negotiate and determine the specific value for each contract/transaction listed in Article 1, provided that the total value with each specific party ranges from 5% to less than 25%, or leads to cumulative transactions within 12 months from the first transaction date amounting to under 25% of the Company's total assets as recorded in the latest financial statement at the time of signing the contract/transaction and/or any annexes.
4. The Company's legal representative is authorized to directly execute or further delegate authority to a third party to act on behalf of the Company in negotiating, drafting, and signing contracts and relevant documents stipulated in Article 1, and performing necessary legal procedures in accordance with current laws to finalize the transaction.

The BOD respectfully submits to the Annual General Meeting for fiscal year of 2024 for review and approval.

Sincerely./.

Recipients:

- The Annual General Meeting;
- Archive: Office.

**ON BEHALF OF
THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD**

[SIGNED]

NGUYEN THANH CHUONG

**APPENDIX: LIST OF PARTIES PARTICIPATING IN CONTRACTS/TRANSACTIONS
WITH SAI GON THUONG TIN REAL ESTATE JOINT STOCK COMPANY**

*(Attached to Proposal No. .../2025/TTr-BOD dated .../.../2025 by the Board of Directors of
Saigon Thuong Tin Real Estate Joint Stock Company)*

No	Name of Organizations	Relationship
1	Vietnam Joint Stock Commercial Bank for Industry and Trade (“VietinBank”)	Financial Institution
2	Orient Commercial Joint Stock Bank (“OCB”)	Financial Institution
3	Joint Stock Commercial Bank for Investment and Development of Vietnam (“BIDV”)	Financial Institution
4	Saigon Thuong Tin Commercial Joint Stock Bank (“Sacombank”)	Financial Institution
5	Dragon Capital	Investment Fund
6	Vietcombank Fund Management Joint Venture Company (“VCBF”)	Investment Fund
7	Techcom Capital Joint Stock Company	Investment Fund
8	VinaCapital Fund Management Joint Stock Company	Investment Fund
9	MB Capital Management Joint Stock Company	Investment Fund
10	Bao Viet Fund Management Co., Ltd. (“BaoViet Fund”)	Investment Fund
11	<i>Other financial institutions and investment funds that may arise in the future</i>	

Ho Chi Minh City, April 24th 2025

MINUTES OF SHAREHOLDER ELIGIBILITY VERIFICATION
at the Annual General Meeting for the fiscal year 2024
Sai Gon Thuong Tin Real Estate Joint Stock Company

Today, April 24th, 2025, at the venue: 253 Hoang Van Thu Street, Ward 2, Tan Binh District, Ho Chi Minh City,

The Shareholder Eligibility Verification Committee of the Annual General Meeting for the fiscal year 2024 of Saigon Thuong Tin Real Estate Joint Stock Company conducted the verification of the eligibility of shareholders attending the Meeting. The verification result is as follows:

Total number of shareholders of Saigon Thuong Tin Real Estate Joint Stock Company as of the record date for the invitation to the General Meeting: **shareholders**, holding a total of **shares**.

As of on April 24th, 2025, the total number of shareholders attending or represented by proxy at the Meeting is **shareholders**, holding and representing by proxy a total of **shares**, equivalent to% of the total voting shares of the Company.

Therefore, the Annual General Meeting for the fiscal year 2024 of Saigon Thuong Tin Real Estate Joint Stock Company satisfies the conditions for convening in accordance with the applicable laws and the Company's Charter.

(Attached to this minutes is the List of Shareholders Attending the Meeting.)

We respectfully submit to the Annual General Meeting approval to proceed with the Meeting.

ON BEHALF OF THE SHAREHOLDER
ELIGIBILITY VERIFICATION COMMITTEE
HEAD OF COMMITTEE

DRAFT

Ho Chi Minh City, date month year 2025

ELECTION REGULATIONS AT THE ANNUAL GENERAL MEETING FOR THE FISCAL YEAR OF 2024

These Election Regulations for the Board of Directors (“BOD”) at the Annual General Meeting (“AGM”) for the fiscal year of 2024 of Saigon Thuong Tin Real Estate Joint Stock Company comprise the following provisions:

1. All shareholders or authorized representatives of shareholders holding voting shares and duly registered to attend the AGM in accordance with the Company’s regulations shall have the right to vote for BOD members.
2. Number of BOD Members to be Elected: A total of 4 members of the Board of Directors will be elected.
3. Candidates and nominees for the Board of Directors must meet conditions stipulated in Article 155 of the Enterprise Law, the Company Charter, relevant legal provisions, and guiding documents.
4. Nomination and Candidacy Dossier:
 - a. Application form for BOD nomination/candidacy;
 - b. Curriculum vitae (CV);
 - c. Certified copy of ID Card/Citizen ID or Passport;
 - d. Other documents as required by the Enterprise Law, the Company Charter, relevant legal provisions, and guiding documents (if applicable).
5. The election of BOD members shall be conducted publicly at the AGM through secret ballots using the cumulative voting method.
6. The Cumulative Voting Method:
 - a. The total number of votes of shareholders or authorized representatives of shareholders: The total number of votes a shareholder or authorized representative possesses equals the number of voting shares they own multiplied by the number of BOD members to be elected.
Example 1: If 1 BOD member is elected, and Mr. Nguyen Van X holds 10,000 voting shares, then he has 10,000 votes (10,000 x 1).
 - b. Shareholders may allocate all their votes to one candidate or distribute them among multiple candidates, provided that the total number of allocated votes does not exceed their available votes.

Example 2: Continuing from Example 1, Mr. Nguyen Van X may vote for the election of the Board of Directors members as follows:

NO.	FULL NAME OF CANDIDATE	NUMBER OF VOTES
01	Nguyen Van A	5.000
02	Nguyen Van B	5.000
	TOTAL	10.000

7. Election Criteria

Candidates elected for the Board of Directors members are based on the highest number of votes in the descending order until the required number of BOD members is reached. In case of a tie between two or more candidates with the same number of votes, a re-vote will be conducted among those candidates to determine the final elected member(s).

8. Ballot-papers for the election of the Board of Directors

BOD election ballot-papers (“Ballot-papers”) will be uniformly printed with the Company’s official seal, and indicate the shareholder’s name, the total number of voting shares, and the total number of votes.

9. Instructions for completing the Ballot-paper

Shareholders must complete the Ballot-paper as follows:

- a. Record the number of votes allocated to each candidate from the official list, ensuring the total votes for the candidate does not exceed (equal to or less than) the total number of votes recorded on the Ballot-paper;
- b. To amend vote allocations among candidates, crossing out the incorrect voting figure, signing next to it, and recording the correct number;
- c. To abstain from voting for a candidate, marking a cross (x) in the corresponding box.

10. Valid Ballot-papers must follow the standard format issued by the Company and must not fall under one of conditions listed in Section 11 of these election regulations.

11. Invalid Ballot-papers

Ballot-papers shall be deemed invalid in the following cases:

- a. Not issued by the Organizing Committee or lacking the Company’s seal;
- b. Torn or damaged;
- c. Containing additional information or unlisted names;
- d. Total votes allocated for candidates exceed the number of votes indicated on the Ballot-paper;
- e. Not filled out according to instructions in Section 9(b) and 9(c);
- f. No votes allocated to any candidate;
- g. Submitted after the end of the voting session;
- h. Missing full signature and name of the shareholder or their authorized representative.

12. Vote Counting and The Announcement of Result

- a. The Vote Counting Committee will inspect the ballot box before vote collection begins, witnessed by shareholders;
- b. Shareholders cast their Ballot-papers into the ballot box;
- c. Voting begins and ends as announced by the Head of the Vote Counting Committee;
- d. Vote counting will take place immediately at the AGM after voting ends;

- e. A Vote Counting Record will be prepared, detailing: number of Ballot-papers issued, collected, valid, and invalid, and vote counts per candidate;
 - f. The Head of the Vote Counting Committee will announce the result at the AGM.
13. Effectiveness
- These Election Regulations take effect only upon approval by the Annual General Meeting./.

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD**

NGUYEN THANH CHUONG

NOTICE

Re: Nomination and Candidacy for the Board of Directors

To: ESTEEMED SHAREHOLDERS

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020 (the "Enterprise Law");
- Pursuant to the Charter of Saigon Thuong Tin Real Estate Joint Stock Company ("the Charter").

The Board of Directors ("BOD") of Saigon Thuong Tin Real Estate Joint Stock Company ("TTC Land") hereby informs our esteemed shareholders of the nomination and candidacy for the election to the BOD at the Annual General Meeting for the fiscal year 2024 ("AGM"), as follows:

- 1. Number of BOD members to be elected:** 04 members (including 01 independent member).
- 2. Term of Board of Directors members:** 05 (five) years from the date of election.
- 3. Eligibility for Nomination and Candidacy:**

3.1 Candidate Qualifications:

Candidates must meet requirements stipulated in Article 155 of the Enterprise Law, the Company Charter, applicable laws, and relevant guiding documents.

3.2 Nomination and Candidacy Rights:

- Shareholders or groups of shareholders holding voting shares may aggregate their voting rights to nominate candidates for the BOD as follows:
- From 10% to less than 20% of total voting shares: maximum of 01 candidate; From 20% to less than 30%: maximum of 02 candidates; From 30% to less than 40%: maximum of 03 candidates; From 40% to less than 50%: maximum of 04 candidates; From 50% to less than 60%: maximum of 05 candidates; From 60% and above: may nominate the full number of candidates required.
- In the event that the total number of nominated candidates remains insufficient, the incumbent BOD may nominate additional candidates or organize nominations following any mechanisms specified by the Company. Such mechanisms must be clearly disclosed and approved by the AGM prior to the implementation.

4. Nomination and Candidacy Dossier:

- Nomination/Candidacy form for the BOD (form attached);
- Minutes of shareholder group formation (if the nomination is made by a group of shareholders) (form attached);

- Curriculum vitae self-declared by candidate (form attached);
- Certified copies of ID card/Citizen ID/Passport and relevant academic/professional qualifications.

5. Submission Address:

- Nomination and candidacy dossiers may be submitted directly or by registered mail to TTC Land's headquarters in a sealed envelope clearly marked "Nomination/Candidacy Dossier for BOD Member."
- Submission address: The AGM Organizing Committee of Sai Gon Thuong Tin Real Estate Joint Stock Company, 512 Ly Thuong Kiet street, Ward 07, Tan Binh District, Ho Chi Minh City.
- For further information or clarifications, shareholders may contact Mr Truong Kim Toan – Investor Relations Department, Phone number: (028) 38249988 or email: info@ttcland.vn

6. Candidate List Preparation for the AGM Election:

To facilitate the preparation and organization of BOD election, shareholders are kindly requested to submit nomination and candidacy dossiers **before 12:00 PM on April 22nd, 2025.**

Only nomination and candidacy dossiers and candidates meeting the eligibility criteria for BOD members or independent members will be included in the list of candidates to be officially announced at the AGM.

Sincerely.

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN OF THE BOARD**

[SIGNED]

NGUYEN THANH CHUONG

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

MINUTES OF FORMATION OF A SHAREHOLDER GROUP

To: **SAI GON THUONG TIN REAL ESTATE JOINT STOCK COMPANY (“Company”)**

Date month year 2025

We, the undersigned, comprising

No.	Name (Organization/Individual)	ID/Passport/Business Registration	Address (Head Office/Residence)	Number of Shares Owned (as of record date)	Ownership Ratio	Shareholder’s signature/Signature and seal if organization
1						
2						
3						
4						
5						
6						
Total						

We, the undersigned shareholders of the Company, hereby notify the establishment of a shareholder group consisting of all shareholders listed above, with a total of ordinary shares, equivalent to% of the total voting shares issued by the Company. This group is formed to exercise shareholder

rights in accordance with applicable laws and the Company's Charter.

We unanimously appoint as the representative of our shareholder group to submit the **Nomination Form for the Election of a Member to the Board of Directors** of the Company. The nomination form signed by on behalf of our shareholder group shall be deemed as valid as if signed by each individual member of the group.

Sincerely./.

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

NOMINATION LETTER
FOR THE POSITION OF MEMBER OF THE BOARD OF DIRECTORS
SAI GON THUONG TIN REAL ESTATE JOINT STOCK COMPANY

To: SAIGON THUONG TIN REAL ESTATE JOINT STOCK COMPANY (the “Company”)

Name of organization/individual:

Address:

Business Registration No./Citizen ID No:

Representative (for organization):

Phone: _____ Fax: _____

Email: _____

Representing a group of shareholders holding ordinary shares of the Company, equivalent to% of the total voting shares issued by the Company.

After reviewing conditions stipulated by the law and the Company’s Charter, we hereby submit this nomination for the following candidates for the election to the Board of Directors of the Company:

No.	Full Name	Date of Birth	ID/Passport No., Date & Place of Issue	Permanent Address	Shareholding in the Company	Signature

We hereby undertake and bear full responsibility for the accuracy and truthfulness of the information stated above.

Respectfully,

Date month year

NOMINATOR
(Signature, seal, and full name)

SOCIALIST REPUBLIC OF VIETNAM
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CANDIDACY APPLICATION FORM
POSITION: MEMBER OF THE BOARD OF DIRECTORS
SAI GON THUONG TIN REAL ESTATE JOINT STOCK COMPANY

To: **SAI GON THUONG TIN REAL ESTATE JOINT STOCK COMPANY**

(“The Company”)

My name is: _____
Address: _____
Citizen ID No.: _____ Date of issue: _____
Place of issue: _____
Phone: _____ Email: _____
Currently holding the position of _____ at the Company (if applicable).
Number of ordinary shares owned in the Company: _____
Equivalent to: _____% of the total _____ voting shares issued by the Company.

After reviewing conditions stipulated by law and the Company’s Charter, I hereby submit this application to be a candidate for the elected position of Member of the Board of Directors of the Company.

I commit to comply with all regulations of the law and the Company’s Charter.

Respectfully.

Date month year 2025

CANDIDATE
(Sign and Full name)

SOCIALIST REPUBLIC OF VIETNAM
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CURRICULUM VITAE

Full Name:	
Gender:	
Date of Birth:	
Place of Birth:	
ID Card No.:	[ID Card Number] - [Date of Issue] - [Place of Issue]
Nationality:	
Ethnicity:	
Permanent Address:	
Phone Number:	
Educational Background:	
Professional Qualification:	
Employment History:	[Period] - [Workplace] - [Position]
Current Position:	[Position] - [Company Name]
Current Positions Held at Other Organizations:	[Position] - [Company Name] (Including Chairman of the Board, Board Members, and CEO of other companies, in accordance with the definition of “Manager” under the SCR Charter)
Number of Shares Held:	
+ As Representative Owner:	
+ As Individual Owner:	
Shareholding Commitments:	
Related Persons Holding Shares in the Nominating Organization:	
Debts Owed to the Company:	
Relevant Interests in the Company:	
Conflicting Interests with the Company:	

I hereby certify that all the information provided above is true and accurate. I accept full legal responsibility for any false declarations.

Ho Chi Minh City, date ... month ... year.....

Declarant

Ho Chi Minh City, April 24th 2025

MINUTES
On the Verification of the Election Results for Additional Members of the
Board of Directors
The Annual General Meeting for The Fiscal Year of 2024

At ... hours ... minutes on April 24, 2025, the Annual General Meeting of Saigon Thuong Tin Real Estate Joint Stock Company (the “Company”) conducted a vote to elect additional members to the Board of Directors. The ballot counting was recorded as follows:

Total number of shareholders attending the Meeting: ... shareholders, representing and authorized to represent ... shares, equivalent to ...% of the total voting shares of the Company.

I. Ballot Counting Results for the Election of Additional Members to the Board of Directors:

Total ballots issued: ... ballots; equivalent to ... voting ballots

Total ballots collected: ... ballots; equivalent to ... voting ballots

Of which:

+ *Valid ballots: ... ballots; equivalent to ... voting ballots*

+ *Invalid ballots: ... ballots; equivalent to ... voting ballots*

Valid ballots yielded the following results for the election of Board members:

No	Full Name	Votes Received	Percentage
1	MR/MS		%
2	MR/MS		%

II. Elected Members of The Board of Directors

Based on the ballot counting results and the election regulations approved at the Meeting, the following individuals have been elected as members of the Board of Directors of Saigon Thuong Tin Real Estate Joint Stock Company, listed in descending order of votes received:

No	Full Name	Votes Received	Percentage
1	MR/MS		%
2	MR/MS		%

The ballot counting was completed on the same day. The results were publicly announced at the Annual General Meeting and approved by the attending shareholders.

III. Members of The Board of Directors

Based on the election results from the Annual General Meeting for the fiscal year of 2024 held on April 24, 2025, the list of Board members is as follows:

No	Full Name	Note
1	MR/MS	
2	MR/MS	
3	MR/MS	
4	MR/MS	

This Minutes is prepared in four (04) copies, and duly signed by the Election - Ballot Counting Committee..

ELECTION - BALLOT COUNTING COMMITTEE

MR/MS

MR/MS

MR/MS

SAI GON THUONG TIN
REAL ESTATE JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

No: /2025/TTr-HĐQT

Ho Chi Minh City, April 14th 2025

BALLOT FORM
SHAREHOLDER CODE:

Full Name of Shareholder:

Number of Shares Owned:

(Please mark X in the box corresponding to your selected opinion for each voting item)

Content	Agree	Disagree	No opinion
Content 1: Report on the activities of the Board of Directors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Content 2: Report on the activities of the Audit Committee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Content 3: Report on the activities of the Executive Board	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Content 4: Approval of the audited financial statements for the year 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Content 5: Approval of the list of independent auditing firms and authorization for the Board of Directors to select the independent auditor for 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Content 6: Approval of the profit distribution plan for 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Content 7: Approval of the business plan for 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Content 8: Approval of the remuneration and operating expenses of the Board of Directors for 2024 and the estimated budget for 2025	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Content 9: Approval of the change of company headquarters and amendment of the Company Charter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Content 10: Approval of the dismissal of a member of the Board of Directors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Instructions:

Shareholders vote by selecting ONE of the following options for each voting item: Agree, Disagree, or No Opinion.

Date month 04 year 2025

SHAREHOLDER
OR AUTHORIZED REPRESENTATIVE
(Sign and clearly print full name)

BALLOT

ELECTION FOR ADDITIONAL MEMBERS OF THE BOARD OF DIRECTORS

AT THE ANNUAL GENERAL MEETING FOR THE FISCAL YEAR OF 2024

SAIGON THUONG TIN REAL ESTATE JOINT STOCK COMPANY

Date: April 24th, 2025

<u>BALLOT CODE:</u>		
(a)	Total number of shares (including owned and authorized shares)	
(b)	Total number of Board Members to be elected	4 members
(c)	Total number of voting rights (c) = (a) x (b)	
<p>➤ Each shareholder is entitled to one single Ballot for the total number of voting shares.</p> <p>➤ Each shareholder has a total number of voting rights equal to the number of shares they hold multiplied by the number of Board Members to be elected, which is 4. Shareholders have the right to allocate all their votes to up to 4 candidates.</p> <p>➤ Shareholders fill in the number of votes they wish to allocate to each candidate in the box to the right of the candidate's name in the table below.</p> <p>➤ The total number of votes cast for all candidates must not exceed the total number of votes as stated in section (c) above.</p>		
No	Full name	Votes received
01	Mr/Ms.....	
02	Mr/Ms.....	
03	Mr/Ms.....	
04	Mr/Ms.....	
Total: Must not exceed the total number of voting rights		

Shareholder

(Sign & Full name)

APPENDIX – INSTRUCTIONS

CUMULATIVE VOTING METHOD

Assume that the Annual General Meeting is electing 1 Board Member from a list of 3 candidates.

1. **Voting method:** Determine the total number of voting rights of a shareholder (and/or authorized representative):

$$\text{Total voting rights} = \text{Total number of owned and/or represented shares} \times 3$$

2. How to complete the ballot:

Example: Additional election of Board Members

Shareholder A holds (including owned and/or authorized) 2,000 voting shares and is voting for 3 Board Members. The total number of voting rights for Shareholder A is:

2.000 x 3 = 6.000 voting rights
--

Shareholder A may allocate their votes in one of the following ways:

No	Full name	Voting Method					
		Method 1	Method 2	Method 3	Method 4	Method 5	Method 6
1	Mr/Ms A	2.000	1.000	3.000	-	4.000	1.000
2	Mr/Ms B	2.000	3.000	1.000	-	2.000	5.000
3	Mr/Ms C	2.000	2.000	2.000	-	-	-
Total		6.000	6.000	6.000	-	6.000	6.000

Ho Chi Minh City, April 24th, 2025

VOTE COUNTING MINUTES
at the 2024 Annual General Meeting

Today, at hours minutes, on April 24, 2025, the total number of shareholders attending the Meeting is shareholders, representing and authorized to represent shares, equivalent to% of the total voting shares of the Company.

The results of the vote counting on the reports and proposals are recorded as follows:

1. Program of the Annual General Meeting of Shareholders for the fiscal year 2024

- Total number of votes	- ticket	Voting Rate	-%
- Total number of valid votes	- ticket	Voting Rate	-%
- Total invalid votes	- ticket	Voting Rate	-%
- The number of votes "Approve" is	- ticket	Voting Rate	-%
- The number of votes "Disapprove" is	- ticket	Voting Rate	-%
- The number of "No Opinion" votes is	- ticket	Voting Rate	-%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

2. Working regulations at the General Meeting of Shareholder

- Total number of votes	- ticket	Voting Rate	-%
- Total number of valid votes	- ticket	Voting Rate	-%
- Total invalid votes	- ticket	Voting Rate	-%
- The number of votes "Approve" is	- ticket	Voting Rate	-%
- The number of votes "Disapprove" is	- ticket	Voting Rate	-%
- The number of "No Opinion" votes is	- ticket	Voting Rate	-%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

3. Election regulations at the Annual General Meeting of Shareholders for the fiscal year 2024

- Total number of votes	- ticket	Voting Rate	-%
- Total number of valid votes	- ticket	Voting Rate	-%
- Total invalid votes	- ticket	Voting Rate	-%
- The number of votes "Approve" is	- ticket	Voting Rate	-%
- The number of votes "Disapprove" is	- ticket	Voting Rate	-%
- The number of "No Opinion" votes is	- ticket	Voting Rate	-%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

4. Composition of the Presiding Panel, the Secretariat and the Vote Counting Committee

- Total number of votes	- ticket	Voting Rate	-%
- Total number of valid votes	- ticket	Voting Rate	-%

- Total invalid votes	- ticket	Voting Rate	-%
- The number of votes "Approve" is	- ticket	Voting Rate	-%
- The number of votes "Disapprove" is	- ticket	Voting Rate	-%
- The number of "No Opinion" votes is	- ticket	Voting Rate	-%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

5. **Report on the operation of the Board of Directors in 2024 and operational orientation in 2025**

- Total number of votes	- ticket	Voting Rate	-%
- Total number of valid votes	- ticket	Voting Rate	-%
- Total invalid votes	- ticket	Voting Rate	-%
- The number of votes "Approve" is	- ticket	Voting Rate	-%
- The number of votes "Disapprove" is	- ticket	Voting Rate	-%
- The number of "No Opinion" votes is	- ticket	Voting Rate	-%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

6. **Report on the operation of the Audit Committee**

- Total number of votes			
- Total number of valid votes	- ticket	Voting Rate	-%
- Total invalid votes	- ticket	Voting Rate	-%
- The number of votes "Approve" is	- ticket	Voting Rate	-%
- The number of votes "Disapprove" is	- ticket	Voting Rate	-%
- The number of "No Opinion" votes is	- ticket	Voting Rate	-%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

7. **Report on 2024 operating results and 2025 orientation and tasks of the Executive Board**

- Total number of votes	- ticket	Voting Rate	-%
- Total number of valid votes	- ticket	Voting Rate	-%
- Total invalid votes	- ticket	Voting Rate	-%
- The number of votes "Approve" is	- ticket	Voting Rate	-%
- The number of votes "Disapprove" is	- ticket	Voting Rate	-%
- The number of "No Opinion" votes is	- ticket	Voting Rate	-%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

8. **Submission 01: Regarding the approval of the audited financial statements for 2024**

- Total number of votes	- ticket	Voting Rate	-%
- Total number of valid votes	- ticket	Voting Rate	-%
- Total invalid votes	- ticket	Voting Rate	-%
- The number of votes "Approve" is	- ticket	Voting Rate	-%
- The number of votes "Disapprove" is	- ticket	Voting Rate	-%
- The number of "No Opinion" votes is	- ticket	Voting Rate	-%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

9. Submission 02: Approval of the list of independent audit units and authorization of the Board of Directors to decide on the selection of independent audit units in 2025

- Total number of votes	- ticket	Voting Rate	-%
- Total number of valid votes	- ticket	Voting Rate	-%
- Total invalid votes	- ticket	Voting Rate	-%
- The number of votes "Approve" is	- ticket	Voting Rate	-%
- The number of votes "Disapprove" is	- ticket	Voting Rate	-%
- The number of "No Opinion" votes is	- ticket	Voting Rate	-%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

10. Submission 03: Regarding the approval of the profit distribution plan in 2024

- Total number of votes	- ticket	Voting Rate	-%
- Total number of valid votes	- ticket	Voting Rate	-%
- Total invalid votes	- ticket	Voting Rate	-%
- The number of votes "Approve" is	- ticket	Voting Rate	-%
- The number of votes "Disapprove" is	- ticket	Voting Rate	-%
- The number of "No Opinion" votes is	- ticket	Voting Rate	-%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

11. Submission 04: Approval of the 2025 business plan

- Total number of votes	-		
- Total number of valid votes	-	ticket	Voting Rate -%
- Total invalid votes	-	ticket	Voting Rate -%
- The number of votes "Approve" is	-	ticket	Voting Rate -%
- The number of votes "Disapprove" is	-	ticket	Voting Rate -%
- The number of "No Opinion" votes is	-	ticket	Voting Rate -%
		ticket	Voting Rate -%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

12. Submission 05: Regarding the approval of remuneration and operating expenses of the Board of Directors in 2024 and estimated operating expenses of the Board of Directors in 2025

- Total number of votes	- ticket	Voting Rate	-%
- Total number of valid votes	- ticket	Voting Rate	-%
- Total invalid votes	- ticket	Voting Rate	-%
- The number of votes "Approve" is	- ticket	Voting Rate	-%
- The number of votes "Disapprove" is	- ticket	Voting Rate	-%
- The number of "No Opinion" votes is	- ticket	Voting Rate	-%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

13. Report 06: Regarding the approval of the change of head office address, amendment of the Company's Charter

- Total number of votes	ticket	Voting Rate	-%
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- Total number of valid votes	- ticket	Voting Rate	-%
- Total invalid votes	- ticket	Voting Rate	-%
- The number of votes "Approve" is	- ticket	Voting Rate	-%
- The number of votes "Disapprove" is	- ticket	Voting Rate	-%
- The number of "No Opinion" votes is	- ticket	Voting Rate	-%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

14. Proposal 07: Regarding the approval of the dismissal of members of the Board of Directors

- Total number of votes	- ticket	Voting Rate	-%
- Total number of valid votes	- ticket	Voting Rate	-%
- Total invalid votes	- ticket	Voting Rate	-%
- The number of votes "Approve" is	- ticket	Voting Rate	-%
- The number of votes "Disapprove" is	- ticket	Voting Rate	-%
- The number of "No Opinion" votes is	- ticket	Voting Rate	-%

With approval rate - % of the total number of shares with voting rights. Thus the Congress agreed to approve the above issue.

VOTING COUNTING

1. MR./MRS.

2. MR./MRS.

4. MR./MRS.

No. 01/2025/BBH-ĐHĐCĐ

Ho Chi Minh City, date month year 2025

MEETING MINUTES
THE ANNUAL GENERAL MEETING FOR THE FISCAL YEAR OF 2024

I. Company Information:

- Company name: Saigon Thuong Tin Real Estate Joint Stock Company
- Head office address: No. 253 Hoang Van Thu, Ward 2, Tan Binh District, Ho Chi Minh City
- Certificate of Business Registration of Joint Stock Company No. 0303315400 issued by the Department of Planning and Investment on March 29, 2004, registered for the 39th change on November 28, 2024.

II. Time, location, participation rate:

- Time:..... hour minute, Thursday, 24/04/2025
- Venue: 3rd Floor Hall – Southwest Office Building, 253 Hoang Van Thu, Ward 2, Tan Binh District, Ho Chi Minh City
- Attendance Rate:
 - Total number of shareholders entitled to attend the General Meeting: shareholders, owners..... shares, equivalent to % of voting shares.
 - Percentage of shareholders attending shareholders, owners and authorized representatives for..... shares, accounting for % of the total number.
 - Absentee rate: shareholders, holding shares, accounting for% of the total voting shares..

General Meeting has met the conditions for conducting legally and validly in accordance with the provisions of the Company's Charter and the provisions of law.

III. Contents of the meeting:

1. The Congress voted to approve:

- Working regulations at the Annual General Meeting of Shareholders for the fiscal year 2024;
- **The agenda of the Annual General Meeting of Shareholders for the fiscal year 2024;**
- List of the Chairman of the Chairman's Delegation, the Secretariat, the Vote Counting Committee and the Shareholder Qualification Examination Committee:
 - The chairman of the delegation, including:
 1. Mr. / Mrs – Chairman of the Board of Directors – Chairman

2. Mr. / Mrs Chairman of the Audit Committee
Member of the Board of DirectorsIndependent – Member

3. Mr. / Mrs – General Director – Member

- **The Secretariat**, consists of:

1. Mr. / Mrs – Chief of Office – Head of the Board
2. Mr. / Mrs – Deputy Head of the Department of Scientific and Technological Affairs – Member
3. Mr. / Mrs Deputy Head of Legal

- **The Vote Counting Committee**, consists of:

1. Mr. / Mrs. – Deputy Director of TC Division – Head of Department
2. Mr. / Mrs – Internal Audit Specialist – Member
3. Mr. / Mrs – Investment Management Specialist – Member

- **The Shareholder Eligibility Verification Committee**, consists of:

1. Mr. / Mrs. – Deputy Director of TC Division – Head of Department
2. Mr. / Mrs – Internal Audit Specialist – Member
3. Mr. / Mrs – Investment Planning Specialist – Member

2. **The Congress spent time listening to the following reports:**

- Mr. Nguyễn Thành Chương presented the report on the Board of Directors' activities in 2024 and the orientation for 2025;
- Mr. Phạm Trung Kiên presented the report on the activities of the Audit Committee;
- Mr. Võ Thanh Lâm presented the report on the business performance in 2024 and the operational directions for 2025 by the Executive Board

3. **The General Director's Office proceeded to present the proposals, including:**

- Submission to the Audited Financial Statements in 2024;
- Submission to the Board of Directors for approval of the list of independent auditors and authorization for the Board of Directors to decide on the selection of independent auditors in 2025;
- Report on approving the Profit Distribution Plan in 2024;
- Report on approving the 2025 Business Plan;
- Proposal to approve the remuneration and operating expenses of the Board of Directors in 2024 and the estimate of operating expenses of the Board of Directors in 2025;
- Proposal to approve the change of head office and amendment of the Charter of the Company;
- Proposal for approval of the dismissal of members of the Board of Directors;
- Other reports (if any)

4. **The congress conducts discussions**

The Congress conducted discussions focusing on issues related to the above- mentioned Reports and Proposals. The attending shareholders asked a number of questions, questioned and were answered by the Chairman right at the General Meeting. A summary of some of the most typical questions answered is as follows:

- **Question 1:**
Answer question 1:
- **Question 2:**
Answer question 2:
- **Question 3:**
Answer question 3:

5. The General Meeting voted on the reports and submissions:

After the discussion, the General Meeting voted to approve the Reports and Submissions, with the following voting results

– Report of the Board of Directors on activities in 2024 and orientation for 2025:

No.	Number of votes		Voting rate
1	Total votes	..... ticket	100%
2	Total number of valid votes	..... ticket	100%
3	Total invalid votes	-	-
4	Number of votes "Approve"	..... ticket %
5	Number of votes "Disapprove"	-	-
6	"No Opinion" Ballot Book	..... ticket %

– Audit Committee Activity Report:

No.	Number of votes		Voting rate
1	Total votes	.....ticket	100%
2	Total number of valid votes	.....ticket	100%
3	Total invalid votes	-	-
4	Number of votes "Approve"	.....ticket %
5	Number of votes "Disapprove"	-	-
6	"No Opinion" Ballot Book	.....ticket %

– **Report of the Executive Board on 2024 operating results and directions Tasks in 2025**

No.	Number of votes		Voting rate
1	Total votes	.....ticket	100%
2	Total number of valid votes	.....ticket	100%
3	Total invalid votes	-	-
4	Number of votes "Approve"	.....ticket %
5	Number of votes "Disapprove"	-	-
6	“No Opinion” Ballot Book	.....ticket %

– **Submission and approval of the Audited Financial Statements for 2024**

STT	Số phiếu biểu quyết		Tỷ lệ biểu quyết
1	Total votes	.....ticket	100%
2	Total number of valid votes	.....ticket	100%
3	Total invalid votes	-	-
4	Number of votes ‘Approve’	.....ticket %
5	Number of votes “Disapprove”	-	-
6	“No Opinion” Ballot Book	.....ticket %

– **Submission to approve the list of independent auditors and authorize the Association The co-board decided to choose an independent auditor in 2025**

No.	Number of votes		Voting rate
1	Total votes	.....ticket	100%
2	Total number of valid votes	.....ticket	100%
3	Total invalid votes	-	-
4	Number of votes “Approve”	.....ticket %
5	Number of votes “Disapprove”	-	-
6	“No Opinion” Ballot Book	.....ticket %

– **Proposal to approve the Profit Distribution Plan in 2024**

No.	Number of votes		Voting rate
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1	Total votesticket	100%
2	Total number of valid votesticket	100%
3	Total invalid votes	-	-
4	Number of votes “Approve”	.....ticket %
5	Number of votes “Disapprove”	-	-
6	“No Opinion” Ballot Book	.....ticket %

– **Submission and approval of the 2025 Business Plan**

No.	Number of votes		Voting rate
1	Total votes	.....ticket	100%
2	Total number of valid votes	.....ticket	100%
3	Total invalid votes	-	-
4	Number of votes “Approve”	.....ticket %
5	Number of votes “Disapprove”	-	-
6	“No Opinion” Ballot Book	.....ticket %

– **Report approving the remuneration and operating expenses of the Board of Directors in the year 2024 and estimated operating expenses of the Board of Directors in 2025**

No.	Number of votes		Voting rate
1	Total votes	.....ticket	100%
2	Total number of valid votes	.....ticket	100%
3	Total invalid votes	-	-
4	Number of votes “Approve”	.....ticket %
5	Number of votes “Disapprove”	-	-
6	“No Opinion” Ballot Book	.....ticket %

– **Proposal to approve the change of head office and amendment of the Company's Charter**

No.	Number of votes		Voting rate
1	Total votes	.....ticket	100%
2	Total number of valid votes		100%
		.....ticket	

3	Total invalid votes	-	-
4	Number of votes “Approve”	.....ticket %
5	Number of votes “Disapprove”	-	-
6	“No Opinion” Ballot Book	.....ticket %

– **Proposal for approval of the dismissal of members of the Board of Directors:**

No.	Number of votes		Voting rate
1	Total votes	.....ticket	100%
2	Total number of valid votes	.....ticket	100%
3	Total invalid votes	-	-
4	Number of votes “Approve”	.....ticket %
5	Number of votes “Disapprove”	-	-
6	“No Opinion” Ballot Book	.....ticket %

– **Other submissions... (if any)**

No.	Number of votes		Voting rate
1	Total votes	.....ticket	100%
2	Total number of valid votes	.....ticket	100%
3	Total invalid votes	-	-
4	Number of votes “Approve”	.....ticket %
5	Number of votes “Disapprove”	-	-
6	“No Opinion” Ballot Book	.....ticket %

Details of the vote counting results are shown in the vote counting minutes and have been read by the Vote Counting Board and approved by the General Meeting of Shareholders at the General Meeting of Shareholders.

6. The Secretariat reads and the Congress approves the Minutes and Resolutions of the Congress:

- The representative of the Secretariat reads the draft Minutes and draft Resolutions of the Congress.
- After hearing the representative of the Secretariat read the draft Minutes and the draft Resolutions of the Annual General Meeting for the fiscal year of 2024, the Annual General Meeting approved the full text of the Minutes and Resolutions, and agreed to authorize the Board of Directors of the Company to make decisions and implement all matters approved by the Annual General Meeting as presented in Proposals, with approval from% of total voting shares of shareholders attending and voting at the Annual General Meeting.

7. Closing Remarks

Conclusion of the Annual General Meeting:

The Annual General Meeting for the fiscal year of 2024 ended at 12:00 PM on the same day. The Annual General Meeting unanimously assigned the Board of Directors and the Executive Board to be responsible for implementing decisions as recorded in the Resolution of the Meeting.

ON BEHALF OF THE ANNUAL GENERAL MEETING FOR THE FISCAL YEAR OF 2024

SIGNATURE OF THE CHAIRPERSON

SIGNATURE OF THE SECRETARIAT

RESOLUTION

ANNUAL GENERAL MEETING FOR FISCAL YEAR 2024

SAIGON THUONG TIN REAL ESTATE JOINT STOCK COMPANY

- Pursuant to Enterprise Registration Certificate No. 0303315400 issued for the first time by the Department of Planning and Investment of Ho Chi Minh City on March 29, 2004, and amended for the 39th time on November 28th, 2024;
- Pursuant to the Charter of Saigon Thuong Tin Real Estate Joint Stock Company;
- Pursuant to the Minutes of the 2024 Annual General Meeting of Shareholders No. /2025/BBH-AGM dated /..... /2025;

HEREBY RESOLVES:

Article 1. Approval of the 2024 audited financial statements by Moore AISC Auditing and Informatics Services Company Limited, including:

1. Audited standalone financial statements of the parent company for 2024;
2. Audited consolidated financial statements for 2024.

Moore AISC Auditing and Informatics Services Co., Ltd. has issued the following opinion on the parent company and consolidated financial statements for 2024:
"In our opinion, the parent company financial statements (and consolidated financial statements) present fairly, in all material respects, the financial position of the parent company (and consolidated entities) as of December 31, 2024, and the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and other relevant legal regulations on the preparation and presentation of financial statements."

Article 2. The Board of Directors of Saigon Thuong Tin Real Estate Joint Stock Company is assigned the responsibility to organize, direct, supervise, and ensure the implementation of the resolutions passed by the General Meeting of Shareholders.

Article 3. This Resolution takes effect from the date of signing. The Board of Directors, Executive Board, and relevant departments of Saigon Thuong Tin Real Estate Joint Stock Company shall be responsible for executing this Resolution.

Recipients:

- As stated in Article 3 (for implementation);
- Shareholders;
- Company Office Archives.

ON BEHALF OF THE GENERAL MEETING

CHAIRMAN OF THE BOARD OF DIRECTORS

NGUYEN THANH CHUONG

RESOLUTION
2024 ANNUAL GENERAL MEETING
SAIGON THUONG TIN REAL ESTATE JOINT STOCK COMPANY

- Pursuant to Enterprise Registration Certificate No. 0303315400 issued for the first time by the Department of Planning and Investment of Ho Chi Minh City on March 29, 2004, and amended for the 39th time on November 28th, 2024;;
- Pursuant to the Charter of Saigon Thuong Tin Real Estate Joint Stock Company;
- Pursuant to the Minutes of the 2024 Annual General Meeting of Shareholders No./2025/BBH-AGM dated/...../2025;.

HEREBY RESOLVES:

Article 1. To approve the selection of one of the following independent auditing firms from the list below to perform the audit of the 2025 financial statements and to carry out inspection activities for the Company:

1. KPMG Vietnam Co., Ltd.;
2. PwC Vietnam Co., Ltd.;
3. Ernst & Young Vietnam Co., Ltd.;
4. Deloitte Vietnam Co., Ltd.;
5. Other auditing firms listed by the State Securities Commission of Vietnam as qualified to audit listed companies.

Article 2. To approve the authorization of the Board of Directors of Saigon Thuong Tin Real Estate Joint Stock Company to select one of the auditing firms approved in Article 1 of this Resolution based on the actual circumstances at the time of implementation. The Board of Directors shall be responsible for reporting on the status and results of the implementation of this Resolution at the next Annual General Meeting of Shareholders.

Article 3. This Resolution shall take effect from the date of signing. The Board of Directors, Executive Board, and relevant departments of Saigon Thuong Tin Real Estate Joint Stock Company shall be responsible for implementing this Resolution.

ON BEHALF OF THE GENERAL MEETING
CHAIRMAN OF THE BOARD OF DIRECTORS

Recipients:

- As stated in Article 3 (for implementation);
- Shareholders;
- Company Office Archives.

NGUYEN THANH CHUONG

SAIGON THUONG TIN
REAL ESTATE JOINT STOCK COMPANY

No /2025/NQ-DHDCĐĐ

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Ho Chi Minh City, date month 2025

DRAFT

RESOLUTION
2024 ANNUAL GENERAL MEETING
SAIGON THUONG TIN REAL ESTATE JOINT STOCK COMPANY

- Pursuant to Enterprise Registration Certificate No. 0303315400 issued for the first time by the Department of Planning and Investment of Ho Chi Minh City on March 29, 2004, and amended for the 39th time on November 28th, 2024;
- Pursuant to the Charter of Saigon Thuong Tin Real Estate Joint Stock Company;
- Pursuant to the Minutes of the 2024 Annual General Meeting of Shareholders No./2025/BBH-AGM dated/...../2025;

HEREBY RESOLVES:

Article 1. To approve the 2024 profit distribution plan as follows:

NO.	DESCRIPTION	AMOUNT (VND)
	Undistributed post-tax profit	398.071.750.365
[1]	- Cumulative undistributed post-tax profit up to the end of the previous year	395.126.332.487
[2]	- Undistributed post-tax profit for the current year	2.945.417.878

The General Meeting approves not to distribute profit or make any fund allocations. The total undistributed post-tax profit of VND 398,071,750,365 shall be added to the Company's capital for reinvestment in business operations.

Article 2. To authorize the Board of Directors of Saigon Thuong Tin Real Estate Joint Stock Company to be responsible for directing, supervising, and implementing the resolutions approved by the General Meeting of Shareholders.

Article 3. This Resolution shall take effect from the date of signing. The Board of Directors, Executive Board, and relevant departments of Saigon Thuong Tin Real Estate Joint Stock Company shall be responsible for the execution of this Resolution.

ON BEHALF OF THE GENERAL MEETING

Recipients:

- As stated in Article 3 (for implementation);
- Shareholders;
- Company Office Archives

CHAIRMAN OF THE BOARD OF DIRECTORS

NGUYEN THANH CHUONG

RESOLUTION
2024 ANNUAL GENERAL MEETING
SAIGON THUONG TIN REAL ESTATE JOINT STOCK COMPANY

- Pursuant to the Enterprise Registration Certificate No. 0303315400 issued for the first time by the Department of Planning and Investment of Ho Chi Minh City on March 29, 2004, and amended for the 39th time on November 28th, 2024;
- Pursuant to the Charter of Saigon Thuong Tin Real Estate Joint Stock Company;
- Pursuant to the Minutes of the 2024 Annual General Meeting of Shareholders No. /2025/BBH-AGM dated /..... /2025;

HEREBY RESOLVES:

Article 1. To approve the 2025 business plan (consolidated report) with the following key targets:

No.	Indicator	Amount
1	Net revenue	800 billion VND
2	Profit before corporate income tax	50 billion VND

Article 2. To assign the Board of Directors of Saigon Thuong Tin Real Estate Joint Stock Company the responsibility to organize, direct, urge, and monitor the implementation of the above resolutions of the General Meeting of Shareholders. The Board of Directors is also responsible for reporting the implementation status and results of this Resolution at the next Annual General Meeting of Shareholders.

Article 3. This Resolution shall take effect from the date of signing. The Board of Directors, Executive Board, and relevant departments of Saigon Thuong Tin Real Estate Joint Stock Company shall be responsible for the implementation of this Resolution.

ON BEHALF OF THE GENERAL MEETING

Recipients:

- As stated in Article 3 (for implementation);
- Shareholders;
- Company Office Archives

CHAIRMAN OF THE BOARD OF DIRECTORS

NGUYEN THANH CHUONG

DRAFT

RESOLUTION
2024 ANNUAL GENERAL MEETING
SAIGON THUONG TIN REAL ESTATE JOINT STOCK COMPANY

- Pursuant to the Enterprise Registration Certificate No. 0303315400 issued for the first time by the Department of Planning and Investment of Ho Chi Minh City on March 29, 2004, and amended for the 39th time on November 28th, 2024;
- Pursuant to the Charter of Saigon Thuong Tin Real Estate Joint Stock Company;
- Pursuant to the Minutes of the 2024 Annual General Meeting of Shareholders No. /2025/BBH-AGM dated /..... /2025;

HEREBY RESOLVES:

Article 1. The General Meeting of Shareholders of Saigon Thuong Tin Real Estate Joint Stock Company hereby resolves to approve the following matters:

Remuneration and operational expenses of the Board of Directors (BOD) for the year 2024:

- Total remuneration of the Board of Directors: VND 3.938.461.536 (In words: *Three billion, nine hundred thirty-eight million, four hundred sixty-one thousand, five hundred thirty-six Vietnamese dong*) (This amount includes personal income tax), equivalent to VND 328.205.128 per month.
- Total operational expenses of the Board of Directors: **VND 4.800.000.000** (In words: *Four billion, eight hundred million Vietnamese dong*), equivalent to VND 400.000.000 per month.

Remuneration and operational expenses of the Board of Directors for the year 2025:

Remuneration of the Board of Directors: VND 607.403.128 per month

(In words: *Six hundred seven million, four hundred three thousand, one hundred twenty-eight Vietnamese dong*), detailed as follows:

No.	Position	Remuneration (Gross – including Personal Income Tax)
1	Chairman of the BOD	VND 155.839.600 per month
2	Member of the BOD	VND 136.608.830 per month
3	Independent Member of the BOD	VND 89.172.934 per month

Operational expenses of the Board of Directors: VND 4,800,000,000 per year (In words: *Four billion, eight hundred million Vietnamese dong*), equivalent to VND 400,000,000 per month (In words: *Four hundred million Vietnamese dong*).

Article 2. The Board of Directors of Saigon Thuong Tin Real Estate Joint Stock Company shall be responsible for organizing, directing, urging, and monitoring the implementation of the above resolutions of the General Meeting of Shareholders.

Article 3. This Resolution shall take effect from the date of signing. The Board of Directors, the Executive Board, and all departments/divisions of Saigon Thuong Tin Real Estate Joint Stock Company shall be responsible for executing this Resolution.

ON BEHALF OF THE GENERAL MEETING

CHAIRMAN OF THE BOARD OF DIRECTORS

Recipients:

- *As stated in Article 3 (for implementation);*
- *Shareholders;*
- *Company Office Archives*

NGUYEN THANH CHUONG

DRAFT

RESOLUTION

ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR FISCAL YEAR 2024 SAIGON THUONG TIN REAL ESTATE JOINT STOCK COMPANY

- Pursuant to the Enterprise Registration Certificate No. 0303315400 issued by the Department of Planning and Investment of Ho Chi Minh City, initially granted on March 29, 2004, and amended for the 39th time on November 28, 2024;
- Pursuant to the Charter of Saigon Thuong Tin Real Estate Joint Stock Company;
- Pursuant to the Minutes of the Annual General Meeting of Shareholders for fiscal year 2024, No. .../2025/BBH-DHDCĐĐ dated .../.../2025;

HEREBY RESOLVES::

Article 1. The General Meeting of Shareholders of Saigon Thuong Tin Real Estate Joint Stock Company hereby approves the following matters:

Approval of the change in the Company's head office address as follows:

Current address: 253 Hoang Van Thu Street, Ward 2, Tan Binh District, Ho Chi Minh City, Vietnam

New address: 512 Ly Thuong Kiet Street, Ward 7, Tan Binh District, Ho Chi Minh City, Vietnam

Approval of the amendment to Clause 3, Article 2 of the Company's Charter as follows:

Current provision:

"The registered head office of the Company is located at:

Address: 253 Hoang Van Thu Street, Ward 2, Tan Binh District, Ho Chi Minh City."

Revised provision:

"The registered head office of the Company is located at:

Address: 512 Ly Thuong Kiet Street, Ward 7, Tan Binh District, Ho Chi Minh City, Vietnam."

Approval to authorize the Legal Representative of the Company to carry out all necessary procedures in accordance with applicable laws to change the head office address, amend the Enterprise Registration Certificate, the Company Charter, and disclose information regarding the new head office address.

Article 2. The Board of Directors of Saigon Thuong Tin Real Estate Joint Stock Company shall be responsible for organizing, directing, urging, and monitoring the implementation of the above resolutions of the General Meeting of Shareholders.

Article 3. This Resolution shall take effect from the date of signing. The Board of Directors, the Executive Board, and all departments/divisions of Saigon Thuong Tin Real Estate Joint Stock Company shall be responsible for executing this Resolution.

Recipients:

- *As stated in Article 3 (for implementation);*
- *Company Office Archives*

ON BEHALF OF THE GENERAL MEETING

CHAIRMAN OF THE BOARD OF DIRECTORS

NGUYEN THANH CHUONG

RESOLUTION
THE ANNUAL GENERAL MEETING
FOR THE FISCAL YEAR OF 2024
SAI GON THUONG TIN REAL ESTATE JOINT STOCK COMPANY

- Pursuant to the Enterprise Registration Certificate No. 0303315400 issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 29th, 2004, and amended for the 39th time on November 28th, 2024;
- Pursuant to the Charter of Sai Gon Thuong Tin Real Estate Joint Stock Company;
- Pursuant to the Minutes of the Annual General Meeting for fiscal year of 2024 No./2025/BBH-GMS dated/...../2025;

HEREBY RESOLVES:

Article 1. The Annual General Meeting of Sai Gon Thuong Tin Real Estate Joint Stock Company hereby approves the dismissal of the following members of the Board of Directors:

- Mr. Vo Quoc Khanh, effective from April 24th, 2025;
- Mr. Dang Hong Anh, effective from April 24th, 2025;
- Mr. Pham Trung Kien, effective from April 24th, 2025;
- Mr. Le Quang Vu, effective from April 24th, 2025.

Article 2 Approval of the election of additional members to the Board of Directors as follows:

- Number of members to be additionally elected: 04 (four), including at least 01 (one) independent member.
- The criteria for members of the Board of Directors shall comply with Article 155 of the Law on Enterprises.

The term of the additionally elected members shall be 05 (five) years from the date of election.

Article 3 The Board of Directors of Sai Gon Thuong Tin Real Estate Joint Stock Company shall be responsible for organizing, directing, urging the implementation, and monitoring the execution of the above resolutions of the Annual General Meeting.

Article 4 This Resolution takes effect from the date of signing. The Board of Directors, General Director, and relevant departments/divisions of Sai Gon Thuong Tin Real Estate Joint Stock Company are responsible for implementing this Resolution.

Recipients:

- *Article 3 (for implementation):*
- *Archive: Office.*

ON BEHALF OF

**ANNUAL THE GENERAL MEETING
CHAIRMAN OF THE BOARD OF DIRECTORS**

NGUYEN THANH CHUONG

RESOLUTION
THE ANNUAL GENERAL MEETING
FOR THE FISCAL YEAR OF 2024
SAI GON THUONG TIN REAL ESTATE JOINT STOCK COMPANY

- Pursuant to Enterprise Registration Certificate No. 0303315400 issued by the Ho Chi Minh City Department of Planning and Investment, first issued on March 29th, 2004, and amended for the 39th time on November 28th, 2024;
- Pursuant to the Charter of Saigon Thuong Tin Real Estate Joint Stock Company;
- Pursuant to the Minutes of the Annual General Meeting for fiscal year of 2024, No. /2025/BBH-GMS dated / /2025.

HEREBY RESOLVES:

Article 1: The Annual General Meeting of Saigon Thuong Tin Real Estate Joint Stock Company hereby resolves to approve the following matters:

1.1. Approval of the candidate list for the additional election to the Board of Directors, including the following individuals:

1.;
2.

1.2 The following individuals are elected as Members of the Board of Directors of Saigon Thuong Tin Real Estate Joint Stock Company, with a term of five (05) years from the date of election:

1.;
2.

Article 2: The Board of Directors of Saigon Thuong Tin Real Estate Joint Stock Company shall be responsible for organizing, directing, and supervising the implementation of the above resolutions of the Annual General Meeting.

Article 3: This Resolution takes effect from the date of signing. The Board of Directors, General Director, and all departments/divisions of Saigon Thuong Tin Real Estate Joint Stock Company shall be responsible for implementing this Resolution.

Recipients:

- As stated in Article 3 (for implementation);
- Shareholders;
- Archive: Office.

ON BEHALF OF THE
ANNUAL GENERAL MEETING
CHAIRMAN OF THE BOARD OF DIRECTORS

NGUYEN THANH CHUONG

DRAFT

RESOLUTION
THE ANNUAL GENERAL MEETING
FOR THE FISCAL YEAR OF 2024
SAI GON THUONG TIN REAL ESTATE JOINT STOCK COMPANY

- Pursuant to Enterprise Registration Certificate No. 0303315400 issued for the first time on March 29th, 2004, and amended for the 39th time on November 28th, 2024, by the Department of Planning and Investment of Ho Chi Minh City;
- Pursuant to the Charter of Saigon Thuong Tin Real Estate Joint Stock Company;
- Pursuant to the Minutes of the Annual General Meeting for fiscal year of 2024 No. /2025/BBH-GMS dated /..... /2025;

HEREBY RESOLVES:

Article 1: The Annual General Meeting of Saigon Thuong Tin Real Estate Joint Stock Company hereby approves the implementation of investment or purchase/sale of assets to serve the Company's business activities as follows:

1.1. Transaction Subjects: *(Attached appendix list)*

1.2. Transaction Contents:

- Investment or investment cooperation agreements/contracts;
- Transfers/acquisitions, purchase/sale contracts of fixed assets, investment real estate, property rights, and other assets.

1.3. General principles: To ensure appropriateness with the Company's operational capabilities and actual conditions while balancing the interests of all parties with the most competitive cost.

Article 2 The BOD is authorized to negotiate and decide on the specific value for each contract/transaction listed in Article 1, provided that the total value with each specific party ranges from 25% to less than 35%, or leads to cumulative transactions within 12 months from the first transaction date amounting to under 35% of the Company's total assets as recorded in the latest financial statement at the time of signing the contract/transaction and/or any annexes.

Article 3: The General Director, acting as the legal representative, is authorized to negotiate and determine the specific value for each contract/transaction listed in Article 1, provided that the total value with each specific party ranges from 5% to less than 25%, or leads to cumulative transactions within 12 months from the first transaction date amounting to under 25% of the Company's total assets as recorded in the latest financial statement at the time of signing the contract/transaction and/or any annexes.

Article 4: The Company's legal representative is authorized to directly execute or further delegate authority to a third party to act on behalf of the Company in negotiating, drafting, and signing contracts and relevant documents stipulated in Article 1, and performing necessary legal procedures in accordance with current laws to finalize the transaction.

Article 5: Resolution takes effect from the signing date.

The Board of Directors, The Executive Board, and relevant Departments/Divisions of Saigon Thuong Tin Real Estate Joint Stock Company are responsible for implementing this Resolution.

Recipients:

- As per Article 3 (for implementation);
- Shareholders;
- Archive: Office.

**ON BEHALF OF
THE ANNUAL GENERAL MEETING
CHAIRMAN OF THE BOARD OF DIRECTORS**

NGUYEN THANH CHUONG

**APPENDIX: LIST OF PARTIES PARTICIPATING IN CONTRACTS/TRANSACTIONS
WITH SAI GON THUONG TIN REAL ESTATE JOINT STOCK COMPANY**

*(Attached to Proposal No. .../2025/TTr-BOD dated .../.../2025 by the Board of Directors of
Saigon Thuong Tin Real Estate Joint Stock Company)*

No	Name of Organizations	Relationship
1	Vietnam Joint Stock Commercial Bank for Industry and Trade (“VietinBank”)	Financial Institution
2	Orient Commercial Joint Stock Bank (“OCB”)	Financial Institution
3	Joint Stock Commercial Bank for Investment and Development of Vietnam (“BIDV”)	Financial Institution
4	Saigon Thuong Tin Commercial Joint Stock Bank (“Sacombank”)	Financial Institution
5	Dragon Capital	Investment Fund
6	Vietcombank Fund Management Joint Venture Company (“VCBF”)	Investment Fund
7	Techcom Capital Joint Stock Company	Investment Fund
8	VinaCapital Fund Management Joint Stock Company	Investment Fund
9	MB Capital Management Joint Stock Company	Investment Fund
10	Bao Viet Fund Management Co., Ltd. (“BaoViet Fund”)	Investment Fund
11	<i>Other financial institutions and investment funds that may arise in the future</i>	