



TTBGROUP
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Thai Nguyen, the 12th of the May, 2025

REPORT

THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS OF TTBGROUP JOINT STOCK COMPANY

TTBGROUP JOINT STOCK COMPANY

Head office address: Group 3, Quang Vinh ward, Thai Nguyen city, Thai Nguyen province.

Business registration code: 4600359768, first issued by the Business Registration Office - Department of Planning and Investment of Thai Nguyen province on March 5, 2008, and the 21st change on July 31, 2024.

Time and place of the meeting: The meeting starts at 08:00 AM on May 12, 2025 at TTBGROUP Joint Stock Company Hall, No. 20/1, Duong Tu Minh Street, Group 3, Quang Vinh Ward, Thai Nguyen City, Thai Nguyen Province.

The congress proceeded to the flag salute ceremony.

A. PROCEDURES

I. Legality and validity of the Congress

1. Basics for convening the Congress

The fiscal year ended on December 31, 2024. Therefore, TTBGROUP Joint Stock Company (hereinafter referred to as “the Company”) organizes the General Meeting in accordance with the provisions of law and the Company's charter.

2. Report on checking the qualifications of shareholders attending the General Meeting

The Congress listened to Ms. Nguyen Thi Nhat Le - on behalf of the Shareholders' Qualification Examination Board, announce the Minutes of the Shareholders' Qualification Examination:

- The total number of shareholders of the Company at the time of closing the list on April 10, 2025 is: 5.672 shareholders, representing 101.509.583 shares, corresponding to 101.509.583 votes, accounting for 100% of the total number of votes of the Company.



- Total number of shareholders invited to attend the Meeting: 5.672 shareholders, representing 101.509.583 shares, corresponding to 101.509.583 votes, accounting for 100% of the total number of votes of the Company.
- The total number of shareholders attending in person and through valid proxy at the start of the General Meeting is 31 shareholders, representing 52.334.883 shares, corresponding to 52.334.883 votes, accounting for 51,56 % total number of votes of the Company.

Pursuant to the provisions of the Enterprise Law 2020 and the Company Charter, the General Meeting is held when there are a number of shareholders attending the meeting (attending directly or through proxy) representing more than 50% of the total voting shares of the Company.

Thus, the Company's General Meeting is legal, valid and eligible to proceed.

The organizing committee announced the reason and introduced the delegates attending the Congress.

II. Introduction of the Presidium, Chairman, and Secretary of the Congress

At the request of the Chairman, The Organizing Committee has approved the list of members of the Presidium to assist the Chairman in conducting the General Meeting of Shareholders as follows:

1. *The Presidium members include:*

- Mr Tran Thanh Binh - Chairman of the Board of Directors - Chairman of the meeting;
- Mr. Phung Van Thai - Member of Board of Directors;
- Mr. Nguyen Thanh Hung - Member of Board of Directors;
- Mr. Hoang Trung Thanh - Independent Member of the Board of Directors;
- Mr. Ngoc Van Ninh - Head of the Board of Supervisors;

Voting results:

- + Agree: 100% voting rate;
- + Disagree: 0 % voting rate;
- + Other opinions: 0% voting rate.

Result: 100 % of shareholders present at the Meeting unanimously approved the list of the Presidium.

2. *Secretary of the Congress: The Chairman of the Congress nominates the Secretary of the Congress: Mrs. Nong Thi Le*

Voting results:

- + Agree: 100% voting rate;
- + Disagree: 0 % voting rate;
- + Other opinions: 0% voting rate.

Result: 100 % of shareholders present at the Meeting unanimously approved the list of Meeting Secretary.

3. The Presidium nominated the Vote Counting Committee consisting of the following members:

- Mrs. Duong Thi Van – Head of the committee;
- Mrs. Tran Thi Quynh – Member;
- Mr. Than Thanh Thang – Member.

Voting results:

- + Agree: 100% voting rate;
- + Disagree: 0 % voting rate;
- Other opinions: 0% voting rate.

Result: 100 % of shareholders present at the General Meeting unanimously approved the list of members of the Vote Counting Committee.

B. Congress content and program

I. Through the Congress program and Congress organization regulations

Mr. Hoang Trung Thanh on behalf of the Presidium approved the Congress Program and the Congress Organization Regulations.

Voting results:

- + Agree: 100% voting rate;
- + Disagree: 0 % voting rate;
- + Other opinions: 0% voting rate.

Thus, the Congress Agenda and the Congress Organization Regulations were unanimously approved by the Congress with a voting rate of 100 %.

II. Issues discussed at the Congress

1. *Approval of the Board of Directors' 2024 Operational Report.*
2. *Approval of the 2024 Board of Supervisors' Operation Report.*
3. *Approval of the Company's 2024 Business Performance Report and 2025 Business Production Plan.*
4. *Submission No. 01: Approval of the Board of Directors' remuneration in 2025.*



5. *Submission No. 02: Approval of the remuneration level of the Board of Supervisors in 2025.*

6. *Submission No. 03: Approval of the selection of the 2025 audit unit.*

7. *Submission No. 04: Approval of the Remedial Plan for Addressing Violations Identified in the 2023 Investigation Conclusion by the Criminal Investigation Agency of the Thai Nguyen Provincial Police.*

III. Discuss and vote to approve:

The Presidium and the Congress listened to the opinions of shareholders and discussed the contents of the reports and proposals presented at the Congress.

SHAREHOLDER OPINIONS:

1. **Shareholder code: TTB0979** - Representing 13,000 shares:

o How has the 500 billion VND raised by the Company since 2021 been utilized?

o Why has the financial audit report taken so long to complete? Does the Company have an alternative plan for 2025? When will the audited financial statements be available?

2. **Shareholder code: TTB0483** - Representing 5,500 shares:

o Does the Company plan to invest in any new projects in the near future?

RESPONSE: On behalf of the Presidium, Chairman of the Board of Directors, Mr. Trần Thanh Bình, provided the following answers to shareholders:

- **First**, regarding the 500 billion VND funds: The funds have been used for the intended purpose in the projects approved by the General Shareholders' Meeting. The Company has regularly reported on the usage of these funds as required by regulations.

- **Second**, regarding the audited financial statements:

- o The auditing firm chosen by the Company for 2024 had its public audit license suspended in accordance with the law. As a result, TTB faced delays and financial losses in this matter.

- o Immediately, the Company sought, negotiated, and signed an audit contract with Nhân Tâm Việt Audit LLC. The audited financial statements are expected to be completed by Q3 2025.

- **Third**, regarding the implementation of new projects: The Company will continue to implement ongoing projects such as GreenCity Bắc Giang, TBCO Phase III, and co-investment projects like NOCN and NOXH Bình Minh Phát.

The General Meeting unanimously agreed on the contents as stated above and had no further comments.

IV. Vote on the agenda items

4.1 Through the voting and counting rules:

Mrs. Duong Thi Van - Head of the Ballot Counting Committee approved the voting rules.

Voting results:

- + Agree: 100% voting rate;
- + Disagree: 0 % voting rate;
- + Other opinions: 0% voting rate.

Result: 100 % of shareholders present at the meeting unanimously approved the voting rules.

The congress proceeded to vote and elect.

4.2 Voting results:

After the shareholders have no more opinions, the Vote Counting Committee proceeds to approve the content of the General Meeting.

The vote counting results are based on the votes of each issue of the shareholders to prepare the vote counting minutes. Mrs. Duong Thi Van has announced the vote counting results (*with attached vote counting minutes*).

V. Contents approved by the Congress

1. Approval of the Board of Directors' 2024 Operational Report.

This resolution was passed with the number of votes in favor being 52.930.890 votes, accounting for 100 % of the total number of votes at the Congress.

2. Approval of the 2024 Board of Supervisors' Operation Report.

This resolution was passed with the number of votes in favor being 52.930.890 votes, accounting for 100 % of the total number of votes at the Congress.

3. Approval of the Company's 2024 Business Performance Report and 2025 Business Production Plan.

This resolution was passed with the number of votes in favor being 52.930.890 votes, accounting for 100 % of the total number of votes at the Congress.

4. Submission No. 01: Approval of the Board of Directors' remuneration in 2025.

This resolution was passed with the number of votes in favor being 52.930.890 votes, accounting for 100 % of the total number of votes at the Congress.



5. Submission No. 02: Approval of the remuneration level of the Board of Supervisors in 2025.

This resolution was passed with the number of votes in favor being 52.930.890 votes, accounting for 100 % of the total number of votes at the Congress.

6. Submission No. 03: Approval of the selection of the 2025 audit unit.

This resolution was passed with the number of votes in favor being 52.930.890 votes, accounting for 100 % of the total number of votes at the Congress.

7. Submission No. 04: Approval of the Remedial Plan for Addressing Violations Identified in the 2023 Investigation Conclusion by the Criminal Investigation Agency of the Thai Nguyen Provincial Police.

This resolution was passed with the number of votes in favor being 52.930.890 votes, accounting for 100 % of the total number of votes at the Congress.

VI. Approval of the Minutes and Closing of the Congress

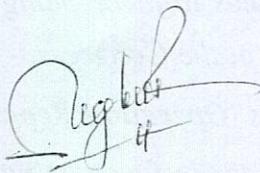
Mrs. Nong Thi Le - Secretary of the Congress read the Minutes of the Congress. These Minutes were approved at the meeting with 100% of the total votes attending the Congress. The Presidium declared the Congress closed at 10 hours 45 minutes on the same day.

This record is made in 01 (one) original copy.

The Chairman and Secretary of the Congress shall sign the minutes of the meeting and commit to the truthfulness and accuracy of the contents of these minutes.

SECRETARY OF THE CONGRESS

CHAIRMAN OF THE CONGRESS



Nong Thi Le



Tran Thanh Binh



**TTBGROUP JOINT STOCK
COMPANY**

No. 01/2025/NQ-ĐHĐCĐ

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Thai Nguyen, the 12th of May, 2025

RESOLUTION

2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS OF TTBGROUP JOINT STOCK COMPANY

- *Enterprise Law No. 59/2020/QH14 dated June 17, 2020, issued by the National Assembly of the Socialist Republic of Vietnam (XIVth Legislature);*
- *Securities Law No. 54/2019/QH14 dated November 26, 2019, issued by the National Assembly of the Socialist Republic of Vietnam (XIVth Legislature);*
- *Charter of TTBGROUP Joint Stock Company (the Company);*
- *Reports submitted by the Board of Directors (BOD) and Supervisory Board (SB) at the 2025 Annual General Meeting of Shareholders (AGM);*
- *Minutes of the Company's AGM dated 12/5/2025;*
- *Voting Minutes of the Company's AGM dated 12/5/2025;*

RESOLUTIONS:

Article 1: Approval of Reports and Submissions:

1. 2024 BOD Activity Report.
2. 2024 SB Activity Report.
3. 2024 Business Performance Report and 2025 Business Plan.
4. 2025 BOD Remuneration.
5. 2025 SB Remuneration.
6. Selection of 2025 Audit Firm.
7. Remedial Plan for Addressing Violations Related to the 2023 Investigation Conclusion by the Criminal Investigation Agency of Thai Nguyen Provincial Police.

Article 2: Implementation Provisions

This Resolution takes effect from the signing date.

The BOD, SB, and Executive Board shall, according to their respective functions, duties, and authorities, be responsible for organizing and implementing this Resolution./

Recipients:

- TTB shareholder;
- As per Article 2;
- State Securities Commission (SSC), Hanoi Stock Exchange (HNX);
- Filed at: Board Office, Electronic Portal

ON BEHALF OF THE GENERAL MEETING OF SHAREHOLDERS

CHAIRMAN



Tran Thanh Binh

PROPOSED MEETING AGENDA
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025

Time: 7:30 AM, Monday, May 12, 2025

Location: TTB GROUP Joint Stock Company, No. 20/1, Duong Tu Minh Street, Group 3,
 Quang Vinh Ward, Thai Nguyen City, Thai Nguyen Province.

No.	Time	Agenda Item
I OPENING SESSION		
1.	07h30-08h00	<ul style="list-style-type: none"> - Registration & Attendance verification; - Compilation of the list of attending shareholders..
2.	08h00-08h15	<ul style="list-style-type: none"> - Report by the Shareholder Eligibility Committee on attendance eligibility verification; Declaration of meeting quorum per legal requirements.
3.	08h15-08h30	<ul style="list-style-type: none"> - Flag ceremony, meeting opening, statement of purpose, introduction of attendees.
4.	08h30-08h45	<ul style="list-style-type: none"> - Introduction and appointment of the Presidium, Chairperson, and Secretariat; - Approval of the Meeting Agenda and Rules of Procedure
II MAIN SESSION		
5.	08h45-09h20	<ul style="list-style-type: none"> - 2024 Board of Directors (BOD) Activity Report; - 2024 Supervisory Board (SB) Activity Report; - 2024 Business Performance Report and 2025 Business Plan..
6.	09h20-09h40	<ul style="list-style-type: none"> • BOD and SB Submissions:: - Submission 01: BOD remuneration; - Submission 02: SB remuneration; - Submission 03: Selection of 2025 auditing firm;
7.	09h40-10h00	<ul style="list-style-type: none"> - Discussion and Q&A session.
8.	10h00-10h40	<ul style="list-style-type: none"> - Election of the Vote Counting Committee; - Approval of voting procedures; - Voting on Meeting resolutions..
9.	10h40-11h10	<ul style="list-style-type: none"> • Recess / Vote counting.
10.	11h10-11h30	<ul style="list-style-type: none"> - Announcement of voting results; - Approval of the Meeting Minutes.
III CLOSING SESSION		
11.	11h30	Meeting adjournment.

*(*During the preparation for the 2025 Annual General Meeting, additional agenda items may arise and will be announced to shareholders by the Company.)*

Thai Nguyen, the 12th of May, 2025

**WORKING REGULATIONS
OF THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

- These regulations apply to the organization of the 2025 Annual General Meeting of Shareholders (hereinafter referred to as the "Meeting") of TTBGROUP Joint Stock Company (hereinafter referred to as the "Company");
- These regulations specifically stipulate the rights and obligations of shareholders and authorized representatives attending the Meeting. Shareholders, authorized representatives, and all participants are responsible for complying with the provisions of these Regulations.

The Organizing Committee of the 2025 Annual General Meeting of Shareholders – TTBGROUP Joint Stock Company hereby adopts the Working Regulations of the Meeting as follows:



CHAPTER I

RIGHTS AND OBLIGATIONS OF PARTICIPANTS AT THE MEETING

Article 1: Rights and obligations of shareholders or authorized representatives

1.1. Conditions for attending the Meeting:

Participants must be shareholders or legally authorized representatives of one or more shareholders listed in the Company's shareholder registry on the record date for attending the Meeting.

1.2. Rights of shareholders attending the Meeting:

- a. Attend the Meeting in person or authorize another person in writing to attend;
- b. Discuss and vote on all matters within the authority of the Meeting as stipulated by the Law on Enterprises, other relevant legal documents, and the Company's Charter;
- c. Be informed by the Organizing Committee of the Meeting agenda, content, and related documents;
- d. Receive voting cards, ballots, and documents upon registration with the Shareholder Eligibility Verification Committee;

e. Shareholders or authorized representatives arriving after the Meeting has started may still register and vote on issues not yet voted on; previous votes remain valid.

1.3. Obligations of shareholders attending the Meeting:

a. Shareholders or authorized representatives must bring:

- For individual shareholders: Invitation letter, valid original ID card/Citizen ID/Passport, and Authorization Letter (as per template) if authorized;
- For institutional shareholders: Invitation letter, certified copy of Business Registration Certificate, and valid original ID/Passport of the legal representative.

If the legal representative authorizes another person, the proxy must bring: their own valid original ID/Passport, a certified copy of the Business Registration Certificate, and the Authorization Letter.

b. Maintain order and not cause disturbances during the Meeting;

c. Speak and vote according to the guidance of the Organizing Committee and respect the Meeting Chair;

d. Audio or video recordings of the Meeting must be reported to the Organizing Committee and approved by the Chair;

e. The Meeting only discusses and votes on matters listed in the agenda;

f. Strictly comply with these Regulations and respect the Meeting's outcomes. Any violations may result in disciplinary measures as directed by the Chair.

Article 2: Rights and obligations of the Shareholder Eligibility Verification Committee

The Committee is appointed by the Organizing Committee and has the following duties:

- 2.1. Verify the eligibility of shareholders or authorized representatives attending;
- 2.2. Distribute voting cards and related documents;
- 2.3. Report the verification results before the Meeting officially commences.

Article 3: Rights and obligations of the Presidium and the Secretary

3.1. The Presidium

a. Introduced by the Organizing Committee and approved by the Meeting. The Chairman of the Board of Directors (or a delegated member) will act as the Chair of the Presidium and preside over the Meeting, with the following responsibilities:

- Lead Meeting activities according to the approved agenda and maintain order;
- Guide shareholders through discussions;



- Present and conclude matters for voting;
- Respond to shareholder inquiries within the scope of the agenda;
- Resolve any arising issues during the Meeting.

b. The Presidium's decisions on procedural matters or unforeseen events outside the agenda are final.

c. The Chair may request competent authorities to maintain order, or expel individuals disrupting the Meeting.

d. The Chair may postpone/suspend the Meeting or change the venue if:

- Participants disrupt or pose risks to fairness and legality;
- The venue lacks sufficient seating;
- The postponement does not exceed 3 days from the scheduled date.

e. The Presidium works collectively and makes decisions by majority vote.

3.2. Secretary of the Meeting

- Appointed by the Presidium and approved by the Meeting; responsible to the Presidium and works under its direction.

- Duties include:

- + Accurately record all proceedings and resolutions;
- + Draft the Meeting Minutes, Resolutions, and any approved documents;
- + Perform other tasks as assigned by the Presidium.

Article 4: Rights and obligations of the Vote Counting Committee

4.1. Appointed by the Presidium and approved by the Meeting.

4.2. Duties include:

- Guide voting procedures;
- Supervise shareholder voting;
- Count votes, prepare vote counting minutes, and report the results.

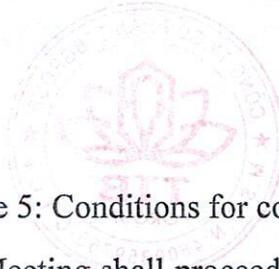
4.3. The committee is responsible for the accuracy and transparency of the voting results.

CHAPTER II

MEETING PROCEDURES

Article 5: Conditions for convening the Meeting

The Meeting shall proceed when shareholders or authorized representatives holding more than 50% of the total voting shares are present, based on the shareholder list as of the record date.



Article 6: Voting procedures

6.1. Principles:

All matters on the agenda must be voted upon by raising voting cards or submitting ballots as guided. Each shareholder receives a card and ballot indicating their voting shares (owned or authorized), sealed by TTBGROUP JSC.

6.2. Voting method:

Shareholders vote “Agree,” “Disagree,” or “No Opinion” as guided by the Chair.

6.3. Voting rules:

- Each share equals one vote;
- A resolution passes if more than 50% of voting shareholders approve it.

Article 7: Meeting minutes and resolutions

7.1. The Meeting proceedings are recorded in the Minutes, under the responsibility of the Chair and Secretary.

7.2. The Minutes must be presented and approved before the Meeting ends.

7.3. The Minutes must be published on the Company’s website within 24 hours after the Meeting concludes.

7.4. The Minutes serve as the basis for the Meeting’s Resolutions.

7.5. Based on the Meeting’s outcomes, the Chair shall issue the official Resolutions.

Article 8: Effectiveness of the Regulations

These Regulations consist of 2 Chapters and 8 Articles, read aloud before the Meeting and take effect upon approval by vote.

Amendments may be made based on proposals from the Chair and must be approved by the Meeting.

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



Tran Thanh Binh

Thai Nguyen, the 12th of May, 2025

**REPORT ON CORPORATE GOVERNANCE IN 2024 AND
ORIENTATION FOR 2025 BY THE BOARD OF DIRECTORS OF
TTBGROUP JOINT STOCK COMPANY**

The Board of Directors ("BOD") of Tien Bo Group Joint Stock Company, now TTBGROUP Joint Stock Company ("Company/TTB"), reports to the 2025 Annual General Meeting of Shareholders ("AGM") on its 2024 management activities as follows:

1. Company Operations Overview

In 2024, TTB achieved positive recovery after a challenging period. The company's sales and service revenue increased approximately 23.5% compared to 2023, equivalent to 26,771,520,030 VND in growth. Post-tax corporate income profit for 2024 rose over 103% year-over-year, representing an increase of 1,700,386,339 VND. Key operational focuses included:

- Real Estate Sector: Continued development of the GreenCity Bac Giang residential complex (completed legal procedures for CT2A tower construction) and partnered to build worker housing and social housing projects in Tich Luong Ward, Thai Nguyen City.
- Manufacturing Sector: Expanded badminton production facilities; added new machinery and equipment for shuttlecock processing; improved product quality and productivity; expanded distribution to southern markets; and put badminton training/competition courts into operation.
- Commercial Sector: Maintained steel and construction equipment trading operations while expanding production and distribution of wall paint for construction projects.
- Corporate Governance: The 2024 Annual General Meeting of Shareholders restructured the Board of Directors for the 2024-2029 term, demonstrating commitment to implementing shareholder resolutions while fulfilling legal and corporate charter obligations to ensure operational efficiency and stable company development.

Stock Trading: On January 12, 2024, the Hanoi Stock Exchange approved the company's shares for trading on UPCOM. While TTB's shares are currently suspended from trading, the Board of Directors has appointed Nhan Tam Viet Audit Company



Limited to conduct financial statement audits. Both the company and auditor are working diligently to complete the financial statements at the earliest opportunity.

2. Remuneration and Other Benefits for the Board of Directors in 2024

Based on the company's 2024 business performance results, the Board of Directors (BOD) strived to fulfill several targets and tasks set forth in the 2024 Annual General Meeting of Shareholders (AGM) Resolution. According to the company's published quarterly business results, BOD members.

3. Summary of BOD Meetings and Resolutions

- BOD Meetings: In 2024, the company's BOD successfully held 14 meetings, with a 100% unanimous voting rate among attending members

- Resolutions Issued: The BOD passed 08 resolutions, approving key policies and adjustments critical to the company's operations and development direction, including:

No.	Revolution No.	Date	Content	Approval rate (*)
1	01/NQ-HĐQT	12/01/2024	Change of audit firm for financial statements ending 31/12/2022	100%
2	02/NQ-HĐQT	09/5/2024	Approval of organization of 2024 Annual General Meeting of Shareholders	100%
3	03/NQ-HĐQT	01/07/2024	Implementation of company name change and business line additions per Resolution 01/2024/NQ-ĐHĐCĐ dated 28/06/2024	100%
4	04/NQ-HĐQT	09/07/2024	Approval of new company seal design	100%
5	05/NQ-HĐQT	29/07/2024	Dismissal and appointment of CEO - Legal Representative	100%
6	06/NQ-HĐQT	29/08/2024	Dismissal of Deputy CEO position	100%
7	07/NQ-HĐQT	16/09/2024	Adjustment of implementation schedule for "Commercial Apartment Project in residential area near Xuong Giang Street, Bac Giang City"	100%

8	08/NQ- HĐQT	18/09/2024	Appointment of Deputy CEO position	100%
---	----------------	------------	---------------------------------------	------

4. Report on Transactions Between the Company, Subsidiaries, and Controlled Entities.

(No transactions occurred)

5. Activities of Independent Board Members and Their Evaluation of Board Performance

The Company's Board of Directors includes two independent members: Mr. La Công Quỳnh and Mr. Hoàng Trung Thành.

All Board members possess professional qualifications and relevant experience in the Company's business sectors. They actively participate in strategic planning, supervise the Executive Board's operations, and ensure proper corporate governance compliance.

The independent Board members regularly contribute opinions, review business plans, and help establish internal regulations to maintain the Company's governance standards.

Independent Members' Evaluation of Board Performance in 2024:

The Board demonstrated flexible decision-making adapted to actual business conditions throughout the year. It promptly approved and issued Resolutions/Decisions within its authority to adjust the Company's governance and business activities, while providing timely guidance and close supervision of the Executive Board's implementation of established business objectives and strategies.

6. Supervision Results of the Executive Board

Under the leadership and direction of the Board of Directors (BOD), the Executive Board has:

- Managed the Company's business operations in strict compliance with BOD directives, legal requirements, the Company Charter, and AGM resolutions.
- Maintained regular reporting to the BOD while proactively addressing daily operational issues to ensure agile and effective management.
- Developed and issued internal policies, procedures, and regulations (or submitted them to the BOD for approval) to streamline TTB's organizational structure and human resources towards greater efficiency.

In the past year, the Executive Board has demonstrated strong commitment to achieving set targets through decisive and dynamic solutions in both business operations and corporate management. These efforts by the Executive Board and all employees have been instrumental in maintaining the Company's stability and sustainable development.



7. BOD's Strategic Directions for 2025

The Board of Directors determines the company's key operational directions to include:

- Coordinating with the Supervisory Board and Executive Board to address existing shortcomings at the Company, continuing to complete and hand over unfinished real estate projects for use, and commencing construction of projects that have completed all legal procedures. The Board of Directors will develop a clear strategy to stabilize and develop the Company's operations.

- Continue implementing the TTB development strategy for the 2025-2030 period with researched and supplemented adjustments, determined to restore TTB's position as one of the leading enterprises in its existing and ongoing product segments.

- Supervise and direct business operations: Direct the effective implementation of approved plan targets and contents by the General Meeting of Shareholders. Conduct inspection and supervision of all operational aspects company-wide. Strengthen inspection and direction to resolve difficulties at the company's investment projects.

- Continue implementing the strategy to enhance financial capacity and expand operational scale, ensuring alignment with the company's development orientation.

- Continue effectively directing the enterprise restructuring plan: Focus on researching, developing and perfecting mechanisms, innovating management. Concentrate resources on investing in key areas, improving operational efficiency and market-appropriate competitive capacity.

- Perform the regular duties of the Company's Board of Directors in accordance with the functions and tasks stipulated in the Company's Charter.

- Continue maintaining social activities, building TTB's image as modern and professional yet friendly and community-oriented.

Submitted to the General Meeting of Shareholders for review and approval.

Sincerely!

(The figures presented in this report are based on the Q4/2024 Financial Statements prepared by the Company on January 20, 2025)

Recipients:

- The General Meeting of Shareholders;
- Filed at the Office of the Board of Directors.

On behalf of the BOARD OF DIRECTORS

CHAIRMAN



Tran Thanh Binh

Thai Nguyen, the 12th of May, 2025

REPORT ON THE ACTIVITIES OF THE SUPERVISORY BOARD TTBGROUP JOINT STOCK COMPANY

To: The General Meeting of Shareholders

Within the scope of its responsibilities, functions, and authority as stipulated in the Charter of Tien Bo Group Joint Stock Company (now TTBGROUP Joint Stock Company), and in compliance with the provisions of the Enterprise Law and the regulations governing public companies, the Supervisory Board ("SB") in 2024 has strived to complete tasks such as monitoring and inspecting compliance with legal regulations and the Company's Charter regarding accounting, finance, investment activities, business cooperation, construction, and the exploitation and operation of real estate projects.

The Supervisory Board reports to the General Meeting on the following contents:

1. Results of Monitoring the Company's Operational and Financial Situation

The Supervisory Board has monitored the Company's business operations in 2024. The SB evaluates this as a year of positive changes for the enterprise, specifically:

Business Performance: By the end of 2024, net revenue from sales and services increased by 23.5% compared to 2023, equivalent to VND 26.7 billion. Net profit after corporate income tax rose by 103%, corresponding to an increase of over VND 1.7 billion.

Financial Position: As of December 31, 2024, the Company's total assets reached VND 1,986.07 billion, up 0.5% year-on-year; liabilities stood at VND 935.3 billion, a 1.05% increase compared to 2023.

The Company implemented projects as planned, including:

Real Estate Sector: Focused on completing Building CT2 of the GreenCity Bac Giang project and collaborated with partners to construct worker housing and social housing in Tich Luong Ward, Thai Nguyen City.

Manufacturing and Business Sector: Expanded the badminton shuttlecock factory, added machinery, and improved production efficiency to enhance product quality and market distribution. Operationalized badminton courts for competitions....

Regarding stock trading:

On January 12, 2024, the Hanoi Stock Exchange approved the Company's shares for trading on UPCOM. Currently, TTB is under trading suspension.



On March 19, 2025, the Board of Directors (BOD) selected Nhan Tam Viet Audit Co., Ltd. (Tax Code: 0102038482; Address: 6 Nguyen Cong Hoan, Ngoc Khanh Ward, Ba Dinh District, Hanoi) to audit the Financial Statements (FS) for 2022–2024 and interim FS for 2023–2024. Both parties are actively cooperating to finalize the FS as soon as possible.

On June 28, 2024, the Annual General Meeting of Shareholders elected members of the BOD and SB for the 2024–2029 term.

2. Evaluation Report on Transactions Between the Company and Its Subsidiaries

No issues arose.

3. Performance of the SB and Its Oversight of the BOD and Executive Board

a) Summary of SB Meetings

In 2024, the SB held 4 meetings to monitor legal compliance, adherence to the Company's Charter, and implementation of resolutions by the General Meeting, BOD, and Executive Board.

b) SB Remuneration

Per the 2024 Annual General Meeting Resolution, SB members received remuneration only if the profit/revenue ratio exceeded 10%.

c) Assessment of the BOD's Performance

The BOD closely supervised and promptly directed the Executive Board in business operations and implementation of resolutions.

All BOD resolutions complied with the Company's Charter, Enterprise Law, and other regulations.

The BOD held regular and ad-hoc meetings to oversee and guide the Company's business strategies.

The SB received full support from the BOD to fulfill its duties.

d) Assessment of the Executive Board's Performance

The SB acknowledged the Executive Board's efforts to stabilize operations.

Urged faster resolution of pending tasks, particularly closer coordination with auditors to finalize the audited FS.

4. Results of Coordination Among the SB, BOD, Executive Board, and Shareholders

- The SB contributed risk management advice for investments and daily operations, receiving full cooperation from the BOD and Executive Board.

- The Company strictly adhered to internal governance rules. The BOD proactively supervised business strategies, while the Executive Board effectively implemented operations and internal management.

- The SB enhanced inspections of economic contracts, audits, investment projects, salary policies, and internal regulations.
- In 2024, the SB addressed shareholder concerns regarding the trading suspension and FS completion, continuing efforts with the BOD and Executive Board to finalize the FS promptly.

5. Recommendations and Proposals

In 2025, Vietnam's real estate market is projected to show positive recovery, driven by renewed vitality from strengthened legal frameworks, promising economic outlook, and restored investor confidence. The Supervisory Board proposes the following key measures:

Continue maintaining effective corporate governance and management practices to create favorable conditions for TTB's stable development, achieving and surpassing all targets set by the General Meeting of Shareholders while ensuring maximum benefits for shareholders and proper welfare policies for employees.

Accelerate the implementation of investment capital settlement procedures for completed construction projects.

As several new legal regulations took effect in 2024 and 2025, we recommend the Board of Directors and Executive Management to conduct comprehensive reviews and make synchronized amendments to internal processes and regulations to facilitate uniform application across the Company.

The Board of Directors and Executive Management must place special emphasis and make utmost efforts to complete the Company's Financial Statements at the earliest possible time to protect shareholders' legitimate rights and interests.

The above constitutes the full content of the Supervisory Board's report on its 2024 oversight activities, respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely!

(The data presented in this report is extracted from the Company's Q4/2024 Financial Statements prepared on January 20, 2025)

Recipients:

- The General Meeting of Shareholders;
- Filed at the Office of the Supervisory Board.

ON BEHALF OF THE
SUPERVISORY BOARD
CHAIRMAN



Ngoc Van Ninh



SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

*Re: Report on production and
business performance*

Thai Nguyen, the 12th of May, 2025

**REPORT OF THE EXECUTIVE BOARD
SUMMARY OF ACTIVITIES IN 2024
& BUSINESS PLAN IN 2025**

Part I: SUMMARY OF ACTIVITIES IN 2024

1. Macroeconomic situation in 2024

1.1. World and Vietnam economic situation in 2024

In 2024, the global commodity market will be affected by the complicated developments of the world's political, economic and social situation. Conflicts escalated in Russia - Ukraine, the Middle East. Strategic competition between major countries has been fierce. Trade protectionism and trade barriers have been increased, making the fragmentation of the global economy increasingly serious.

Domestically, under the leadership of the Party; the accompaniment of the National Assembly; the proactive, flexible, drastic and effective direction and administration of the Government and the Prime Minister; the close coordination of ministries, branches and localities; the solidarity, trust and support of the people and the business community; the socio-economic situation of our country in 2024 continued to show a clear recovery trend. In 2024, our country's economy achieved a growth rate of 7.09%, exceeding the set target of 6-6.5%. This is a very positive growth rate, demonstrating the high determination, great efforts, drastic, timely and effective actions of the entire political system in directing, administering and implementing socio-economic development tasks in the face of rapid and unusual fluctuations in the region and the world, as well as in the face of damage caused by natural disasters, storms and floods causing great damage to production, business and people's lives in our country.

The real estate market was difficult in 2024 and has started to improve since the second half of 2024 when the Legal - Capital - Liquidity bottlenecks have been gradually removed. However, the recovery prospect mainly came from the apartment segments with real demand in the inner city or on the outside of the city with developed locations and infrastructure. **This is a pivotal year for the recovery of the entire real estate industry, which is also an opportunity for TTB.**



1.2 . Advantages and disadvantages of TTB in 2024

1.2.1 Difficulties

"Trust hits rock bottom"

First: TTB experienced an extremely difficult year in 2023 due to legal problems in the core leadership of TTB, leading to the confidence of investors, partners and customers falling to the lowest level. This event seriously affected the cash flow of the company's production and business, all activities of the company were at a standstill.

Second: TTB's restructuring plan faces many difficulties because TTB's real estate projects are reaching the end of their investment policy period, which is a prerequisite for accessing new capital sources to restart the projects.

Third: TTB's human resources, both in terms of leadership and key personnel, have been severely eroded by old legal concerns and fears about the future.

1.2.2. Advantages

"Develop your inner self, save yourself"

First: TTB's core leadership has experience accompanying businesses through many difficulties in production and business, seriously reviewing key issues leading to legal problems. From there, there are serious and drastic actions to revive TTB to overcome difficulties.

Second: The real estate market of apartments, TTB's main product, has been developed. Thus, the feasibility corporate restructuring activities has been more increased.

2. Results achieved.

Assessing the challenges of the Company in 2024, under the direction of the Board of Directors, the Executive Board focused on a number of key activities as follows:

Firstly: Streamlining the organization, reducing intermediate levels and improving the effectiveness and efficiency of leadership and management, contributing to creating a flexible and effective operating system, speeding up the progress of solving tasks and ultimately reducing the regular costs of the enterprise.

Second: Reviewing all projects/assets of the enterprise. Specifically assess legal issues. Projects/assets with potential for continued implementation should be prioritized for resolution.

Third: Restructuring corporate financial allocation, prioritize continued investment in items with short capital turnover, and bring in revenue soon.

Fourth: Negotiating with banking partners, sales partners, and contractors to come up with specific implementation plans for each project.

Adhering to the four guiding objectives of the Board of Directors, the Executive Board has proactively implemented measures to remove difficulties for the enterprise. The achievement are as follows:

2.1. Financial situation

2.1.1. General business results

Unit: VND

Indicator	Year 2024	Year 2023	Rate of increase, decrease	
			Value	%
Total revenue	140,536,849,981	113,765,329,951	26,771,520,030	23.5
Profit from business activities	70,358,973	-1,477,916,040	1,548,275,013	105
Profit before tax	70,358,973	-1,644,099,161	1,714,458,134	104
Profit after tax	56,287,178	-1,644,099,161	1,700,386,339	103

2.1.2. Assets – Capital

Unit: VND

Indicator	Dec. 31, 2024	Dec. 31, 2024v	Rate of increase, decrease	
			Value	%
Short-term assets	1,204,886,407,184	1,212,106,187,390	-7,219,780,206	0.6
Long-term assets	781.191.168.100	764.107.831.595	17,083,336,505	102
Capital	1,986,077,575,284	1.976.214.018.985	9,863,556,299	100.5
Short-term and long-term financial debt	105.801.070.678	187.077.023.711	-81,275,953,033	43.45

(Data is taken from the Company's Quarter IV/2024 Financial Report prepared on January 20, 2025).

2.2. Improved production and business cash flow: In 2024, the Company had a revenue of more than 150 billion VND from selling the Lotus building of the Green City Bac Giang project. In addition, other production and business activities like shuttlecocks, construction materials maintained the market and a steady source of revenue.

2.3. Perfecting the Company's management apparatus: in the first half of 2024, TTB has completed the reorganization of the leadership apparatus and departments in a streamlined and efficient direction. The staff has been reduced by 50% compared to mid-2023. For the new apparatus, the TTB Executive Board focused on doing a good job of political and ideological work, promptly resolving regimes and policies for employees, ensuring good performance of assigned tasks.

2.4. Regaining trust with partners: Partners returned to vigorously implement work with TTB, the banking system restructured debt and refinanced credit for the Company's production and business activities, distributors returned to sell, contractors returned to implement projects with relaxed payment terms.

2.5. Successful financial restructuring: TTB did not have overdue debt at financial institutions in 2024. The bank's credit financing activities were deployed to each specific business segment and project.

2.6 Removing legal obstacles: the legal procedures of 80% of TTB's projects has been solved to be eligible to access investment capital sources in 2024. In particular, CT2 building of Green City project has been rebuilt from April 2024.

Although it has not achieved corporate financial targets in 2024, TTB achieved breakthrough results in internal issues as well as reviewed issues and oriented solid development, creating a premise and solid foundation for 2025 with many expected breakthroughs.

Part II. BUSINESS PRODUCTION PLAN IN 2025

1. Macroeconomic outlook in 2025

In 2025, the world economy is forecast to have many fluctuations, to continue to be affected by competition from major powers, conflicts in some regions, supply chain shifting and renewable energy initiatives, opening up both opportunities and challenges in stability and sustainable development, especially trade conflicts.

The risk of a full-blown global trade war is increasing after the US made tough decisions to impose sharp increases in tariffs on other countries and many countries responded in kind. Without dialogue and concessions, the situation could continue to escalate and have long-term effects on international economic relations. The trade conflict will seriously affect our country's economic growth in 2025.

Domestically, the Party and Government continue to take drastic actions to streamline the apparatus. This policy resolves most of the outstanding issues such as corruption and cumbersome administrative procedures.

Private economy is focused on: The Party and Government have oriented the viewpoint and awareness in the entire political system about the role of the private economy as the leading important growth driver of the country.

The real estate sector in 2025 is expected to grow strongly, with many important changes that can help the real estate market recover and break out after a difficult period. The combination of the State's support policies, the efforts of businesses and the flexibility of investors will determine the sustainable development of the market.

2. Business plan in 2025.

In order to create a breakthrough in 2025, based on the achievements in 2024, TTB is steadfast in its set goals to overcome difficulties and promptly adapt to market fluctuations.

Business plan targets are as follows:

Unit: Billion VND

Target	Year 2025	Year 2024	Rate of increase, decrease	
			Value	%
Total revenue	168.6	140.5	28.1	20
Profit from business activities	0.1	0.07	0.03	142.86
Profit before tax	0.1	0.07	0.03	142.86
Profit after tax	0.08	0.056	0.024	142.86

To achieve the set goals, TTB identifies key issues:

1. Maintain customer and partner trust:

- Understanding the value of reputation in business, TTB commits to maintaining trust with partners, customers, contractors, and credit institutions, determine to fulfill the commitments made.
- Expanding to access business partners having financial potentials to cooperate in investment implementation with a Win-Win perspective for mutual benefit.

2. Continue financial restructuring activities of the enterprise:

- Based on the re-evaluation of the entire project/asset of the enterprise. The Executive Board has a plan to liquidate ineffective assets to focus resources on core business activities.

- Continue to invest in effective projects on the basis of minimizing credit debt and enhancing investment cooperation.

3. Improve the lives and income for employees.

- Strengthen the review and evaluation of employee performance after leaning the apparatus. Enhancing regulations and rules to ensure that each employee in the Company completes assigned tasks well.

- Issue a mechanism to increase income for workers with high work efficiency and breakthroughs in work.

- Attracting employees with diverse skills and experience suitable for the Company's development orientation.

Conclusion:

TTB's Executive Board assesses that in 2025 the Company will have a great opportunity to transform itself. We look forward to receiving the attention and support of our Shareholders and the close guidance of the Board of Directors. The Board of Directors and all employees of the Company, with all their efforts, are determined to successfully carry out their tasks to keep up with the development of the Country in "the Era of National Growth".

This is the entire report on the results of 2024 and the business plan for 2025 of the Executive Board. Respectfully submitted to the General Meeting of Shareholders for approval.

Thanks a lot.

Recipient:

- GMOS ;
- BOD, SB ;
- Archievd.

REPRESENTATIVE OF THE EXECUTIVE BOARD

GENERAL DIRECTOR



Phung Van Thai

SUBMISSION NO. 01
FROM THE BOARD OF DIRECTORS

(V/v: Approval of remuneration for Board of Directors members in 2025)

To: The General Meeting of Shareholders

The Board of Directors (BOD) respectfully reports to the General Meeting of Shareholders (GMS) on the implementation of remuneration payments for BOD members in 2024 and proposes the expected remuneration for 2025 as follows::

1. Implementation of remuneration payments for BOD members in 2024

Based on the Resolution of the Annual GMS in 2024: BOD members are only entitled to remuneration in the year if the profit/revenue ratio exceeds 10%. Thus, as the business performance results for 2024 are not yet available, the BOD has not received any remuneration to date.

2. Proposed remuneration for BOD members in 2025

Based on the proposed business plan for 2025 presented by the BOD, the BOD proposes to receive remuneration in 2025 only if the profit/revenue ratio exceeds 10%.

We respectfully submit this to the GMS for review and approval./.

Recipients :

- As above;
- BOD, Supervisory Board;
- Filed at the Office of the Board

**ON BEHALF OF THE BOARD OF
DIRECTORS**

CHAIRMAN

Tran Thanh Binh

**SUBMISSION NO. 02
OF THE SUPERVISORY BOARD**

(V/v: Approval of 2025 Remuneration for Supervisory Board Members)

To: The General Meeting of Shareholders

The Supervisory Board (SB) hereby reports to the General Meeting of Shareholders (GMS) on the implementation of 2024 SB remuneration payments and proposes the 2025 remuneration plan as follows:

1. Implementation of 2024 SB Remuneration Payments

Pursuant to the 2024 Annual GMS Resolution: SB members were eligible for remuneration only if the profit/revenue ratio exceeded 10%. As the 2024 business performance results are not yet finalized, no remuneration has been paid to date.

2. Proposed 2025 SB Remuneration Plan

Based on the 2025 business plan, the SB proposes that remuneration for 2025 be contingent upon achieving a profit/revenue ratio exceeding 10%.

We respectfully submit this proposal for the GMS's review and approval../.

Recipients:

- As addressed above;
- Board of Directors (BOD), Supervisory Board (SB);
- Filed at the Office of the Board.

**FOR THE SUPERVISORY
BOARD**

CHAIRMAN



Ngoc Van Ninh

**TTBGROUP JOINT STOCK
COMPANY**

No: 03/2025/TT-ĐHĐCĐ

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thai Nguyen, the 12th of May, 2025

**SUBMISSION NO. 03
OF THE SUPERVISORY BOARD**

(V/v: Selection of Audit Firm for 2025 Company Operations Review)

To: The General Meeting of Shareholders

In fulfillment of obligations under the Company Charter and legal regulations, the Supervisory Board of TTBGROUP Joint Stock Company respectfully submits for the General Meeting of Shareholders(GMS)'s review and approval the selection of an audit firm for the 2025 operational audit as follows:

1. Criteria for Independent Audit Firm Selection

The Supervisory Board proposes the following selection criteria:

- An audit firm legally operating in Vietnam and approved by the State Securities Commission to audit issuers and listed entities.
- A reputable firm with proven audit quality and extensive experience auditing Financial Statements (FS) in the Real Estate sector, compliant with Vietnamese Accounting Standards, Vietnamese Accounting Law and International Financial Reporting Standards (IFRS)
- A team of highly qualified auditors capable of meeting the Company's scope, timeline, and cost-efficiency requirements while maintaining audit quality.

2. Proposal for GMS Approval

Based on these criteria, the Supervisory Board respectfully requests the GMS to authorize the Board of Directors to select the audit firm to execute the audit contract for the 2025 fiscal year.

Sincerely!

Recipients:

- As addressed above;
- Board of Directors (BOD), General Director (GD);
- Filed at the Office of the Board.

**FOR THE SUPERVISORY
BOARD
CHAIRMAN**



Ngoc Van Ninh

**TTBGROUP JOINT STOCK
COMPANY**

No: 04/2025/TT-ĐHĐCĐ

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thai Nguyen, the 12th of May, 2025

SUBMISSION NO. 04

OF THE BOARD OF DIRECTORS

(Re: Remedial plan for violations related to the investigation conclusions of the Criminal Police Department of Thai Nguyen Province in 2023)

To: The General Meeting of Shareholders

The Board of Directors (BOD) respectfully reports to the General Meeting of Shareholders (GMS) the remedial plan for violations related to the investigation conclusions by the Criminal Police Department of Thai Nguyen Province in 2023, in service of preparing and issuing the audited financial statements for TTB's missing periods as follows:

Investigation Conclusion: The total invalid profit for the period from 2016 to 2021 of TTB was VND 193,349,705,868. Of which, VND 126,699,416,077 was paid as dividends to shareholders, and the remaining discrepancy is VND 66,650,289,791.

The BOD respectfully submits to the GMS the following remedial plan:

1. Remedial Plan:

For the profit paid as stock dividends to shareholders (VND 126,699,416,077):

TTB will not reduce its charter capital but will instead offset it using unconditional and non-refundable contributions from the Board of Directors, the Company's Management, and shareholders on a voluntary basis. These contributions will not increase the number of outstanding shares of the Company or the shareholding of any shareholder. The contributions may be in the form of cash or lawful assets of individuals or organizations. For non-cash and cash-equivalent assets, the Company will hire an independent valuation unit to determine the value of the contribution.

For the remaining discrepancy of VND 66,650,289,791:

The BOD proposes that the GMS approve offsetting this amount using the Company's post-tax profits from the following years starting from 2024.

2. Remediation Period:

Expected to be 4 years, from 2025 until the end of 2028.

3. Implementation:

The BOD respectfully requests the GMS to authorize the BOD to implement all contents in Section 1 in accordance with legal regulations, the Company's charter, and in alignment with the schedule in Section 2, with periodic progress reports to be presented at each GMS session.

Respectfully submitted to the GMS for review and approval.

Recipients:

- As above;
- BOD, Supervisory Board;
- Filed: Office.

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



Tran Thanh Binh



JOINT STOCK COMPANY
TTBGROUP

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thai Nguyen, the 12th of the May, 2025

MINUTES OF VOTING COUNTING AT THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020 and implementing documents;
- Pursuant to the Securities Law No. 59/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019 and related implementing documents;
- Pursuant to the Charter of organization and operation of TTBGROUP Joint Stock Company;
- Based on direct votes obtained from shareholders at the General Meeting.

TTBGROUP Joint Stock Company

Business registration number: 4600359768, first issued by the Business Registration Office - Department of Planning and Investment of Thai Nguyen province on March 5, 2008, and the 21st change on July 31, 2024.

Head office address: Group 3, Quang Vinh ward, Thai Nguyen city, Thai Nguyen province.

Today, at 10:00 AM on May 12, 2025, at the TTBGROUP Joint Stock Company Hall, No. 20/1, Duong Tu Minh Street, Group 3, Quang Vinh Ward, Thai Nguyen City, Thai Nguyen Province, Vote Counting Committee of the 2025 Annual General Meeting of Shareholders ("General Meeting") of TTBGROUP Joint Stock Company ("Company") We include:

1. Mrs. Duong Thi Van - Head of Department;
2. Mr. Than Thanh Thang - Member
3. Mrs. Tran Thi Quynh - Member;



Counting Committee update the results of shareholder qualification check before the General Meeting votes at the time of 10:10 AM as follows:

- Total number of votes issued: 45 Votes, representing 52.930.890 shares, corresponding to 52,930,890 voting rights, accounting for 100 % of the total number of votes of shareholders attending the Company's General Meeting.

- Total number of votes collected: 45 Votes, representing 52.930.890 shares, corresponding to 52,930,890 voting rights, accounting for 100 % of the total number of votes of shareholders attending the Company's General Meeting.

The ballot counting committee has counted the votes on the contents of the Company's Congress, the contents are as follows:

1. Approval of the Board of Directors' 2024 Operational Report.

Voting results:

- Total number of voting shares entitled to participate: 52.930.890 votes, of which:
 - + Total number of valid votes: 52.930.890 votes, equivalent to 100 % of total number of votes at the Congress;
 - + Total number of invalid votes: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;
- Total number of votes in favor: 52.930.890 votes, equivalent to 100 % of the total number of votes at the Congress;
- Total number of votes against: 0 votes, equivalent to 0 % of total votes at the Congress;
- Total number of abstentions at the Congress: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;

Thus, the General Meeting of Shareholders approved this content with the approval rate: 100 %.

2. Approval of the 2024 Board of Supervisors' Operation Report.

Voting results:

- Total number of voting shares entitled to participate: 52.930.890 votes, of which:
 - + Total number of valid votes: 52.930.890 votes, equivalent to 100 % of total number of votes at the Congress;

+ Total number of invalid votes: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;

- Total number of votes in favor: 52.930.890 votes, equivalent to 100 % of the total number of votes at the Congress;

- Total number of votes against: 0 votes, equivalent to 0 % of total votes at the Congress;

- Total number of abstentions at the Congress: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;

Thus, the General Meeting of Shareholders approved this content with the approval rate: 100 %.

3. Approval of the Company's 2024 Business Performance Report and 2025 Business Production Plan.

Voting results:

- Total number of voting shares entitled to participate: 52.930.890 votes, of which:

+ Total number of valid votes: 52.930.890 votes, equivalent to 100 % of total number of votes at the Congress;

+ Total number of invalid votes: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;

- Total number of votes in favor: 52.930.890 votes, equivalent to 100 % of the total number of votes at the Congress;

- Total number of votes against: 0 votes, equivalent to 0 % of total votes at the Congress;

- Total number of abstentions at the Congress: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;

Thus, the General Meeting of Shareholders approved this content with the approval rate: 100 %.

4. Submission No. 01: Approval of the Board of Directors' remuneration in 2025.

Voting results:

- Total number of voting shares entitled to participate: 52.930.890 votes, of which:



+ Total number of valid votes: 52.930.890 votes, equivalent to 100 % of total number of votes at the Congress;

+ Total number of invalid votes: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;

- Total number of votes in favor: 52.930.890 votes, equivalent to 100 % of the total number of votes at the Congress;

- Total number of votes against: 0 votes, equivalent to 0 % of total votes at the Congress;

- Total number of abstentions at the Congress: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;

Thus, the General Meeting of Shareholders approved this content with the approval rate: 100 %.

5. *Submission No. 02: Approval of the remuneration level of the Board of Supervisors in 2025.*

Voting results:

- Total number of voting shares entitled to participate: 52.930.890 votes, of which:

+ Total number of valid votes: 52.930.890 votes, equivalent to 100 % of total number of votes at the Congress;

+ Total number of invalid votes: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;

- Total number of votes in favor: 52.930.890 votes, equivalent to 100 % of the total number of votes at the Congress;

- Total number of votes against: 0 votes, equivalent to 0 % of total votes at the Congress;

- Total number of abstentions at the Congress: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;

Thus, the General Meeting of Shareholders approved this content with the approval rate: 100 %.

6. *Submission No. 03: Approval of the selection of the 2025 audit unit.*

Voting results:

- Total number of voting shares entitled to participate: 52.930.890 votes, of which:

+ Total number of valid votes: 52.930.890 votes, equivalent to 100 % of total number of votes at the Congress;

+ Total number of invalid votes: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;

- Total number of votes in favor: 52.930.890 votes, equivalent to 100 % of the total number of votes at the Congress;

- Total number of votes against: 0 votes, equivalent to 0 % of total votes at the Congress;

- Total number of abstentions at the Congress: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;

Thus, the General Meeting of Shareholders approved this content with the approval rate: 100 %.

7. *Submission No. 04: Approval of the Remedial Plan for Addressing Violations Identified in the 2023 Investigation Conclusion by the Criminal Investigation Agency of the Thai Nguyen Provincial Police.*

Voting results:

- Total number of voting shares entitled to participate: 52.930.890 votes, of which:

+ Total number of valid votes: 52.930.890 votes, equivalent to 100 % of total number of votes at the Congress;

+ Total number of invalid votes: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;

- Total number of votes in favor: 52.930.890 votes, equivalent to 100 % of the total number of votes at the Congress;

- Total number of votes against: 0 votes, equivalent to 0 % of total votes at the Congress;

- Total number of abstentions at the Congress: 0 votes, equivalent to 0 % of total votes with voting rights at the Congress;

Thus, the General Meeting of Shareholders approved this content with the approval rate: 100 %.

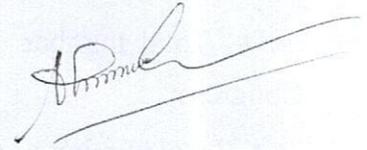
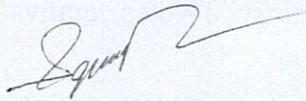
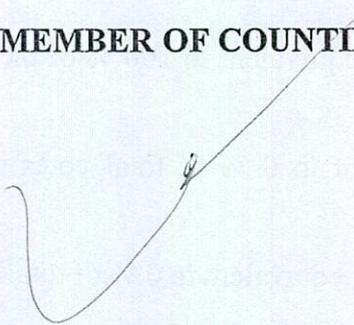


Conclusion:

The minutes of the Congress vote counting were completed at 10:30 AM on the same day and approved before the Congress.

MEMBER OF COUNTING COMMITTEE

**HEAD OF COUNTING
COMMITTEE**



Than Thanh Thang

Tran Thi Quynh

Duong Thi Van

