DONG TAY LAND

DOCUMENTS FOR THE ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

DONG TAY LAND CORPORATION

DONG TAY LAND CORPORATION
Headquarter: 192 Tran Nao, Quarter 2, An Khanh Ward, HCMC
Enterprise Registration No.: 0312312011
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AGENDA

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

I. TIME AND VENUE:

- **Time: 2:00 PM, September 28, 2026**
- **Venue: Dong Tay Building 2, 30 street, An Khanh Ward, Ho Chi Minh City**

II. AGENDA:

Timetable	Contents
1:30-2:00 PM	**Welcome shareholders and verify the eligibility of delegates and shareholders:** • Welcome delegates and shareholders; • Verifying the eligibility of shareholders, providing Voting Card, Voting Ballot, Election Ballots and meeting materials.
2:00-2:30 PM	**Meeting Opening:** • Report of shareholders' eligibility verification; • State the reason, Introduction on Chairperson; • Approval of Working Regulation; • The chairperson introduces and approves the list of the Presidium, Secretary, and Vote Counting Committee; • Approval of Meeting Agenda.
2:30-2:45 PM	**The Board of Directors and Board of Supervisors present the following contents:** • Reporting operation of the Board of Directors for the year 2025; • Reporting operation of the Supervisory Board for the year 2025.
2:45-3:30 PM	**Agenda items for the AGM:** • Proposal on the audited financial statements for the year 2025; • Proposal on the selection of the audit company for the fiscal year 2026; • Proposal on the business plan for the year 2026; • Proposal on the profit distribution for 2025 and the profit distribution plan for 2026; • Proposal on the remuneration of the Board of Directors and Board of Supervisors for 2025 and the remuneration plan of the Board of Directors and Board of Supervisors for 2026; • Proposal on amendments to the Company Charter; • Proposal on amendments to the Internal Regulation on Corporate Governance; • Proposal on amendments of the Operation Regulation of the BOD; • Proposal on dismissal and supplementary election of Board of Supervisors Members for the term 2024-2029.
3:30-4:00 PM	Questions and Answers

Timetable	Contents
4:00-4:10 PM	Voting instructions, conducting to vote
4:10-4:15 PM	Approval of Regulations on nomination, candidacy, and supplementary election Board of Supervisors
4:15-4:20 PM	Announcement of the result of the voting
4:20-4:30 PM	Conducting to elect
4:30-4:40 PM	Tea Break, Counting vote
4:40-4:45 PM	Announcement of the result of the election
4:45-4h55 PM	Approval on the Meeting Minutes
4h55-5:00 PM	**Announcement of the Closing.**

ON BEHALF OF BOARD OF DIRECTORS
CHAIRMAN

(signed and sealed)

NGUYEN THAI BINH

WORKING REGULATION OF
THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
DONG TAY LAND CORPORATION

Pursuant to:

- *Law on Enterprises No. 59/2020/QH14 on June 17th, 2020 and its amendments and supplements;*
- *Law on Securities No. 54/2020/QH14 on November 26th, 2019 and its amendments and supplements;*
- *Decree No. 155/2020/NĐ-CP detailing the implementation of certain provisions of the Law on Securities on December 31st, 2020 and its amendments and supplements;*
- *Charter of Dong Tay Land Corporation;*
- *Internal Regulations on Corporate Governance of Dong Tay Land Corporation.*

The 2026 General Meeting of Shareholders of Dong Tay Land Corporation shall be organized and conducted in accordance with the following Working Regulations:

Article 1. Purpose

1. To ensure that the organization of voting and code of conduct during the Annual General Meeting of Shareholders of Dong Tay Land Corporation is in compliance with the laws and regulations aim to obtain a successful General Meeting of Shareholders legally.
2. The Meeting's resolutions shall demonstrate a concurrence satisfying shareholders' desires and interests as well as complying with applicable laws.

Article 2. Subject and scope

1. **Subjects:** All shareholders, authorized representatives of shareholders and guests attending the Annual General Meeting of Shareholders of Dong Tay Land Corporation shall comply with this Regulation, the Company Charter and applicable laws.
2. **Scope:** This Regulation applies to operate the 2026 Annual General Meeting of Shareholders of Dong Tay Land Corporation.

Article 3. Interpretations of terms/abbreviations

- Company : Dong Tay Land Corporation
- BOD : Board of Directors
- BOS : Board of Supervisors
- OC : Organizing Committee of the Meeting

- GMS/Meeting : General Meeting of Shareholders
- AGM : Annual General Meeting of Shareholders
- Delegates : Shareholder, authorized representative

Article 4. Conditions for conducting the GMS

1. The General Meeting of Shareholders shall be held when the attending shareholders represent more than 50% of the total votes.
2. If the first meeting does not meet the conditions for proceeding as prescribed in clause 1, Article 19, the Company Charter, the second meeting notice shall be sent within 30 days from the date of the first scheduled meeting. The second General Meeting of Shareholders shall be held when the attending shareholders represent at least 33% of the total votes.
3. If the second meeting does not meet the conditions for proceeding as prescribed in clause 2, Article 19, the Company Charter, the third meeting notice shall be sent within 20 days from the date of the second scheduled meeting. In this case, the General Meeting of Shareholders shall be held regardless of the total votes of the attending shareholders.

Article 5. Delegates attending the GMS

1. All the Company's shareholders on the list as of the record date of **06/03/2026** are eligible to participate in the GMS or authorize their representative to attend. If there is more than one person legally authorized to attend the meeting, the number of shares and votes for each representative must be specified accordingly.
2. Delegates attending the General Meeting must be present at the venue on time as prescribed and complete registration procedures with the OC; delegates must sit in the positions or areas designated by the OC.
3. Late-arriving delegates have the right to register, participate and vote at the GMS. It is not the responsibility of the Chairperson to delay the GMS for late-arriving delegates to attend; The results of voting on issues that were voted on before the delegate came to attend will not be affected.
4. During the General Meeting of Shareholders, delegates must comply with the instructions of the Chairperson, conduct themselves in a civilized and courteous manner, and maintain order at the General Meeting.
5. Delegates must maintain confidentiality and properly manage and preserve the meeting documents; no copying, audio recording, or distribution to persons outside the General Meeting is permitted without prior approval from the Presidium.
6. In case a delegate fails to comply with the aforementioned inspection regulations or measures, the Chairperson, after careful consideration, may refuse or expel his/her from the place where the GMS takes place to ensure that the GMS proceeds normally according to the planned program.

Article 6. Guests of the GMS

1. The management positions of the Company, invited guests, and members of the OC of the General Meeting who are not shareholders and/or are not authorized representatives of the Company's shareholders, but are invited to attend the General Meeting.
2. The guests shall not express their opinions at the GMS (unless invited by the Chairperson of GMS or registered with the OC and permitted by the Chairperson).

Article 7. Presidium

1. The Presidium consists of 03 people, including 01 Chairperson and 02 members. The Chairman of the BOD is the Chairperson. The Chairperson presides over the work of the GMS according to the content and agenda planned by the BOD and approved by the GMS.
2. Responsibilities of the Presidium:

- Operate the GMS in conformity with the agenda planned by the BOD and approved by the GMS;
- Guide the Delegates and the GMS to discuss issues on the agenda;
- Present the draft and conclude the necessary issues for the GMS to vote on;
- Respond to issues raised by the GMS;
- Handle issues arising during the Meeting.

3. Working principle of the Presidium:

   The Presidium must work under the principle of democratic centralism and decide on majority rule.

Article 8. Secretariat

1. The Secretariat of the General Meeting consists of 02 members appointed by the Chairperson and shall be responsible to the Presidium and the General Meeting of Shareholders for the performance of their duties under the direction of the Presidium.
2. Duties of the Secretariat:

- Assisting the Presidium in verifying the eligibility of shareholders and shareholders' representatives attending the meeting (when necessary);
- Assisting the Presidium in announcing draft documents, conclusions, resolutions of the General Meeting, and notices from the Presidium to shareholders upon request;
- Receiving and reviewing registration slips for shareholders' comments and opinions, and submitting them to the Presidium for consideration and decision;
- Fully and accurately recording the entire proceedings of the General Meeting and all matters approved by shareholders or requiring further attention in the Minutes of the General Meeting;

- Drafting resolutions on matters approved at the General Meeting.

Article 9. Delegate Eligibility Check Committee

1. The Delegate Eligibility Check Committee shall include 03 people, including 01 Head of the committee and 02 members and shall be responsible to the Presidium and the General Meeting of Shareholders for the performance of its duties.
2. Responsibilities of the Delegate Eligibility Check Committee:

- Verify the eligibility and attendance status of shareholders and shareholder representatives at the meeting;
- Head of the Delegate Eligibility Check Committee reports to the GMS on the status of shareholders attending the meeting. If the meeting has a sufficient number of shareholders and authorized representatives with the right to attend the meeting representing number of votes attending as stipulated in the Company Charter, the Company's GMS will be held and conducted.

Article 10. Vote Counting Committee

1. The Vote Counting Committee of the General Meeting consists of 03 members, including 01 Head and 02 members, introduced by the Chairperson and approved by the General Meeting through voting.
2. Duties of the Vote Counting Committee:

- Explaining the voting principles and procedures, and guiding the voting and electing process;
- Preparing the Vote Counting Minutes and being responsible to the Presidium and the General Meeting of Shareholders for the performance of its duties;
- Accurately determining the voting and electing results for each matter submitted for approval at the General Meeting;
- Promptly announcing the voting and electing results to the Secretariat;
- Reviewing and reporting to the General Meeting any violations of voting and electing procedures or complaints regarding voting and electing results.

Article 11. Discussion at the GMS

1. Discussions shall only be conducted within the prescribed time limit and in relation to matters presented in the agenda and contents of the General Meeting of Shareholders.
2. Delegates attending the GMS who want to express their opinions must be approved by the Chairperson. Delegates make brief speeches and focus on the right key contents to be discussed, per the program approved by the GMS or send written comments to the Secretary of the GMS to report to the Chairperson.

3. The Chairperson will arrange for delegates to speak in the order of registration and answer shareholders' questions at the meeting, or record the following response in documents.

Article 12. Voting at the GMS

1. Principle

- All issues in the agenda and contents of the meeting shall be discussed and voted on by the GMS.
- Voting cards (Yellow) and Voting ballots (Pink) are printed, stamped, and sent directly to delegates at the meeting. Each delegate is provided with a voting card and a voting ballot. On the Voting cards and Voting ballots, clearly state the delegate ID, full name, and the number of shares owned by and receiving voting authorization of that delegate.
- The voting form is as follows:
  - Vote by holding up the Voting card, which is used to approve matters such as: Working regulations at the General Meeting; Regulations on nomination, candidacy, and election Board of Supervisors; Personnel of the Presidium, the Secretariat and the Vote Counting Committee; Meeting Agenda; approve the Minutes Meeting and other contents at the General Meeting (if any);
  - Vote by filling out the Voting ballot, which is used to approve matters such as: The Report of the Board of Directors; the Report of the Board of Supervisors; and voting on the content of the proposals at the GMS.

2. Form of voting

- The delegate shall vote to Approve, Disapprove, or Abstain on an issue to be put up for a vote at the General Meeting by holding up the Voting card or filling in the selection options on the Voting ballot corresponding to the contents to be voted on as stipulated in Clause 1 of this Article.
- When voting by holding up the Voting card, the front of the Voting card must be raised toward the Presidium. If a delegate does not hold up a Voting card in all three votes Approve, Disapprove or Abstain on a proposal, it is considered a vote in favour of that proposal. If a delegate raises the Voting card more than one (01) time when voting Approve, Disapprove, or Abstain on a proposal, it is considered an Invalid vote. In the form of voting by holding up the Voting card, the Vote Counting Committee marks the delegate ID and the corresponding number of votes of each shareholder: Approve, Disapprove, Abstain, and Invalid.
- When voting by filling in the Voting ballot, for each content, delegates choose one of three options: "Approve", "Disapprove", or "Abstain" printed in the Voting ballot by marking "X" or "✓" in the box they choose. After completing all the contents to be voted on by the GMS, delegates shall send the Voting ballot to the sealed ballot box at the meeting according to the instructions of the Vote Counting Committee. The ballot must be signed and clearly state the full name of the delegate.

3. Validity of Voting Ballot

- Valid voting ballots are those according to the pre-printed form issued by the OC, not erased, scraped, or torn,... Do not write anything other than the regulations for these ballots, and it must be signed; under the signature must be written the delegate's full name.
- On the voting ballots, the voting content (Report, Proposal) is valid when the delegate marks one (01) of the three (03) voting squares. An invalid voting item (report or proposal) is one that does not comply with the regulations applicable to a valid voting item.
- Invalid voting ballots:
  - Add other content to the voting ballot;
  - Without a signature or without the full name of the delegate;
  - The voting ballot does not follow the pre-printed form issued by the OC, the ballot does not have the red seal of the Company or has been erased, scraped, edited, or written with other contents other than the regulations for the voting ballot. All voting contents on the voting ballots are invalid.

4. Voting rules

- 01 (one) share equals 01 (one) voting right. Each participating delegate shall represent one or several voting rights, and will be provided with a Voting card and a Voting ballot.
- At the record date of shareholders **(06/03/2026)**, the total number of shares of the Company is 80,000,000, equivalent to 80,000,000 voting rights.
- Matters submitted for voting at the General Meeting shall only be approved when receiving affirmative votes representing more than 50% of the total voting rights of all attending shareholders. In certain cases specified in Clause 1, Article 21 of the Company Charter, such matters must be approved by at least 65% of the total voting rights of all attending shareholders.
- Remarks:
  - Shareholders/authorized representatives with relevant interests do not have the right to vote on contracts and transactions with a value equal to or more than 35% of the Company's total assets recorded in the latest financial statements; such contracts or transactions shall be approved only when they are voted for by the number of shareholders and authorized representatives representing equal to or more than 65% of the total remaining votes (according to the Law on Enterprises 2020).
  - Shareholders/authorized representatives holding equal to or more than 51% of the total shares with voting rights or their related persons do not have the right to vote on the contracts or transactions between the Company with such shareholders with a value of more than 10% of the Company's total assets recorded in the latest financial statements (according to Point b, Clauses 3 and 4, Article 167, the Law on Enterprises 2020).

5. Recording voting results

- The Vote Counting Committee is responsible for collecting voting ballots.
- The Vote Counting Committee will verify the number of votes for Approve, Disapprove or Abstain for each issue and is responsible for recording, and reporting the vote counting results at the GMS.

Article 13. Supplymentary Election of the Board of Supervisors

The election of members of BOS must be carried out in accordance with the Election Regulations for BOS members, and be approved by a vote of the General Meeting of Shareholders.

Article 14. Meeting Minutes and Resolution of the GMS

The Minutes of the GMS shall be read and approved before the end of the Meeting.

The Minutes of Meeting shall serve as the basis for preparing the Resolution of the General Meeting of Shareholders.

Article 15. Implementation

Shareholders, authorized representatives, and guests attending the General Meeting must strictly comply with the Working Regulations of the General Meeting of Shareholders. Any shareholder, authorized representative, or guest who violates these Regulations shall, depending on the nature and severity of the violation, be subject to measures considered and imposed by the Presidium in accordance with the Company Charter and the Law on Enterprises.

This Regulation shall take effect immediately after approval of the Company's GMS.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN

(Signed and Sealed)

NGUYEN THAI BINH

DONG TAY LAND CORPORATION	**SOCIALIST REPUBLIC OF VIETNAM**
	Independence - Freedom - Happiness
No.: 01/2026/BC-HĐQT	*Ho Chi Minh City, September 25, 2026*

REPORT OF THE BOARD OF DIRECTORS

AT THE ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

Dear: **General Meeting of Shareholders**

The Board of Directors of Company would like to report the results of the Board of Directors' activities in 2025 for the General Meeting to approve as follows:

I. ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025

1. Summary of Board of Directors meetings and Board Resolutions/Decisions

In 2025, the Board of Directors held 5 meetings. Accordingly, the Board of Directors issued 8 Resolutions and Decisions approving several important plans and adjustments to the Company's operations and development. See detail in Annual report 2025.

2. Remuneration, operating expenses, and other benefits for the Board of Directors:

In 2025, the remuneration for the Board of Directors was approved by the General Meeting of Shareholders as follows: VND 5,000,000 per person per month.

3. Transaction evaluation report

Transactions between a company, its subsidiary, or a company in which a public company holds 50% or more of the charter capital, and members of the Board of Directors and their related parties: The audited consolidated financial statements for 2025.

Transactions between companies where a member of the Board of Directors is a founding member or a business manager within the three years preceding the transaction: The audited consolidated financial statements for 2025.

4. Results of monitoring of the General Director and other executives.

The Board of Directors has effectively fulfilled its supervisory role over the Board of Management in the Company's production and business operations. The Board of Management has seriously implemented the resolutions and decisions of the Board of Directors and the General Meeting of Shareholders; and carried out operational activities in accordance with the approved orientation and plan.

Through its oversight activities, the Board of Directors assessed that the Board of Management has been proactive and flexible in its management, ensuring the company's stable operation, compliance with legal regulations, and contributing to the achievement of the set production and business objectives.

II. ASSESSMENT OF THE COMPANY'S OPERATIONAL SITUATION IN 2025

1. Assess the market situation and the company's operations.

In 2025, the global and Vietnamese economies gradually recovered, with sustained positive GDP growth and low interest rates creating favorable conditions for the real estate market to develop. Supply, liquidity, and transaction volume in the market all improved significantly, contributing to boosting business activities of enterprises in the industry.

Against this backdrop, the Board of Directors proactively implemented appropriate operational solutions, helping the Company achieve positive business results. Net revenue in 2025 reached VND 559 billion, a 43% increase compared to the previous year, with revenue from real estate brokerage – the core business – accounting for approximately 86% of total revenue and continuing to maintain a high gross profit margin (34%). As a result, gross profit in 2025 reached over VND 168 billion, a 55% increase compared to 2024.

Real estate brokerage: This continues to be the core business, contributing approximately 86% of the Company's total revenue. In 2025, revenue from brokerage activities is expected to exceed VND 478 billion, a 60% increase compared to 2024. The Company continues to affirm its position as one of the leading distribution units, collaborating with many reputable investors such as Vinhomes, Masterise, Nam Long, Khang Dien, and other major partners.

Hospitality Sector: The operation of resorts, notably Le Palmier Ho Tram, has remained stable, generating revenue of approximately VND 80 billion annually and a profit margin of over 18%, contributing to the diversification of the Company's revenue streams.

Project investment activities: In 2025, the Company invested in 2 projects with a total value of over VND 354 billion, creating land reserves in Long An, laying the foundation for revenue in the coming years and aligning with the Company's sustainable development strategy.

2. Personnel situation

In 2025, Dong Tay Land Corporation will build and develop its team as follows:

- Nearly 75% of the company's workforce holds a university degree or higher.
- Restructure the workforce to include young, qualified personnel.
- Our staff are professionally trained, skilled, and regularly updated on market trends.

3. Offices to be established in 2025

- Can Gio Representative Office
- Vung Tau Representative Office
- Nha Trang Representative Office
- South Nha Trang Representative Office

III. STATUS OF ONGOING PROJECTS:

To provide shareholders with a clear understanding of the company's main projects, as well as its investment and partnership activities, the Board of Directors would like to report on the projects the company is distributing, implementing, and completing the necessary procedures to ensure the company's land reserves, revenue, and profits in 2025 and subsequent years, as follows:

DISTRIBUTION PROJECTS					
No.	Investor	Project	Location	Size (m2)	Type
1	VinGroup	Vinhomes Green Paradise	Can Gio, Ho Chi Minh City	28,700,000 m^2	Low-rise buildings, high-rise apartments
2	VinGroup	Vinhomes Hai Van Bay	Hai Van Ward, Da Nang City	5,122,000 m^2	Beach villas, detached and semi-detached villas, commercial shophouses, townhouses, luxury apartments, condotels, 5-star hotels and resorts.
3	VinGroup	Vinhomes Pearl Bay	Nam Nha Trang Ward, Khanh Hoa Province	338,000 m^2	Townhouses, Shophouses, Detached Villas, Semi-detached Villas, Boutique Hotels
4	VinGroup	Manhattan – Vinhome Grand Park	Ring Road 3 – Phuoc Thien, Long Binh Ward, Ho Chi Minh City	84,000 m^2	Townhouses (shophouses) Detached villas Semi-detached villas Shop villas
5	Vingroup	Vinhomes Hoc Mon	Hoc Mon Commune, Ho Chi Minh City	10,800,000 m^2	Apartments, townhouses, shophouses, villas
6	VinGroup	Vinhomes Green City	Hau Nghia Commune, Tay Ninh Province	1,970,000 m^2	Detached villas, semi-detached villas, high-rise apartment buildings (25 floors), townhouses.
7	Sun Group	Blanca City	Vung Tau Ward, Ho Chi Minh City	960,000 m^2	High-rise apartments, Shophouses, Townhouses, Semi-detached villas, Detached villas, Resort villas
8	Sun Group	Charmora City	Nam Nha Trang Ward, Khanh Hoa Province	2,267,000 m^2	Detached villas Semi-detached villas Townhouses Shophouses

DISTRIBUTION PROJECTS					
No.	Investor	Project	Location	Size (m2)	Type
					High-rise apartments
9	Sun Group	Sun Group Dong Nai	Bien Hoa Ward, Dong Nai City	2,900,000 m²	Apartments, detached villas, townhouses, shophouses
10	Sun Group	Sun Symphony Residence Da Nang	Son Tra Ward, Da Nang City	80,000 m²	Apartments, shophouses
11	Sun Group	FourS Tower	Nam Da Nang Ward, Da Nang City	8,165 m²	Apartment
12	Ecopark founder	Eco Retreat	Thanh Phu Commune, Tay Ninh Province	2,200,500 m²	Shophouses, villas, high-rise apartments
13	Dat Xanh Group	The Private	Binh Trung Ward, Ho Chi Minh City	67,000 m²	Commercial Apartments Villas
14	Saigon Investment and Development Joint Stock Company	The Global City	An Phu Ward, Ho Chi Minh City	1,174,000 m²	Apartments, townhouses, shophouses, villas, mansions
15	Danh Khoi Holdings	La Pura	Binh Hoa Ward, Ho Chi Minh City	37,000 m²	Shophouse, Duplex, Officetel, Apartment, Loft Apartment, Sky Villa, Garden Apartment
16	Ho Tram Project Company Limited	Maia Resort Ho Tram	Ho Tram Commune, Ho Chi Minh City	70,000 m²	Villas, apartments
17	The One Destination	Da Lat House	Dinh Tien Hoang Street, Xuan Huong Ward - Da Lat, Lam Dong	50,000 m²	Villa
18	TBS Land	Green Skyline	Dong Hoa Ward, Ho Chi Minh City	13,200 m²	Apartment
19	Prodezi Long An	LA Home	Luong Hoa Commune, Tay Ninh Province	1,010,000 m²	Townhouses, villas, shophouses, villas

DISTRIBUTION PROJECTS					
No.	**Investor**	**Project**	**Location**	**Size (m2)**	**Type**
20	Khang Dien	Gladia Khang Dien	Vo Chi Cong Street, Binh Trung Dong Ward, Ho Chi Minh City	1,180,000 m^2	Semi-detached villas Detached villas
21	Tien Phuoc	Senturia Nam Saigon	Binh Hung Commune, Ho Chi Minh City	198,000 m^2	Villas, townhouses
22	Phu Dong Group	Phu Dong SkyOne	Tan Dong Hiep Ward, Ho Chi Minh City	5,615 m^2	Apartments, shophouses
23	KN Cam Ranh	CaraWorld Cam Ranh	Cam Ranh Ward, Khanh Hoa Province	7,940,000 m^2	Townhouses
24	Meyland	Meyhomes Capital Phu Quoc	An Thoi Ward, An Giang Province	560,000 m^2	Shophouses, villas
25	KDI Holdings	La Tien Villas – Libera Nha Trang	North Nha Trang Ward, Khanh Hoa Province	280,000 m^2	Detached and semi-detached resort villas
26	Phat Dat Group	The Troublemaker	Phuoc Hai Commune, Ho Chi Minh City	73,000 m^2	Apartment
27	Gamuda Land	Spring Étienne	Nhon Trach Ward, Dong Nai City	182,000 m^2	Townhouses, shophouses, apartments
28	Mitsubishi Corporation and Phat Dat Corporation	Water Concept	Thuan Giao Ward, Ho Chi Minh City	44,000 m^2	Apartments, townhouses
29	CapitaLand	Sycamore Capitaland	Binh Duong Ward, Ho Chi Minh City	189,000 m^2	Apartments, townhouses, shophouses, villas
30	Keppel Land, Tran Thai and Tien Phuoc	Palm Garden	An Khanh Ward, Ho Chi Minh City	16,800 m^2	Luxury apartments, offices, shophouses, officetels
31	Nam Long Group, Nishi Nippon	Mizuki Park	Binh Hung Commune, Ho Chi	260,000 m^2	Apartments, villas, townhouses

DISTRIBUTION PROJECTS					
No.	**Investor**	**Project**	**Location**	**Size (m2)**	**Type**
	Railroad & Hankyu Hanshin		Minh City		
32	STC Group	STC Long Thanh	Long Thanh Ward, Dong Nai City	234,000 m^2	Land plots, townhouses, shophouses, villas
33	T&T Group	T&T Millennia City	Long Hau Commune, Tay Ninh Province	2,670,000 m^2	Townhouses, villas, apartments

PROJECTS THE COMPANY IS CURRENTLY INVESTING IN						
No.	**Project**	**Location**	**Size (m^2)**	**Type**	**Total investment (billion VND)**	**Progress**
1	My Loc Residential, Commercial and Ecotourism Area	My Loc Tay Ninh	466,000	Commercial, Tourism and Residential Complex	900	2025 - 2029
2	Can Duoc Residential, Commercial and Ecotourism Area	Can Duoc Tay Ninh	742,000	Commercial, Tourism and Residential Complex	1,600	2026 - 2030

IV. BUSINESS PERFORMANCE RESULTS

The Board of Directors would like to report the business results for 2025 as follows:

Target	**Amount** (billion VND)
Net revenue	559
Consolidated net profit after tax	33

V. BUSINESS PLAN AND STRATEGIC DIRECTION FOR 2026

Continue to implement all resolutions previously approved by the General Meeting of Shareholders of Dong Tay Land Corporation.

1. Business plan and strategy

Target	**Amount** (billion VND)
Net revenue	860
Consolidated net profit after tax	120

Method of implementation:

Real Estate Brokerage:

- Expanding the operational network: The company continues to expand its network of representative offices in areas with growth potential, thereby increasing market coverage, improving customer accessibility, and proactively exploiting business opportunities in each locality.
- Focusing on key projects: The company prioritizes resources for projects with potential, transparent legal status, and market interest, while strengthening coordination with investors in sales activities and implementing appropriate business policies to improve distribution efficiency. * Projects developed by major developers such as Vingroup, Sun Group, Masterise, MIK Group, Big4, Gamuda, CapitaLand, Ecopark, Nam Long, Huong Viet, Khang Dien, Meyhomes, as well as various resort real estate products.
- Boosting online business operations: The company is strengthening its use of digital platforms and online sales channels, boosting digital marketing activities, improving customer reach and interaction, and gradually perfecting its data management and business support systems.
- Enhancing personnel training and development: The company focuses on training its sales team in product knowledge, consulting skills, sales techniques, and customer service; while also strengthening professional training and management skills for all levels of management, thereby improving the quality of human resources and business performance.

Project Investment and Development:

- The board of directors plans to strengthen cooperation with project owners to participate in project development as a product development partner, strategic consultant, communications partner and master distribution agent, with the objective of developing three projects per year.
- Legal Development Orientation: The board of directors plans to focus resources on completing the legal procedures for the two projects in Long An, thereby establishing a foundation for project development and exploitation in subsequent phases.

Resort, F&B and Operation Partnership:

- Accelerate revenue growth, expand the customer base and improve operational efficiency, while gradually upgrading facilities and service quality at the existing properties within the system to capture the new growth cycle of the tourism industry.
- Operational Development Orientation: Expand cooperation with project owners and investors in the Hotel, Resort and tourist apartment sectors in major cities, gradually building the Dong Tay Hospitality brand through a digital operating platform and a professional sales and operations team.

In 2026, the board of directors plans to focus on expanding the distribution network, promoting digital sales and developing human resources, while prioritizing key projects and cooperation with reputable project owners. In the project investment and development segment, the Company aims to develop three projects per year and complete the legal procedures for two projects in Long An. In parallel, the Company will expand its Resort, F&B and operational activities in Hotels, Resorts and tourist apartments, improve operational efficiency and position itself to capture the new growth cycle of the tourism industry. In terms of corporate governance, the Company will continue to improve its delegation of authority framework, optimize its organizational structure and human resources, strengthen the supervision of the implementation of resolutions and decisions of the General Meeting of Shareholders and the board of directors, and enhance the efficiency of financial management and business operations. The Company will also place emphasis on information transparency, protection of shareholders' rights, and ensuring employees' rights and working conditions.

The above is the Board of Directors' activity report for the year, submitted to the General Meeting of Shareholders for consideration and approval.

Respectfully submitted.

ON BEHALF OF BOARD OF DIRECTORS

CHAIRMAN

(Signed and Sealed)

NGUYEN THAI BINH

DONG TAY LAND CORPORATION

No.: 01/2026/BC-BKS

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Ho Chi Minh City, September 07, 2026

REPORT OF THE BOARD OF SUPERVISORS

AT THE ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

Dear: **General Meeting of Shareholders**

Board of Supervisors would like to report on the results of its activities in 2025 for the General Meeting to approve as follows:

I. ACTIVITIES OF THE BOARD OF SUPERVISORS IN 2025

1. Summary of Board of Supervisors meetings

The Board of Supervisors consists of 3 members were present and held two meetings. The Board of Supervisors members fully attended the Board of Supervisors meetings and also assigned members to attend the Board of Directors meetings. The main topics of the meetings included:

- The operational plan and budget of the Board of Supervisors;
- Assigning responsibilities to each member of the Board of Supervisors;
- Provide the opinions and conclusions of the Board of Supervisors members in the inspections and monitoring of the Company's business operations, financial situation, and governance during the year.

2. Conclusion and recommendations of the Board of Supervisors

Assessment by the Board of Supervisors:

- The Company's business operations are conducted in accordance with the direction and plans approved by the General Meeting of Shareholders and ensure compliance with legal regulations;
- The management and operation of the Board of Directors and the Executive Board comply with the provisions of the law, the Company Charter, and relevant internal regulations;
- The annual financial statements are prepared in accordance with current accounting standards and regulations and fairly and accurately reflect the financial position of the Company;
- Information disclosure, financial management, risk management, and the exercise of rights and obligations towards shareholders are carried out in accordance with current legal regulations.

Recommendations from the Board of Supervisors:

- Establishing a system of internal regulations, creating clear and detailed rules and guidelines, helps employees comply and work systematically.
- Enhance the application of technology and digitize processes and documents into electronic form.
- Ensure accuracy and compliance in financial reporting.

- Optimize costs and improve business efficiency.

3. Remuneration, operating expenses, and other benefits of the Board of Supervisors:

In 2025, the remuneration for the Board of Supervisors was approved by the General Meeting of Shareholders as follows: VND 3,000,000 per person per month.

II. RESULTS OF MONITORING THE COMPANY'S OPERATIONAL AND FINANCIAL SITUATION

1. Results of monitoring the company's operations

Based on a review of the audited annual financial statements, the Board of Directors' report, and other relevant documents and records, the Board of Supervisors finds that the Company's operations in 2025 were implemented in accordance with the direction approved by the General Meeting of Shareholders and achieved many positive results.

Amidst the gradual recovery of the real estate market, the Board of Management has proactively seized business opportunities, focusing on effectively exploiting core business areas while maintaining good control over costs and resources. Real estate brokerage continues to be the main growth driver, contributing a significant proportion to revenue and profit. In addition, resort operations have remained stable, generating regular revenue, while investments in new projects have contributed to expanding land reserves, laying the foundation for growth in subsequent phases. These results demonstrate that the Company's business strategy is being implemented correctly and is gradually proving effective.

2. The company's financial situation

Regarding the financial situation, the Board of Supervisors assessed that the Company had implemented prudent financial management, ensuring a balance between the requirements of expanding operations and controlling risks. Capital was allocated appropriately in accordance with the production, business, and investment plan; expenses were strictly managed, contributing to improved capital utilization efficiency. The annual financial statements were prepared in compliance with current accounting standards and regulations and were audited by an independent auditor who issued a full unqualified opinion, reflecting fairly and reasonably the Company's financial situation, business results, and cash flows.

Through its oversight activities, the Board of Supervisors did not find any signs of serious violations in financial governance, asset management, or compliance with legal regulations on accounting, finance, and information disclosure. At the same time, the Board of Supervisors acknowledged the efforts of the Board of Directors and the General Director in maintaining financial stability, improving operational efficiency, and ensuring a balance of interests between the Company, shareholders, and stakeholders.

III. MONITORING RESULTS FOR THE BOARD OF DIRECTORS, THE GENERAL DIRECTOR, AND OTHER EXECUTIVES

1. Results of monitoring the Board of Directors

The Board of Supervisors assessed that the Board of Directors had performed its functions and duties in accordance with the law and the Company's Charter. Resolutions were issued within the proper authority and implemented according to the resolutions of the General Meeting of Shareholders. The Company fully and correctly disclosed information as required; at the same time, the Board of Directors effectively played its role in guiding and supervising the operational activities of the Board of Management.

2. Results of monitoring of the General Director and other executives.

The Board of Supervisors assessed that the Board of Management had performed well in managing the Company's business operations. The Executive Board clearly assigned tasks and seriously implemented the resolutions of the Board of Directors and the General Meeting of Shareholders into specific action plans, appropriate to the actual situation. With a sense of responsibility and proactiveness in management, the Board of Management contributed to ensuring the Company's stable operation, adapting flexibly to market fluctuations, and achieving the set objectives.

IV. RESULTS OF THE ASSESSMENT OF COORDINATION BETWEEN THE BOARD OF SUPERVISORS AND THE BOARD OF DIRECTORS, GENERAL DIRECTOR AND SHAREHOLDERS

Throughout the year, the Board of Supervisors maintained close coordination with the Board of Directors, the Board of Management, and relevant departments in carrying out its assigned functions and duties. The Board of Directors and the Board of Management facilitated the Board of Supervisors's access to records, documents, and information to support its inspection and supervision work as required.

The recommendations and proposals of the Board of Supervisors are considered and implemented collaboratively by the Board of Directors and the Executive Board to improve the effectiveness of the Company's internal governance and control.

For shareholders, the Board of Supervisors always performs its duties on the principles of objectivity and transparency, ensuring the legitimate rights and interests of shareholders in accordance with the law and the Company's Articles of Association.

V. REPORT ON TRANSACTION EVALUATION

1. Transactions between a company, its subsidiary, or a company in which a public company holds 50% or more of the charter capital, and members of the Board of Directors and their related parties:

The transactions were reported and approved by the competent authorities in accordance with the law. See the audited consolidated financial statements for details in 2025.

2. Transactions between companies where a member of the Board of Directors is a founding member or a business manager within the three years preceding the transaction.

The transactions were reported and approved by the competent authorities in accordance with the law. See the audited consolidated financial statements for details in 2025.

V. DIRECTION OF ACTIVITIES FOR 2026

Based on the 2025 operating results, 2026 business targets, and the objectives of the Board of Supervisors and risk assessment, the Board of Supervisors outlines its operational direction as follows:

- Strengthen the monitoring of the Company's governance, management, and business operations to ensure compliance with legal regulations and the Company's charter.
- Improve the effectiveness of inspection and control over cost management, capital utilization, and investment efficiency.

- Conduct audits and reviews of the Company's and its subsidiaries' financial statements; supervise the management and use of investment capital and project implementation.
- Strengthen risk management practices, promptly identify and recommend solutions to problems arising in the Company's operations.
- Proactively conduct unscheduled inspections and audits when necessary to improve the effectiveness of internal monitoring and control.

The above is the 2025 report of the Board of Supervisors submitted to the Annual General Meeting of Shareholders in 2026.

Respectfully submitted .

ON BEHALF OF BOARD OF SUPERVISORS

HEAD OF BOARD

(Signed and Sealed)

NGUYEN HOANG BAO

AND

DONG TAY LAND CORPORATION	SOCIALIST REPUBLIC OF VIETNAM **Independence - Freedom - Happiness**
No.: 01/2026/TT-HĐQT	*Ho Chi Minh City, September 07, 2026*

PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS

(Regarding the approval of the audited financial statements 2025)

Base:

- *Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and its amendments and supplements;*
- *Charter of Organization and Operation of Dong Tay Land Corporation;*
- *Audited financial statements for 2025.*

Dear: **General Meeting of Shareholders**

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the full audited financial statements for the year 2025, including:

- The financial statements for 2025 of Dong Tay Land Corporation was audited by Southern Auditing And Accounting Financial Consulting Services Co., Ltd.
- The consolidated financial statements for 2025 of Dong Tay Land Corporation and its subsidiaries, audited by Southern Auditing And Accounting Financial Consulting Services Co., Ltd.

Respectfully submitted.

ON BEHALF OF BOARD OF DIRECTORS

CHAIRMAN

(Signed and Sealed)

NGUYEN THAI BINH

DONG TAY LAND CORPORATION	**SOCIALIST REPUBLIC OF VIETNAM**
	Independence - Freedom - Happiness
No.: 02/2026/TT-HĐQT	*Ho Chi Minh City, September 07, 2026*

PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS

(Regarding the selection of an auditor for the 2026 financial statements)

Base:

- *Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and its amendments and supplements;*
- *Charter of Organization and Operation of Dong Tay Land Corporation.*

Dear: **General Meeting of Shareholders**

The selection of an auditing firm by Dong Tay Land Corporation must satisfy the following conditions:

- Approved by the State Securities Commission to conduct audits for issuers, listed companies, and securities trading organizations;
- Honesty and upholding professional ethics, along with a good reputation and credibility, are essential to enhancing the credibility and trust of readers of Dong Tay Land's financial statements, especially with domestic and international institutional partners.
- Providing advice and support to Dong Tay Land in perfecting its accounting system and accounting procedures;
- Reasonable audit costs;
- The decision was made by the General Meeting of Shareholders at the Annual General Meeting of Shareholders.

Based on the proposals and recommendations of the Board of Supervisors, the Board of Directors of the Company respectfully submits to the General Meeting for consideration and approval the authorization for the Board of Directors to select one of the following auditing firms to conduct the audit of the company's financial statements in accordance with the law for the fiscal year 2026:

1. PwC (VietNam) Limited;
2. Deloitte Vietnam Audit Company Limited;
3. Auditing and Consulting Company Limited (A&C);
4. AASC Auditing Firm Co., Ltd.
5. An Viet Auditing Company Limited.

In the event that the Board of Directors is unable to negotiate with the aforementioned entities, the General Meeting of Shareholders authorizes the Board of Directors to select another auditing firm from the list approved by the State Securities Commission.

Respectfully submitted!

ON BEHALF OF BOARD OF DIRECTORS

CHAIRMAN

(Signed and Sealed)

NGUYEN THAI BINH

DONG TAY LAND CORPORATION

No.: 03/2026/TT-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ho Chi Minh City, September 07, 2026

PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS

(Regarding the approval of the 2026 business plan)

Base:

- *Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and its amendments and supplements;*
- *Charter of Organization and Operation of Dong Tay Land Corporation.*

Dear: **General Meeting of Shareholders**

The Board of Directors is committed to working actively and responsibly to achieve the highest efficiency for the Company and increase value for shareholders. In addition to routine and regular activities, in 2026, the Board of Directors respectfully submits to the General Meeting of Shareholders for approval the following tasks to be undertaken:

1. Business plan for 2026

No.	Content	Plan for 2026 (billion VND)
1	Net revenue	**860**
2	Net profit after tax	**120**

2. Investment plan for projects

Due to the volatile and unpredictable nature of business operations, and to enable the Board of Directors to proactively seek and decide on investment projects that are effective, profitable, and valuable to the Company, the Board of Directors proposes that the General Meeting of Shareholders authorize the Board of Directors to decide on all matters related to investment and distribution of projects, without limitations on the type, number, or scale of capital involved. The Board of Directors will report to the General Meeting of Shareholders at the next General Meeting.

3. The Company's policy regarding the signing of related contracts and transactions.

In order to optimize resources, the Board of Directors proposes that the General Meeting of Shareholders authorize the Board of Directors to decide on granting loans, guarantees, and contracts/transactions to subsidiaries (and vice versa) and related parties of the Company, with the value of each loan, loan guarantee, contract, or transaction not exceeding 35% of the total asset value recorded in the Company's most recent audited financial statements.

Respectfully submitted.

ON BEHALF OF BOARD OF DIRECTORS

CHAIRMAN

(Signed and Sealed)

NGUYEN THAI BINH

DONG TAY LAND CORPORATION

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 04/2026/TT-HĐQT

Ho Chi Minh City, September 07, 2026

PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS

(Regarding: Profit distribution for 2025 and profit distribution plan for 2026)

Base:

- *Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and its amendments and supplements;*
- *Charter of Organization and Operation of Dong Tay Land Corporation;*
- *Audited financial statements for 2025.*

Dear: **General Meeting of Shareholders**

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the profit distribution for 2025 and the profit distribution plan for 2026 as follows:

1. Profit distribution in 2025

a) Undistributed after-tax profit for 2025 : VND 33,482,325,606

b) The following funds and bonuses will be allocated:

No.	Target	Provisioning rate	Amount (VND)
1	Reward Fund	2% of after-tax profit	669,646,512
2	Welfare fund	1% of after-tax profit	334,823,256
3	Development Investment Fund	1% of after-tax profit	334,823,256

c) Net profit after tax for 2025 remaining after allocation to funds : VND 32,143,032,582

It was unanimously agreed not to distribute dividends from accumulated undistributed profits.

2. Profit distribution plan for 2026

No.	Target	Provisioning rate
1	Reward Fund	2% of after-tax profit
2	Welfare fund	1% of after-tax profit
3	Development Investment Fund	1% of after-tax profit

The Chairman of the Board of Directors is authorized to decide on the distribution of profits and the payment of bonuses based on the approved bonus fund as planned.

Respectfully submitted.

ON BEHALF OF BOARD OF DIRECTORS

CHAIRMAN

(Signed and Sealed)

NGUYEN THAI BINH

DONG TAY LAND CORPORATION	**SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness**
No.: 05/2026/TT-HĐQT	*Ho Chi Minh City, September 07, 2026*

PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS

(Regarding: Remuneration of Board of Directors and Board of Supervisors members in 2025 and planned remuneration for Board of Directors and Board of Supervisors members in 2026

Base:

- *Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and its amendments and supplements;*
- *Charter of Organization and Operation of Dong Tay Land Corporation.*

Dear: **General Meeting of Shareholders**

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the matter of remuneration for the Board of Directors and the Board of Supervisors, as follows:

The remuneration for the Board of Directors and Board of Supervisors in 2025 is as follows:

- Members of the Board of Directors : 5,000,000 VND/person/month
- Members of the Board of Supervisors : 3,000,000 VND/person/month

The proposed remuneration for the Board of Directors and Board of Supervisors in 2026 is as follows:

- Members of the Board of Directors : 8,000,000 VND/person/month
- Members of the Board of Supervisors : 5,000,000 VND/person/month

Respectfully submitted.

ON BEHALF OF BOARD OF DIRECTORS

CHAIRMAN

(Signed and Sealed)

NGUYEN THAI BINH

DONG TAY LAND CORPORATION	SOCIALIST REPUBLIC OF VIETNAM **Independence - Freedom - Happiness**
No.: 06/2026/TT-HĐQT	*Ho Chi Minh City, September 07, 2026*

PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS

(Regarding the amendments and additions to the company's charter)

Base:

- *Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and its amendments and supplements;*
- *Law on Securities No. 54/2019/QH14 dated November 26, 2019 and its amendments and supplements;*
- *Decree 155/2020/NĐ-CP detailing the implementation of a number of articles of the Securities Law passed on December 31, 2020 and its amending and supplementary documents;*
- *Circular 116/2020/TT-BTC provides guidance on certain provisions regarding corporate governance applicable to public companies, dated December 31, 2020;*
- *Charter of Organization and Operation of Dong Tay Land Corporation.*

Dear: **General Meeting of Shareholders**

Based on current legal regulations and the practical requirements for the organization and operation of the Company, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the amendment and supplementation of the Company Charter to replace the Company Charter approved on October 22, 2024, specifically as follows:

Current content	Proposed amendments and additions	Explanation
Article 1. Explanation of Terms 1. In these Regulations, the following terms are understood as follows: c) *The Enterprise Law* is Law No. 59/2020/QH14 on Enterprises, passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020; d) *The Securities Law* is Law No. 54/2019/QH14 on Securities, passed	**Article 1. Explanation of Terms** 1. In these Regulations, the following terms are understood as follows: c) *The Enterprise Law* is Law No. 59/2020/QH14 of the Socialist Republic of Vietnam, passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020, <u>and its amending and supplementary documents</u> ;	Updated revised regulations

Current content	Proposed amendments and additions	Explanation
by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019;	d) *The Securities Law* is Law No. 54/2019/QH14 on Securities, passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019 <u>, and its amendments and supplements</u> ;	
Article 2. Name, form, head office, branches, representative offices, business locations and operating period of the Company 3. Registered office of the Company: - Head office address: <u>192 Tran Nao Street, Ward 2, An Khanh Commune, Thu Duc City, Ho Chi Minh City</u>	**Article 2. Name, form, head office, branches, representative offices, business locations and operating period of the Company** 3. Registered office of the Company: - Head office address: <u>192 Tran Nao Street, Ward 2, An Khanh Commune, Ho Chi Minh City</u>	Update the head office address according to changes in administrative boundaries.
Article 14. General Meeting of Shareholders 3. The Board of Directors must convene an extraordinary general meeting of shareholders in the following cases: c) Upon the request of a shareholder or group of shareholders as stipulated in Clause 2, Article 11 of these Charters; the request to convene a General Meeting of Shareholders must be in writing, clearly stating the reasons and purpose of the meeting, and bearing the signatures of all relevant shareholders. Alternatively, the request may be made in multiple copies and include the signatures of all relevant shareholders;	**Article 14. General Meeting of Shareholders** 3. The Board of Directors must convene an extraordinary general meeting of shareholders in the following cases: c) Upon the request of a shareholder or group of shareholders as stipulated in Clause 2, Article 11 of these Charters, the request to convene a General Meeting of Shareholders must be in writing, clearly stating the reasons and purpose of the meeting, and bearing the signatures of all relevant shareholders. Alternatively, the request may be made in multiple copies and include the signatures of all relevant shareholders. <u>The request must be accompanied by documents and evidence regarding violations by the Board of Directors, the extent of the violations, or</u>	Amended according to Clause 18, Article 1 of Law No. 76/2025/QH15

Current content	Proposed amendments and additions	Explanation
	<u>decisions exceeding their authority. The shareholder or group of shareholders shall bear full legal responsibility for the accuracy and truthfulness of the documents and evidence provided to the competent authority when requesting the convening of a General Meeting of Shareholders.</u>	
Article 25. Nomination and candidacy of Board of Directors members 1. Once candidates for the Board of Directors have been identified, the Company must publish information related to these candidates at least 10 days before the opening of the General Meeting of Shareholders on the Company's website so that shareholders can learn about these candidates before voting. Candidates for the Board of Directors must provide a written commitment regarding the truthfulness and accuracy of the personal information disclosed and must commit to performing their duties honestly, diligently, and in the best interests of the Company if elected as a member of the Board of Directors. Information related to candidates for the Board of Directors that must be published includes: a) Full name, date of birth (day, month, year); b) Professional qualifications; c) Work experience; d) Other managerial positions (including board positions in other companies); d) Interests related to the Company and its related parties;	**Article 25. Nomination and candidacy of Board of Directors members** 1. Once candidates for the Board of Directors have been identified, the Company must publish information related to these candidates at least 10 days before the opening of the General Meeting of Shareholders on the Company's website so that shareholders can learn about these candidates before voting. Candidates for the Board of Directors must provide a written commitment regarding the truthfulness and accuracy of the personal information disclosed and must commit to performing their duties honestly, diligently, and in the best interests of the Company if elected as a member of the Board of Directors. Information related to candidates for the Board of Directors that must be published includes: a) Full name, date of birth (day, month, year); b) Professional qualifications; c) Work experience; d) Other managerial positions (including positions on the Board of Directors/ <u>Members' Council</u> of other companies); d) Interests related to the Company	Amended according to Clause 78, Article 1 of Decree No. 245/2025/NĐ-CP

Current content	Proposed amendments and additions	Explanation
e) Other information (if any) as stipulated in the company's charter; g) Public companies are responsible for disclosing information about the companies in which the candidate holds positions as a member of the Board of Directors, other management positions, and any related interests in the candidate's Board of Directors (if any).	and its related parties; e) Other information (if any) as stipulated in the company's charter; g) Public companies are responsible for disclosing information about the companies in which the candidate holds positions as a member of the Board of Directors/ Members' Council, other management positions, and any related interests in the candidate's Board of Directors (if any).	
Article 26. Composition and term of office of the Board of Directors 3. The structure of the Board of Directors is as follows: The structure of the Board of Directors of a public company must ensure that at least one-third of the total number of Board members are non-executive members. The company should minimize the number of Board members who also hold executive positions within the company to ensure the independence of the Board of Directors.	**Article 26. Composition and term of office of the Board of Directors** 3. The structure of the Board of Directors is as follows: The board of directors of a public company must ensure that at least one board member is a non-executive member. The company should minimize the number of board members who also hold executive positions within the company to ensure the independence of the board of directors.	Amended according to Clause 79, Article 1 of Decree 245/2025/NĐ-CP issued on September 11, 2025.
Article 27. Rights and responsibilities of the Board of Directors 2. The rights and obligations of the Board of Directors are stipulated by law, the company's charter, and the General Meeting of Shareholders. Specifically, the Board of Directors has the following rights and obligations: ...	**Article 27. Rights and responsibilities of the Board of Directors** 2. The rights and obligations of the Board of Directors are stipulated by law, the company's charter, and the General Meeting of Shareholders. Specifically, the Board of Directors has the following rights and obligations: ...	Amended according to Clause 81, Article 1 of Decree 245/2025/NĐ-CP issued on September 11, 2025.

Current content	Proposed amendments and additions	Explanation
s) Other rights and obligations as prescribed by the Enterprise Law, the Securities Law, other legal regulations, and the company's charter.	r) Organize training and workshops on corporate governance and necessary skills for members of the Board of Directors, the General Director, the person in charge of corporate governance, and other managers of the company. s) Pay dividends to shareholders in accordance with the law after approval by the Annual General Meeting of Shareholders. t) Other rights and obligations as prescribed by the Enterprise Law, the Securities Law, other legal regulations, and the company's charter.	
Article 42. Responsibility for honesty and avoiding conflicts of interest 6. Transactions between the Company and one or more members of the Board of Directors, members of the Board of Supervisors, the General Director, other executives, and individuals or organizations related to these parties shall not be invalidated in the following cases: a) For transactions with a value less than or equal to 05% of the total asset value recorded in the most recent financial statement, the significant contents of the contract or transaction, as well as the relationships and interests of the members of the Board of Directors, members of the Board of Supervisors, the General Director, and other executives, have been reported to the Board of Directors and approved by a majority vote of the Board members who have no vested interest; b) For transactions exceeding 05%	**Article 42. Responsibility for honesty and avoiding conflicts of interest** 6. Transactions between the Company and one or more members of the Board of Directors, members of the Board of Supervisors, the General Director, other executives, and individuals or organizations related to these parties shall not be invalidated in the following cases: a) For transactions with a value less than 35% of the total asset value recorded in the most recent financial statement, the significant contents of the contract or transaction, as well as the relationships and interests of the Board of Directors members, Board of Supervisors members, General Director, and other executives, have been reported to the Board of Directors and approved by a majority vote of the Board members who have no vested interest; b) For transactions with a value from 35 % or transactions resulting	Amendments to comply with legal regulations.

Current content	Proposed amendments and additions	Explanation
or transactions resulting in a transaction value of 10% or more of the total asset value recorded in the most recent financial statement within 12 months from the date of the first transaction, the significant details of the transaction, as well as the relationship and interests of the Board of Directors, Board of Supervisors members, General Director, and other executives, have been disclosed to shareholders and approved by the General Meeting of Shareholders through a vote of shareholders without an vested interest.	in a transaction value arising within 12 months from the date of the first transaction with a value of 35 % or more of the total asset value recorded in the most recent financial statement, the significant contents of this transaction as well as the relationship and interests of the members of the Board of Directors, members of the Board of Supervisors, General Director, and other executives have been disclosed to shareholders and approved by the General Meeting of Shareholders by vote of shareholders without an interest.	

Respectfully submitted .

ON BEHALF OF BOARD OF DIRECTORS

CHAIRMAN

(Signed and Sealed)

NGUYEN THAI BINH

DONG TAY LAND CORPORATION	SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness
No.: 07/2026/TT-HĐQT	*Ho Chi Minh City, September 07, 2026*

PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS

(Regarding the amendments and additions to the Internal Regulation on Corporate Governance)

Base:

- *Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and its amendments and supplements;*
- *Law on Securities No. 54/2019/QH14 dated November 26, 2019 and its amendments and supplements;*
- *Decree 155/2020/NĐ-CP detailing the implementation of a number of articles of the Securities Law passed on December 31, 2020 and its amending and supplementary documents;*
- *Circular 116/2020/TT-BTC provides guidance on certain provisions regarding corporate governance applicable to public companies, dated December 31, 2020;*
- *Charter of Organization and Operation of Dong Tay Land Corporation;*
- *Internal Regulation on Corporate Governance of Dong Tay Land Corporation.*

Dear: **General Meeting of Shareholders**

Based on current legal regulations and the practical requirements of the Company's organization and operation, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the amendment and supplementation of the Internal Regulation on Corporate Governance to replace the Regulations adopted on October 22, 2024, specifically as follows:

Current content	Proposed amendments and additions	Explanation
Article 7. Reporting of the Board of Directors' activities at the Annual General Meeting of Shareholders The Board of Directors' activity report presented to the Annual General Meeting of Shareholders must include at least the following	**Article 7. Reporting of the Board of Directors' activities at the Annual General Meeting of Shareholders** The Board of Directors' activity report presented to the Annual General Meeting of Shareholders must include at least the following	Amendments to comply with legal regulations.

Current content	Proposed amendments and additions	Explanation
contents: - Assess the company's performance during the fiscal year; - The operating expenses, remuneration, and costs of the Board of Directors and each individual member of the Board of Directors; - Summarize the meetings of the Board of Directors and the decisions made by the Board of Directors; - Reports on transactions between the company, its subsidiaries, and companies in which Dong Tay Land Corporation holds a controlling stake of 50% or more of the charter capital, and members of the Board of Directors and their related parties; and transactions between the Company and companies in which a member of the Board of Directors is a founding member or a business manager during the two years immediately preceding the transaction. - The performance of independent board members and the results of independent board members' evaluations of the board's performance; - Activities of the Councils and Committees under the Board of Directors; - Results of monitoring the General Director; - Monitoring results for other management staff; - Future plans.	contents: - Assess the company's performance during the fiscal year; - The activities, remuneration, operating expenses , and other benefits of the Board of Directors and each member of the Board of Directors; - Summarize the meetings of the Board of Directors and the decisions made by the Board of Directors; - Reports on transactions between the company, its subsidiaries, and companies in which Dong Tay Land Corporation holds a controlling stake of 50% or more of the charter capital, and members of the Board of Directors and their related parties; transactions between the Company and companies in which a member of the Board of Directors is a founding member or a business manager during the three years preceding the transaction. - The performance of independent board members and the results of independent board members' evaluations of the board's performance; - Activities of the Councils and Committees under the Board of Directors; - Results of monitoring the General Director; - Monitoring results for other management staff; - Future plans.	

Current content	Proposed amendments and additions	Explanation
Article 8. Reporting of the Board of Supervisor's activities at the Annual General Meeting of Shareholders The Board of Supervisor's activity report presented to the Annual General Meeting of Shareholders must include at least the following contents: - Activities, remuneration, and operating expenses of the Board of Supervisors and each member of the Board of Supervisors; - Summarize the meetings of the Board of Supervisors and the conclusions, recommendations, and decisions of the Board of Supervisors; - Results of monitoring the company's operational and financial performance; - Reports on transactions between the company, its subsidiaries, and companies in which Dong Tay Land Corporation holds a controlling stake of 50% or more of the charter capital, and members of the Board of Directors and their related parties; and transactions between the Company and companies in which a member of the Board of Directors is a founding member or a business manager during the two years immediately preceding the transaction. - Results of monitoring of Board members, General Director, and other management personnel; - Report assessing the coordination	**Article 8. Reporting of the Board of Supervisor's activities at the Annual General Meeting of Shareholders** The Board of Supervisor's activity report presented to the Annual General Meeting of Shareholders must include at least the following contents: - Activities, remuneration, operating expenses , and other benefits of the Board of Supervisors and each member of the Board of Supervisors; - Summarize the meetings of the Board of Supervisors and the conclusions, recommendations, and decisions of the Board of Supervisors; - Results of monitoring the company's operational and financial performance; - Reports on transactions between the company, its subsidiaries, and companies in which Dong Tay Land Corporation holds a controlling stake of 50% or more of the charter capital, and members of the Board of Directors, General Director, other executives of the enterprise , and related parties of those members; transactions between the Company and companies in which members of the Board of Directors, General Director, or other executives of the enterprise are founding members or managers of the enterprise during the three years immediately preceding the transaction.	Amendments to comply with legal regulations.

Current content	Proposed amendments and additions	Explanation
of activities between the Board of Supervisors, the Board of Directors, the Executive Board, and shareholders.	- Results of monitoring of Board members, General Director, and other management personnel; - Report assessing the coordination of activities between the Board of Supervisors, the Board of Directors, the Executive Board, and shareholders.	
Article 9. Nomination and candidacy of Board of Directors members 1. Information regarding candidates for the Board of Directors (if candidates have been determined in advance) shall be published at least 10 days before the date of the General Meeting of Shareholders on the Company's website so that shareholders can learn about these candidates before voting. The information published regarding candidates for the Board of Directors shall include at least: - Full name, date of birth; - Professional qualifications; - Work experience; - Names of companies where the candidate currently holds positions as a member of the Board of Directors and other management roles; - Any benefits related to the Company (if any); - Other information (if any).	**Article 9. Nomination and candidacy of Board of Directors members** 1. Information regarding candidates for the Board of Directors (if candidates have been determined in advance) shall be published at least 10 days before the date of the General Meeting of Shareholders on the Company's website so that shareholders can learn about these candidates before voting. The information published regarding candidates for the Board of Directors shall include at least: - Full name, date of birth; - Professional qualifications; - Work experience; - Names of companies where the candidate currently holds positions as a member of the Board of Directors/ Members' Council and other management positions; - Any benefits related to the Company (if any); - Other information (if any).	Amended according to Clause 78, Article 1 of Decree No. 245/2025/NĐ-CP
Article 10. Membership in the Board of Directors 4. A member of the company's	**Article 10. Membership in the Board of Directors** 4. A member of the company's	Amended according to Clause 78,

Current content	Proposed amendments and additions	Explanation
Board of Directors may only simultaneously serve as a member of the Board of Directors in a maximum of 05 other companies.	Board of Directors may only simultaneously be a member of either the Board of Directors or the Members' Council at up to 5 other companies.	Article 1 of Decree No. 245/2025/NĐ-CP
Article 11. Composition of the Board of Directors 1. The Board of Directors shall have a minimum of 5 members and a maximum of 11 members . The structure of the Board of Directors must ensure a balance between members with knowledge and experience in law, finance, and the Company's business operations. 2. The composition of the Board of Directors must ensure a balance between executive and non-executive members, with at least one-third of the total number of Board members being non-executive members. 3. The total number of independent board members must comply with the following regulations: a. There must be at least one independent member in the case of a company with 3 to 5 members on its Board of Directors; b. There must be at least two independent members in the case of a company with 6 to 8 members on its Board of Directors; c. There must be at least 3 independent members in the case where the company has 9 to 11 members on its Board of Directors.	**Article 11. Composition of the Board of Directors** 1. The Board of Directors shall consist of 5 members . The structure of the Board of Directors must ensure a balance between members with knowledge and experience in law, finance, and the Company's business operations. 2. The composition of the Board of Directors must ensure a balance between executive and non-executive members, with at least one non-executive member. ~~3. The total number of independent board members must comply with the following regulations:~~ ~~a. There must be at least one independent member in the case of a company with 3 to 5 members on its Board of Directors;~~ ~~b. There must be at least two independent members in the case of a company with 6 to 8 members on its Board of Directors;~~ ~~c. There must be at least 3 independent members in the case where the company has 9 to 11 members on its Board of Directors.~~	Amendments are made in accordance with Clause 79, Article 1 of Decree 245/2025/NĐ-CP issued on September 11, 2025, and the actual situation of the Company.

Respectfully submitted .

ON BEHALF OF BOARD OF DIRECTORS

CHAIRMAN

(Signed and Sealed)

NGUYEN THAI BINH

DONG TAY LAND CORPORATION	SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness
No.: 08/2026/TT-HĐQT	*Ho Chi Minh City, September 07, 2026*

PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS

(Regarding the amendments and additions to the Operation Regulation of the Board of Directors)

Base:

- *Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and its amendments and supplements;*
- *Law on Securities No. 54/2019/QH14 dated November 26, 2019 and its amendments and supplements;*
- *Decree 155/2020/NĐ-CP detailing the implementation of a number of articles of the Securities Law passed on December 31, 2020 and its amending and supplementary documents;*
- *Circular 116/2020/TT-BTC provides guidance on certain provisions regarding corporate governance applicable to public companies, dated December 31, 2020;*
- *Charter of Organization and Operation of Dong Tay Land Corporation;*
- *Operation Regulation of the Board of Directors of Dong Tay Land Corporation.*

Dear: **General Meeting of Shareholders**

Based on current legal regulations and the practical requirements for the organization and operation of the Company, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the amendment and supplementation of the Board of Directors' Operating Regulations to replace the Regulations adopted on October 22, 2024, specifically as follows:

Current content	Proposed amendments and additions	Explanation
Article 5. Term of office and number of members of the Board of Directors 4. The structure of the Board of Directors must ensure that at least one-third of the total number of	**Article 5. Term of office and number of members of the Board of Directors** 4. The structure of the Board of Directors must ensure that at least one member of the Board of	Amendments are made in accordance with Clause 79, Article 1 of Decree 245/2025/ND-

Current content	Proposed amendments and additions	Explanation
Board members are non-executive members. 5. The number of independent board members of a listed company must comply with the following regulations: a. There must be at least one independent member in the case of a company with 3 to 5 members on its Board of Directors; b. There must be at least two independent members in the case of a company with 6 to 8 members on its Board of Directors; c. There must be at least 3 independent members in the case where the company has 9 to 11 members on its Board of Directors.	Directors is a non-executive member. ~~5. The number of independent board members of a listed company must comply with the following regulations:~~ ~~a. There must be at least one independent member in the case of a company with 3 to 5 members on its Board of Directors;~~ ~~b. There must be at least two independent members in the case of a company with 6 to 8 members on its Board of Directors;~~ ~~c. There must be at least 3 independent members in the case where the company has 9 to 11 members on its Board of Directors.~~	CP issued on September 11, 2025, and the actual situation of the Company.
Article 6. Standards and conditions for membership of the Board of Directors 1. Members of the Board of Directors must meet the following standards and conditions: c) A member of the Company's Board of Directors may simultaneously be a member of the Board of Directors of another company, but not exceeding 05 companies;	**Article 6. Standards and conditions for membership of the Board of Directors** 1. Members of the Board of Directors must meet the following standards and conditions: c) Members of the Company's Board of Directors may simultaneously be members of the Board of Directors <u>or the Members' Council</u> of other companies, but not exceeding 05 companies;	Amended according to Clause 78, Article 1 of Decree No. 245/2025/ND-CP
Article 10. Notification of election, dismissal, and removal of members of the Board of Directors 1. Once candidates for the Board of Directors have been identified, the Company must publish information related to these candidates at least	**Article 10. Notification of election, dismissal, and removal of members of the Board of Directors** 1. Once candidates for the Board of Directors have been identified, the Company must publish information related to these candidates at least	Amended according to Clause 78, Article 1 of Decree No. 245/2025/ND-CP

Current content	Proposed amendments and additions	Explanation
10 days before the opening of the General Meeting of Shareholders on the Company's website so that shareholders can learn about these candidates before voting. Candidates for the Board of Directors must provide a written commitment regarding the truthfulness and accuracy of the personal information disclosed and must commit to performing their duties honestly, diligently, and in the best interests of the Company if elected as a member of the Board of Directors. Information related to candidates for the Board of Directors that must be published includes: a) Full name, date of birth (day, month, year); b) Professional qualifications; c) Work experience; d) Other managerial positions (including board positions in other companies); d) Interests related to the Company and its related parties; e) Other information (if any) as stipulated in the company's charter; g) Public companies are responsible for disclosing information about the companies in which the candidate holds positions as a member of the Board of Directors, other management positions, and any related interests in the candidate's Board of Directors (if any).	10 days before the opening of the General Meeting of Shareholders on the Company's website so that shareholders can learn about these candidates before voting. Candidates for the Board of Directors must provide a written commitment regarding the truthfulness and accuracy of the personal information disclosed and must commit to performing their duties honestly, diligently, and in the best interests of the Company if elected as a member of the Board of Directors. Information related to candidates for the Board of Directors that must be published includes: a) Full name, date of birth (day, month, year); b) Professional qualifications; c) Work experience; d) Other managerial positions (including positions on the Board of Directors/ Members' Council of other companies); d) Interests related to the Company and its related parties; e) Other information (if any) as stipulated in the company's charter; g) Public companies are responsible for disclosing information about the companies in which the candidate holds positions as a member of the Board of Directors/ Members' Council, other management positions, and any related interests in the company held by the	

Current content	Proposed amendments and additions	Explanation
	candidate for the Board of Directors (if any).	
Article 11. Rights and obligations of the Board of Directors ... r) Other rights and obligations as prescribed by the Enterprise Law, the Securities Law, other legal regulations, and the company's charter.	**Article 11. Rights and obligations of the Board of Directors** ... r) Organize training and workshops on corporate governance and necessary skills for members of the Board of Directors, the General Director, the person in charge of corporate governance, and other managers of the company. s) Pay dividends to shareholders in accordance with the law after approval by the Annual General Meeting of Shareholders. t) Other rights and obligations as prescribed by the Enterprise Law, the Securities Law, other legal regulations, and the company's charter.	Amended according to Clause 81, Article 1 of Decree 245/2025/ND-CP issued on September 11, 2025.

Respectfully submitted .

ON BEHALF OF BOARD OF DIRECTORS

CHAIRMAN

(Signed and Sealed)

NGUYEN THAI BINH

DONG TAY LAND CORPORATION

No.: 09/2026/TT-HĐQT

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Ho Chi Minh City, September 25, 2026

PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS

(Regarding: Dismissal and Supplementary Election of Board of Supervisors Members for the term 2024-2029)

Base:

- *Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and its amendments and supplements;*
- *Law on Securities No. 54/2019/QH14 dated November 26, 2019 and its amendments and supplements;*
- *Decree 155/2020/NĐ-CP detailing the implementation of a number of articles of the Securities Law passed on December 31, 2020 and its amending and supplementary documents;*
- *Charter of Organization and Operation of Dong Tay Land Corporation.*

Dear: **General Meeting of Shareholders**

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

1. **Through the resignation request of the Board of Supervisors Member as follows:**

- Mr. Ngan Quoc Phong - Position: Member of the Board of Supervisors

2. **Supplymentary election for the Board of Supervisors for the term 2024-2029 is as follows:**

- Number of BoS members : 1 person
- Term : 2024 – 2029
- Maximum number of candidates for the BoS : Unlimited
- Criteria for candidates to participate in the Board of Supervisors *(According to Article 169 of the Enterprise Law 59/2020/QH14 and Article 286 of Decree 155/2020/NĐ-CP)*

3. **Through the list of candidates for the Board of Supervisors for the term 2024 – 2029:**

- Mr. Tran Pham Vu

Other matters related to the election of the Board of Supervisors for the 2024-2029 term will be governed by the Regulations on the election of the Board of Supervisors at the 2026 Annual General Meeting of Shareholders.

Respectfully submitted to the General Meeting of Shareholders for consideration.

TM. BOARD OF DIRECTORS
CHAIRMAN

(Signed and sealed)

NGUYỄN THÁI BÌNH

DONG TAY LAND

DONG TAY LAND CORPORATION
Headquarter: 192 Tran Nao, Quarter 2, An Khanh Ward, HCMC
Enterprise Registration No.: 0312312011
Phone: 028.7308.7777 Website: www.dongtayland.vn

CÔNG TY CỔ PHẦN ĐÔNG TÂY LAND
DONG TAY LAND CORPORATION
MSDN: 0312312011

REGULATIONS ON NOMINATION, CANDIDACY, AND SUPPLEMENTARY ELECTION BOARD OF SUPERVISORS FOR THE TERM 2024 – 2029 DONG TAY LAND CORPORATION

Persuant to:

- *Law on Enterprises No. 59/2020/QH14 on June 17th, 2020 and its amendments and supplements;*
- *Law on Securities No. 54/2020/QH14 on November 26th, 2019 and its amendments and supplements;*
- *Decree No. 155/2020/NĐ-CP detailing the implementation of certain provisions of the Law on Securities on December 31st, 2020 and its amendments and supplements;*
- *Charter of Dong Tay Land Corporation;*
- *Internal Regulations on Corporate Governance of Dong Tay Land Corporation.*

The Vote Counting Committee of the General Meeting announces the Regulations on Nomination, Candidacy, and Supplementary Election of the Board of Directors and Board of Supervisors at the Annual General Meeting of Shareholders in 2026 of the Dong Tay Land Corporation as follows:

I. Explanation of terms/abbreviations:

- Company	:	Dong Tay Land Corporation
- BOD	:	Board of Directors
- BOS	:	Board of Supervisors
- OC	:	Organizing Committee of the Meeting
- GMS/Meeting	:	General Meeting of Shareholders
- AGM	:	Annual General Meeting of Shareholders
- Delegates	:	Shareholder, authorized representative

II. Chairperson of the General Meeting:

The Chairperson of the General Meeting is responsible for presiding over the election with specific tasks including:

- Introduce the list of nominees and candidates for the BOS;

- Supervise the voting and ballot counting
- Resolve any complaints about the election (if any)

III. Regulations on Nomination and Candidacy for Board of Supervisors:

- Number of BOS members: 01 members
- Term: 2024 – 2029
- Maximum number of candidates for BOS: unlimited

1. **Rights to Nominate and Stand for Election:** *(according to Article 36 of the company's charter)*

Shareholders holding voting shares have the right to aggregate their voting rights to nominate candidates for the BOS. Shareholders or groups of shareholders holding from 10% to less than 30% of the total voting shares have the right to nominate one (01) candidate; from 30% to less than 50% can nominate up to two (02) candidates; over 50% can nominate the full number of candidates.

The nominated candidates must meet the criteria specified in section 2 below:

In case the number of candidates for BOS through nomination and candidacy is still insufficient, the incumbent BOS may nominate additional candidates or organize nominations according to a mechanism stipulated by the company in the Internal Regulations on Corporate Governance and the Regulations on the Operation of BOS.

2. **Criteria for Candidates for: BOS:** *Candidates for the BOS must meet the following standards and conditions (according to Clause 1, Article 169 of the Law on Enterprises No. 59/2020/QH14; Article 286 of Decree No. 155/2020/ND-CP and Clause 2, Article 37 of the company's charter)*

- Have full civil act capacity and not fall under the category of persons prohibited from establishing and managing enterprises as stipulated in Clause 2, Article 17 of the Law on Enterprises No. 59/2020/QH14;
- Be trained in one of the fields of economics, finance, accounting, auditing, law, business administration, or a field relevant to the business activities of the enterprise;
- Must not have family relations (wife, husband, father, mother, adoptive father, adoptive mother, father-in-law, mother-in-law, father-in-law, mother-in-law, child, adopted child, son-in-law, daughter-in-law, brother, sister, brother-in-law, sister-in-law, brother of the wife, brother of the husband, sister of the wife, sister of the husband, brother-in-law of the wife, brother-in-law of the husband) with members of the Board of Directors, the Director or General Director, and other managers;
- Must not be a manager of the company; do not necessarily have to be a shareholder or employee of the company;
- Must not work in the accounting or finance department of the company;
- Must not be a member or employee of the auditing organization approved to audit the company's financial statements in the previous 3 consecutive years.
- Other standards and conditions as prescribed by relevant laws and the company's charter.

IV. Election Principles:

- Comply with the provisions of the law and the company's charter.
- Voting rights are calculated based on the number of shares owned or represented. Election results are calculated based on the number of voting shares of the shareholders attending the meeting.
- In each election, a shareholder delegate can only use one ballot corresponding to the number of shares owned or represented.
- The Vote Counting Committee is nominated by the presidium and approved by the general meeting. Members of the Vote Counting Committee must not be on the list of nominees and candidates for BOS.

V. Election Methods:

- The list of candidates for the Board of Directors and the Board of Supervisors is arranged in alphabetical order by name, with full names recorded on the ballot.
- Implement the Cumulative Voting Method (*According to Clause 3, Article 148 of the Law on Enterprises 2020*)
    - Implement the cumulative voting method: each shareholder has a total number of votes corresponding to the total number of shares owned multiplied by the number of members to be elected to the BOS.
    - Delegates attending have the right to cast all their votes for one or several candidates.
    - Each shareholder attending the meeting is provided with one ballot for the Board of Directors and one ballot for the Board of Supervisors. Delegates must check the information on the ballot upon receipt; if there are any errors, they must immediately notify the Vote Counting Committee.
- In case additional candidates arise on the day of the general meeting, delegates can contact the Vote Counting Committee to request new ballots and must return the old ballots (before placing them in the ballot box);
- How to Fill Out Voting Ballots:
    - ✓ Delegates vote for a maximum number of candidates equal to the number of candidates to be elected.
    - ✓ If casting all votes for one or several candidates, delegates mark the "**Equal Vote Distribution**" box for the corresponding candidates.
    - ✓ If casting an unequal number of votes for multiple candidates, delegates specify the number of votes in the "**Number of Votes**" box for the corresponding candidates.

  <u>Note:</u> In case a delegate marks both the "**Equal Vote Distribution**" box and specifies the number of votes in the "Number of Votes" box, the result will be based on the number of votes in the "**Number of Votes**" box.

- The ballots will be placed into a sealed ballot box prior to the counting process.
- Valid ballots: are ballots in the pre-printed form issued by the organizers, bearing the

company's red seal, without erasures, alterations, or any additional content beyond what is prescribed for the ballot.

- The following ballots will be considered invalid:
  - Adding other content to the ballot;
  - Ballots not in the pre-printed form issued by the organizers, ballots without the company's red seal, or ballots with erasures, alterations, or additional content beyond what is prescribed for the ballot;
  - The number of candidates voted for exceeds the number of members to be elected;
  - Ballots with a total number of votes for candidates exceeding the total number of votes allowed;
  - No signature and full name of the attending delegate.
- After the voting concludes, the ballot counting will be conducted under the supervision of the Vote Counting Committee and representatives of the shareholders (if necessary).
- The Vote Counting Committee is responsible for preparing the ballot counting minutes, announcing the results, and, together with the chairperson, addressing any inquiries or complaints from shareholders (if any).
- The ballots, after being counted, will be stored in accordance with regulations and may be opened upon request by the company's General Shareholders' Meeting.

VI. Principle of winning the election

- The candidates winning the election shall be determined by the number of votes received in descending order, starting from the candidates with the largest number of votes until there are enough members to be elected.
- If there are two (02) or more candidates receiving the same number of votes for the last member to be elected, the voting shall be conducted among these candidates.
- If the result of the first election fails to meet the required number of elected members, the election shall be conducted until the required number of elected members is met.

VII. Documents of nomination or self-nomination for the members of the BoS:

Documents of nomination or self-nomination for the BoS members include:

- Application form/Nomination form for the BoS members (using the Template)
- Curriculum vitae (using the Template)
- Copies of the following types of documents: Identity Card/Passport/Household Registration Book
- Certificate in cultural studies and certificate of professional qualification (if any)

Nominees for election to the BoS must take full responsibility before the law and the General Meeting of Shareholders for the accuracy and truthfulness of the content in their documents.

Documents must be sent to Corporation before 5:00 PM, September 24, 2026, at the following address:

Dong Tay Land Corporation

- **Adress**: 192 Tran Nao, Quarter 2, An Khanh Ward, HCMC
- **Phone**: 028.7308.7777 Email: info@dongtayland.vn

Above are the entire regulations for candidates for election to the Board of Directors and Board of Supervisors at the 2026 Annual General Meeting of Shareholders of the Dong Tay Land Corporation, respectfully submitted to the General Meeting of Shareholders for consideration and approval.

This Regulation shall come into force immediately after approval by the General Meeting of Shareholders.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN

(Signed and sealed)

NGUYEN THAI BINH

Receiving place:

- General Meeting of Shareholders;

- Member of the Board of Directors, Board of Directors, Board of Supervisors;

- Saved: Office.

SOCIALIST REPUBLIC OF VIETNAM

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CURRICULUM VITAE

1/ Full name:	**TRAN PHAM VU**
2/ Gender:	Male
3/ Date of birth:	July 31, 1982
4/ Place of birth:	My Loc Commune, Tay Ninh Province
5/ Citizen Identification Number:	Date of issue: 12/01/2022
6/ Nationality:	Vietnam
7/ Ethnicity:	Terrible
8. Permanent address:	
9. Company phone number: 028.73006777 10. Email address	Mobile phone number:
11/ Professional qualifications:	Bachelor of Finance and Banking - University of Economics Ho Chi Minh City
12. Work experience: + *From March 10, 2022 to the present :* + *From August 18, 2023 to the present:*	 Dong Tay Land Phu My Hung Joint Stock Company Global Holdings Investment Joint Stock Company
13. Current job titles/positions:	*General Director – Dong Tay Land Phu My Hung Joint Stock Company*
	General Director – Global Holdings Investment Joint Stock Company
14/ Total number of shares held (as of closing date 06/ 03/ 2026) 50,000 *shares, representing 0.06 % of the charter capital* , of which:	
+ Representative of the capital stake of (name of the organization that is the State shareholder/strategic shareholder/other):	*None*
+ Individually owned:	*50,000 shares, representing 0.06 % of the charter capital.*
15/Holding commitments (if any) : None	
16/The related parties hold shares in the company:	*None*
17. Related benefits for the Company:	None

18/ Conflict of interest with the Company:	None

I declare that the above statements are completely true, and if they are false, I will be fully responsible before the law.

Ho Chi Minh City, September 23, 2026

Declarant

(Signature, full name)

Signed

DONG TAY LAND CORPORATION

No.: ... /2026/NQ-ĐHĐCĐ

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ho Chi Minh City, September , 2026

DRAFT

RESOLUTION
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026
DONG TAY LAND CORPORATION

Base:

- *Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and its amendments and supplements;*
- *Charter of Organization and Operation of Dong Tay Land Corporation;*
- *Based on the Minutes of the Annual General Meeting of Shareholders 2026 No. ... /2026/BB-ĐHĐCĐ dated 28/09/2026 .*

RESOLUTION

Article 1. Through the report of the Board of Directors

The General Meeting of Shareholders approved the full text of the Board of Directors' Report.

Article 2. Through the report of the Board of Supervisors

The General Shareholders' Meeting approved the full text of the Board of Supervisor's Report.

Article 3. Through the audited financial statements for the year 2025

The General Meeting of Shareholders approved the full text of the audited financial statements for 2025, including:

- ✓ The financial plan for 2025 of Dong Tay Land Corporation was audited by Southern Accounting & Auditing Financial Consulting Services Co.,Ltd.
- ✓ The consolidated financial statements for 2025 of Dong Tay Land Corporation and its subsidiaries were audited by Southern Accounting & Auditing Financial Consulting Services Co. , Ltd.

Article 4. Through the selection of the auditing firm for the 2026 financial statements.

The General Meeting of Shareholders approved authorizing the Board of Directors to select one of the following auditing firms (or another auditing firm on the list approved by the State Securities Commission) to audit the Company's financial statements in accordance with legal regulations for the fiscal year 2026:

1. PwC (VietNam) Limited;
2. Deloitte Vietnam Audit Company Limited;
3. A&C Auditing and Consulting Company Limited;
4. AASC Auditing Firm Co., Ltd.
5. An Viet Auditing Company Limited .

In the event that the Board of Directors is unable to negotiate with the aforementioned entities, the General Meeting of Shareholders authorizes the Board of Directors to select another auditing firm from the list approved by the State Securities Commission.

Article 5. Through the 2026 business plan

The General Meeting of Shareholders authorizes the Board of Directors to handle the following matters:

1. Business plan for 2026

No.	Content	Plan for 2026 (billion VND)
1	Net revenue	**860**
2	Net profit after tax	**120**

2. Investment plan for projects

   The Board of Directors is authorized to decide on all matters related to investment and distribution of projects, with no limitations on the type, number, or scale of capital involved. The Board of Directors will report to the General Meeting of Shareholders at the next General Meeting.

3. The Company's policy regarding the signing of related contracts and transactions.

   The Board of Directors is authorized to decide on granting loans , guarantees , and contracts / transactions to subsidiaries (and vice versa) and related parties of the Company , with the value of each loan, loan guarantee , and contract / transaction not exceeding 35 % of the total value of assets recorded in the Company 's most recent audited financial statements.

Article 6. Through the profit distribution for 2025 and the profit distribution plan for 2026.

1. Profit distribution in 2025

   a) Undistributed after-tax profit for 2025 : VND 33,482,325,606

   b) The following funds and bonuses will be allocated:

No.	Target	Provisioning rate	Amount (VND)
1	Reward Fund	2% of after-tax profit	669,646,512
2	Welfare fund	1% of after-tax profit	334,823,256
3	Development Investment Fund	1% of after-tax profit	334,823,256

   c) Net profit after tax for 2025 remaining after allocation to funds : VND 32,143,032,582

   It was unanimously agreed not to distribute dividends from accumulated undistributed profits.

2. Profit distribution plan for 2026

No.	Target	Provisioning rate
1	Reward Fund	2% Net Profit
2	Welfare fund	1% of after-tax profit
3	Development Investment Fund	1% of after-tax profit

The Chairman of the Board of Directors is authorized to decide on the distribution of profits and the payment of bonuses based on the approved bonus fund as planned.

Article 7. Approval of the remuneration plan for members of the Board of Directors and Board of Supervisors in 2026 .

The proposed remuneration for the Board of Directors and Board of Supervisors in 2026 is as follows:

- Members of the Board of Directors : 8,000,000 VND/person/month
- Members of the Board of Supervisors : 5,000,000 VND/person/month

Article 8. Through amendments and additions to the Charter of Dong Tay Land Corporation.

Article 9. Through amendments and additions to the Internal Regulations on Corporate Governance.

Article 10. Through amendments and additions to the Operation Regulation of the Board of Directors.

Article 11. Approval of the Dismissal and Additional Election of Members of the Board of Supervisors for the 2024–2029 Term

- Dismissal of a Member of the Board of Supervisors: Mr. Ngan Quoc Phong
- Election of an additional Member of the Board of Supervisors: Mr. Tran Pham Vu

Article 12. Through Resolution

1. This resolution was drafted based on the Minutes of the 2026 Annual General Meeting of Shareholders of Dong Tay Land Corporation, held on the September 28, 2026;
2. This resolution takes effect from the September 28, 2026, the Board of Directors, the Board of Supervisors, the Executive Board, and the shareholders of Dong Tay Land Corporation are responsible for implementing this Resolution.

3. The resolution will be sent to all shareholders or posted on the website of Dong Tay Land Corporation.

Recipient
- *Disclosing information;*
- *Save.*

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

NGUYEN THAI BINH