CÔNG TY CỔ PHẦN TTBGROUP
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TTBGROUP JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happinessness

Thai Nguyen, May 11, 2026

WORKING REGULATIONS
OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

- These Regulations apply to the organization of the 2026 Annual General Meeting of Shareholders (hereinafter referred to as the **"Meeting"**) of TTBGROUP Joint Stock Company (hereinafter referred to as the **"Company"**);

- These Regulations specify the rights and obligations of shareholders and authorized proxies attending the Meeting. Shareholders, proxies, and participating parties are responsible for complying with the provisions of these Regulations.

The Organizing Committee of the 2026 Annual General Meeting of Shareholders - TTBGROUP Joint Stock Company hereby announces the Working Regulations of the Meeting as follows:

CHAPTER I

RIGHTS AND OBLIGATIONS OF PARTICIPANTS

Article 1: Rights and Obligations of Shareholders or Authorized Representatives

1.1. Conditions for Attendance: Participants must be shareholders or legally authorized representatives (via written proxy) of one or more shareholders named in the Company's List of Shareholders as of the record date for the exercise of the right to attend the Meeting.

1.2. Rights of Shareholders:

a. To attend the Meeting in person or authorize another person in writing to attend on their behalf;

b. To discuss and vote on all matters within the authority of the Meeting in accordance with the Law on Enterprises, other relevant legal documents, and the Company's Charter;

c. To be informed of the Meeting's content, agenda, and accompanying documents by the Organizing Committee;

d. Upon registration with the Shareholder Eligibility Verification Committee, each shareholder or proxy shall receive a Voting Card, ballot papers, and documents to be used during the Meeting;

e. Shareholders or proxies arriving after the opening of the Meeting are still entitled to register and vote on matters not yet voted upon; in such cases, the validity of previously voted contents shall remain unchanged.

1.3. Obligations of Shareholders:

a. When attending, shareholders or proxies must bring the following documents:

- **For individual shareholders:** Meeting Invitation, original ID Card/Citizen ID/Passport (valid), and Proxy Form (if applicable).

- **For institutional shareholders:** Meeting Invitation, certified copy of the Business Registration Certificate, and the original ID Card/Citizen ID/Passport of the legal representative.

If the legal representative authorizes another person, the proxy must bring their original ID/Passport, a certified copy of the Business Registration Certificate, and a Proxy Form.

b. To maintain public order and security; not to cause disruption or chaos during the Meeting;

c. To speak and vote in accordance with the Organizing Committee's instructions and respect the Chairperson's conduct of the Meeting;

d. Any audio or video recording must be publicly announced to the Organizing Committee and is subject to the Chairperson's approval;

e. The Meeting shall only discuss and vote on matters included in the approved Agenda;

f. To strictly comply with these Regulations and respect the results of the Meeting. In case of violation, the Chairperson may impose sanctions to stop the violating behavior.

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

The Committee is appointed by the Organizing Committee with the following functions:

2.1. To verify the eligibility of shareholders or proxies attending the Meeting;

2.2. To issue Voting Cards and other relevant meeting documents to eligible participants;

2.3. To report the results of the eligibility verification to the Meeting before the official commencement.

Article 3: Rights and Obligations of the Presidium and the Secretariat

3.1. The Presidium:

a. The Presidium is introduced by the Organizing Committee and approved by the Meeting. The Chairperson of the Board of Directors (or an authorized Board member) shall serve as the Chairperson of the Meeting with the following duties:

- Direct the Meeting according to the approved agenda and ensure order;
- Guide shareholders in discussing agenda items;
- Submit drafts and conclude matters for voting;
- Respond to shareholders' inquiries regarding the agenda;
- Resolve issues arising during the Meeting.

b. The Presidium's decisions regarding order, procedures, or events arising outside the agenda shall be final.

c. The Chairperson has the right to request competent authorities to maintain order or to expel individuals who fail to comply with the Chairperson's direction or intentionally cause disruption.

d. The Chairperson may adjourn or change the meeting venue if:

- Participants obstruct or disrupt order, threatening a fair and legal proceeding;
- The venue is insufficient for participants;
- The maximum adjournment shall not exceed 03 days from the original opening date.

e. The Presidium works on the principle of collectivity and decides by majority.

3.2. The Secretariat:

a. Introduced by the Presidium and approved by the Meeting; works under the direction of the Presidium.

b. Duties:

- Accurately record the full proceedings, approved matters, and notes from the Meeting;
- Draft the Minutes and Resolutions of the Meeting;
- Perform other tasks assigned by the Presidium.

Article 4: Rights and Obligations of the Ballot Counting Committee

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

4.2. Duties:

- Instruct on voting procedures;
- Supervise the voting process of shareholders/proxies;
- Count votes and prepare the Minutes of Vote Counting. The Head of the Committee shall report the results to the Meeting.

4.3. The Committee is responsible for the accuracy and honesty of the announced results.

CHAPTER II

MEETING PROCEDURES

Article 5: Conditions for Conducting the Meeting The Meeting shall proceed if the attending shareholders/proxies represent more than 50% of the total voting shares based on the recorded List of Shareholders.

Article 6: Voting Procedures

6.1. Principle: All agenda items must be approved by voting (raising Voting Cards or using ballots). Each shareholder is issued one Voting Card and ballots specifying their total voting shares, bearing the Company's seal.

6.2. Voting Method: Shareholders vote (Approve, Disapprove, or No Opinion) as guided by the Chairperson.

6.3. Voting Rules:

- Each share owned or represented equals one vote.
- Matters are approved when shareholders representing at least more than 50% of the total voting shares of all attending shareholders vote in favor.

Article 7: Minutes and Resolutions

7.1. Meeting proceedings shall be recorded in the Minutes. The Chairperson and Secretary are responsible for its accuracy.

7.2. Minutes must be announced and approved by the Meeting before closing.

7.3. Minutes must be posted on the Company's website within twenty-four (24) hours after the Meeting ends.

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

7.5. Based on the results, the Chairperson shall issue the Resolutions on matters approved by the Meeting.

Article 8: Effectiveness These Regulations consist of 2 Chapters and 8 Articles, read publicly before the Meeting, and take effect immediately upon approval by the Meeting. Amendments may be made upon the Chairperson's proposal and approval by the Meeting.

ON BEHALF OF THE BOARD OF DIRECTORS CHAIRMAN

(Signed)

Tran Thanh Binh

MEETING AGENDA

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Time: 07:30 AM, Monday, May 11, 2026

Location: TTBGROUP Joint Stock Company, No. 20/1 Duong Tu Minh, Thai Nguyen Province.

No.	Time	Agenda Items
I	**OPENING OF THE MEETING**	
1.	07h30-08h00	- Reception & Shareholder Registration; - Eligibility verification and finalizing the list of attending shareholders.
2.	08h00-08h15	- Report by the Shareholder Eligibility Verification Committee on verification results.Declaration of the Meeting's compliance with legal conditions to proceed.
3.	08h15-08h30	- Flag salute ceremony, opening remarks, statement of reasons, and introduction of participants.
4.	08h30-08h45	- Introduction of the Presidium, Chairperson, and Secretariat; - Approval of the Meeting Agenda and Working Regulations.
II	**MAIN PROCEEDINGS**	
5.	08h45-09h20	- Report on the Board of Directors' (BOD) activities in 2025; - Report on the Supervisory Board's activities in 2025; - Report on 2025 business performance and the 2026 business plan.
6.	09h20-09h50	• Proposals (PP) from the BOD and Supervisory Board on: - PP 01: Remuneration for the BOD; - PP 02: Remuneration for the Supervisory Board; - PP 03: Selection of the auditing firm for the 2026 fiscal year; - PP 04: Approval of audited financial statements for: 2022, 2023, 2024; - PP 05: Dismissal of Independent Member(s) of the BOD; - PP 06: Amendments to the Company's Charter.
7.	09h50-10h05	- Discussion, Q&A session.
8.	10h05-10h40	- Election of the Ballot Counting Committee; - Approval of voting regulations; - Voting on the General Meeting of Shareholders' resolutions.
9.	10h40-11h10	- Break and vote counting.
10.	11h10-11h30	- Announcement of vote counting results; - Approval of the Minutes and the Draft Resolution of the General Meeting of Shareholders.
III	**CLOSING OF THE MEETING**	
11.	11h30	- Official closing of the Meeting.

**(During the preparation process for the 2026 Annual General Meeting of Shareholders, any arising changes to the agenda will be officially announced to our valued Shareholders.)*

TTBGROUP JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness**

Thai Nguyen, May 11, 2026

REPORT ON 2025 CORPORATE GOVERNANCE AND 2026 ORIENTATION OF THE BOARD OF DIRECTORS TTBGROUP JOINT STOCK COMPANY

The Board of Directors ("BOD") of TTBGROUP Joint Stock Company ("the Company/TTB") hereby submits the 2025 Corporate Governance Report to the 2026 Annual General Meeting of Shareholders ("AGM") as follows:

1. Business Performance of the Company

In 2025, TTB witnessed a positive recovery following a challenging period. Net revenue from sales and services increased by approximately **39.5%** compared to 2024 (an increase of over 54 billion VND). Profit after corporate income tax increased by over **236%**, equivalent to an increase of over 133 billion VND. Key activities include:

- **Real Estate:** Focused on completing the GreenCity Bac Giang apartment project (commenced construction of tower CT2A) and collaborated on the Social Housing project in Tich Luong Ward, Thai Nguyen City.

- **Manufacturing:** Expanded the shuttlecock production area; added machinery and equipment for processing and wing-shaping; improved product quality and productivity; expanded distribution to Southern markets; and operationalized badminton courts for practice and competition.

- **Trading:** Continued trading activities in steel and construction equipment.

- **Corporate Governance:** During the 2025-2029 term, one Independent Member submitted a resignation. However, the BOD remains committed to implementing the AGM's resolutions, exercising its rights and obligations in accordance with the law and the Company's Charter to ensure operational stability and growth during the restructuring process.

- **Stock Status:** TTB shares are currently under trading suspension. The Company is making every effort to rectify previous violations to resume normal trading.

2. Remuneration and Other Benefits of the BOD in 2025

Based on the 2025 business results, the BOD has strived to complete targets set by the 2025 AGM Resolution. As per the published quarterly results, members of the BOD **did not receive remuneration** in 2025.

3. Summary of BOD Meetings and Resolutions

- **BOD Meetings:** In 2025, the BOD issued **06 Resolutions** with a 100% approval rate.

- **Key Decisions:** These resolutions approved major policies and adjustments regarding operations and development:

No.	Resolution No.	Date	Content	Approval Rate
1	01/NQ-HĐQT	Mar 12, 2025	Approved the extension and scheduled date for the 2025 AGM.	100%
2	02/NQ-HĐQT	Mar 19, 2025	Approved the change and selection of the audit firm for 2022-2024 financial statements.	100%
3	18/NQ-HĐQT	May 25, 2025	Approved the implementation of Resolution 68 of the Politburo on private sector development.	100%
4	04/NQ-HĐQT	Jun 26, 2025	Approved the dismissal of the Deputy General Director.	100%
5	05/NQ-HĐQT	Oct 06, 2025	Approved the dismissal/appointment of the Person in charge of Governance, Company Secretary, and dissolution of the Internal Audit Board.	100%
6	07/NQ-HĐQT	Oct 14, 2025	Approved credit facilities from VPBank.	100%

4. Transactions with Subsidiaries or Controlled Entities

(No transactions occurred).

5. Activities of Independent BOD Members and Evaluation

Independent members strictly complied with independence requirements under the law and Company Charter.

The BOD members, possessing diverse expertise, actively participated in strategic planning and supervised the Board of Management (BOM).

Evaluation:

- **Compliance:** The BOD fully performed its duties per the law and AGM Resolutions. Meeting procedures were legally sound.

- **Governance Efficiency:** The BOD closely directed the BOM in executing business plans and maintaining financial stability.

- **Transparency:** Discussions were democratic and open; independent members were provided with full information.

6. Supervision of the Board of Management (BOM)

Business Operations: The BOD highly appreciates the BOM's efforts in pursuing strategic goals and maintaining cash flow during restructuring.

Compliance: Periodic inspections show that the BOM strictly adhered to accounting standards and internal processes. No material violations were recorded in economic contracts or major expenditure approvals.

Strategic Execution: The BOM effectively implemented key projects. However, the BOD noted that the BOM should focus more on market risk management and digital transformation.

7. Strategic Orientation for 2026

For 2026, the BOD defines its core objective as **"Sustainable Growth through Digital Transformation and Risk Management,"** focusing on the following pillars:

1. Optimizing Operations & Quality Growth: Prioritize cash flow management and "capital buffers" to resist market shocks. Focus on high-margin core business segments rather than rapid expansion.
2. Digital Transformation and AI: Transition to data-driven management and apply Artificial Intelligence (AI) to optimize costs and enhance customer experience.
3. ESG Framework (Environmental, Social, Governance): Standardize sustainability reporting, monitor emission reduction targets, and enhance governance transparency.
4. Risk Management and Compliance: Strengthen the role of sub-committees, internal controls, and cybersecurity risk management.
5. Project Completion: Ensure the GreenCity Bac Giang and Social Housing projects remain on schedule.

The BOD is committed to maximizing shareholder value and ensuring employee welfare.

Respectfully submitted for AGM review and approval.

(Note: Data in this report is based on the Company's Q4/2025 Financial Statements prepared on January 20, 2026).

To:
- *General Meeting of Shareholders;*
- *Archives.*

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

(Signed)

Tran Thanh Binh

TTBGROUP	**SOCIALIST REPUBLIC OF VIETNAM**
JOINT STOCK COMPANY	**Independence - Freedom - Happiness**

Thai Nguyen, May 11, 2026

REPORT ON THE ACTIVITIES OF THE SUPERVISORY BOARD

TTBGROUP JOINT STOCK COMPANY

To: The General Meeting of Shareholders

Within the scope of responsibilities and powers of the Supervisory Board ("SB") as prescribed by the Company's Charter and in compliance with the Law on Enterprises and regulations for public companies, the SB in 2025 has strived to fulfill its duties in monitoring and inspecting compliance with the Law and Company Charter regarding accounting, finance, investment, business cooperation, and real estate projects.

The Supervisory Board reports the following contents to the General Meeting of Shareholders:

1. Monitoring Results of Operations and Financial Status

The SB evaluated 2025 as a year of positive transition for the enterprise:

Business Results: Revenue from sales and services increased by approximately 351% (over 151 billion VND) compared to 2024. Profit after tax increased by over 88 billion VND.

Project Progress:

Real Estate: Commenced construction of tower CT2A in the GreenCity Bac Giang project and coordinated the construction of Social Housing in Tich Luong, Thai Nguyen.

Production & Business: Expanded the shuttlecock factory, added machinery to increase productivity, and opened competitive badminton courts.

Stock Status: TTB shares are currently suspended from trading. The Company is actively working to rectify violations as soon as possible.

2. Transactions with Subsidiaries and Related Parties

No transactions occurred during the period.

3. SB Activities and Supervision of the Board of Directors (BOD) and Management

Meetings: The SB held 04 meetings in 2025 to monitor compliance with the Law, the Charter, and the implementation of resolutions from the General Meeting of shareholders.

Remuneration: Members only receive remuneration for 2025 if the profit-to-revenue ratio exceeds 10%.

BOD Evaluation: The BOD closely supervised Management, issued resolutions within its authority, and held regular meetings to direct business activities.

Management Evaluation: The SB highly appreciates the efforts to stabilize operations but requests closer coordination with auditors to finalize audited financial statements promptly.

4. Evaluation of Coordination

BOD & Management: Coordination is based on a clear separation of governance and executive functions. Management strictly followed reporting regimes and project updates.

SB with BOD & Management: The SB maintained close coordination through access to executive records. Recommendations regarding risk control and accounting system improvements were seriously implemented.

Shareholders: The Company ensures equal access to information for all shareholders and maintains transparency in information disclosure.

5. Recommendations and Proposals for 2026

For the BOD: Strengthen the monitoring of major investment decisions and related-party transactions; direct the completion of the risk management system.

For the Management:

Finance: Tighten debt and inventory management to optimize working capital; take decisive measures to recover overdue debts.

Internal Control: Improve operational processes in production/business departments to resolve existing issues identified by the SB.

Compliance: Maintain discipline in preparing and disclosing financial statements to reflect the business's health accurately and promptly.

The Supervisory Board respectfully submits this report to the General Meeting of Shareholders for consideration and approval.

(Note: Data in this report is based on the Company's Q4/2025 Financial Statements prepared on January 20, 2026)

ON BEHALF OF THE SUPERVISORY BOARD

HEAD OF THE BOARD

(Signed)

Ngoc Van Ninh

TTBGROUP
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thai Nguyen, May 11, 2026

REPORT OF THE MANAGEMENT BOARD

SUMMARY OF 2025 OPERATIONS & 2026 BUSINESS PLAN

PART I: SUMMARY OF 2025 OPERATIONS

1. Macroeconomic Context in 2025

- **Global Economy:** Entered a period of stable but slow recovery with cooling inflation, leading major central banks to cut interest rates.

- **Vietnam's Economy:** GDP growth remained positive (projected at 6.5% - 7%). Accelerated public investment in Northern infrastructure provided a direct boost to the Real Estate and Construction Materials sectors.

- **Real Estate & Construction Materials:** The market saw strong "purification," with the affordable and social housing segments becoming the focal point. Input material prices fluctuated but remained within the Company's control.

2. Opportunities and Challenges

- **Opportunities:** A clear legal framework through the implementation of the Land Law and Law on Real Estate Business helped fast-track projects. TTB maintained its leading position in Thai Nguyen and successfully diversified its capital sources.

- **Challenges:** High lending rates (floating rates hitting 12% - 14% at times) and intense competition from major developers entering the Northern market. Rising labor, material, and land clearance costs pressured profit margins.

3. Key Results Achieved in 2025

- **Real Estate:** Handed over apartments in Thai Nguyen and accelerated projects in Bac Ninh.

- **Production & Trade:** Maintained stable supply of construction materials (steel, scaffolding) and domestic market share for traditional shuttlecock production.

- **Finance:** Restructured loans and streamlined the workforce.

- **Legal:** Commenced construction of tower CT2A (GreenCity Bac Giang) and 4 Social Housing blocks in Tich Luong, Thai Nguyen.

4. Financial Performance 2025 *(Unit: Billion VND)*

Indicator	2024	2025 (Cumulative Q4)	Change (%)
Total Revenue	43	194	351%
Operating Profit	(88)	0.169	-
Profit Before Tax	(88)	0.189	-

Indicator	2024	2025 (Cumulative Q4)	Change (%)
Profit After Tax	(88)	0.189	-

PART II: 2026 BUSINESS PLAN

1. 2026 Macroeconomic Outlook

- **Global:** Forecasted growth of 2.7%, with Asia as the primary driver.

- **Vietnam:** Aiming for GDP growth of over 10%/year for the 2026-2030 period. Q1/2026 actual growth reached 7.83%. Focus remains on public investment and strategic infrastructure projects.

2. 2026 Business Targets *(Unit: Billion VND)*

Indicator	2026 Plan	2025 Actual	Change (%)
Total Revenue	216	194	11.4%
Operating Profit	0.275	0.169	63%
Profit Before Tax	0.275	0.189	46%
Profit After Tax	0.22	0.189	16%

3. Strategic Key Focus Areas

- **Trust & Partnerships:** Commitment to fulfill obligations to partners, customers, and financial institutions.

- **Financial Restructuring:** Liquidating inefficient assets to focus on core business and reducing reliance on credit debt.

- **Human Resources:** Enhancing employee income based on performance and attracting high-capacity talent.

Conclusion: The Management Board assesses 2026 as a major opportunity for transformation to keep pace with the nation's development in the "era of national rising".

Respectfully!

Recipients:
- *The General Meeting of Shareholders;*
- *The Board of Directors, The Supervisory Board;*
- *Archives (VT).*

FOR THE MANAGEMENT BOARD

GENERAL DIRECTOR

(Signed)

Phung Van Thai

TTBGROUP	**SOCIALIST REPUBLIC OF VIETNAM**
JOINT STOCK COMPANY	**Independence - Freedom – Happiness**
No.: 01/2026/TT-ĐHĐCĐ	

Thai Nguyen, May 11, 2026

PROPOSAL 1

OF THE BOARD OF DIRECTORS

(Re: Approval of remuneration for members of the Board of Directors in 2026)

To: The General Meeting of Shareholders

The Board of Directors (BOD) hereby reports to the General Meeting of Shareholders (AGM) on the status of remuneration payments for BOD members in 2025 and proposes the expected remuneration for 2026 as follows:

1. Status of Remuneration Payments for BOD Members in 2025

Pursuant to the 2025 Annual AGM Resolution: Members of the BOD shall only receive remuneration during the year when the profit-to-revenue ratio exceeds 10%. As the audited 2025 business performance results are pending completion, the BOD has not received any remuneration as of the current date.

2. Proposed Remuneration for BOD Members in 2026

Based on the 2026 business plan presented by the BOD, the BOD respectfully proposes to receive remuneration for the year 2026 only when the profit-to-revenue ratio exceeds 10%.

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

To:	**ON BEHALF OF THE BOARD OF DIRECTORS**
- As above;	**CHAIRMAN**
- BOD, Supervisory Board;	*(Signed)*
- Archives.	**Tran Thanh Binh**

TTBGROUP JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM**
No.: 01/2026/TT-ĐHĐCĐ	**Independence - Freedom – Happiness**

Thai Nguyen, May 11, 2026

PROPOSAL 2

OF THE SUPERVISORY BOARD

(Re: Approval of remuneration for members of the Supervisory Board in 2026)

To: The General Meeting of Shareholders

The Supervisory Board (SB) hereby reports to the General Meeting of Shareholders (AGM) on the status of remuneration payments for SB members in 2025 and proposes the expected remuneration for 2026 as follows:

1. Status of Remuneration Payments for SB Members in 2025

Pursuant to the 2025 Annual AGM Resolution: Members of the SB shall only receive remuneration during the year when the profit-to-revenue ratio exceeds 10%. As the final business performance results for 2025 are still being finalized, the SB has not received any remuneration as of the current date.

2. Proposed Remuneration for SB Members in 2026

Based on the 2026 business plan, the SB respectfully proposes to receive remuneration for the year 2026 only when the profit-to-revenue ratio exceeds 10%.

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

To:	**ON BEHALF OF THE SUPERVISORY BOARD**
- As above;	**HEAD OF THE BOARD**
- BOD, SB;	*(Signed)*
- Archives.	**Ngoc Van Ninh**

TTBGROUP **JOINT STOCK COMPANY** No.: 01/2026/TT-ĐHĐCĐ	**SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom – Happiness**

Thai Nguyen, May 11, 2026

PROPOSAL 03

OF THE SUPERVISORY BOARD

(Re: Selection of an auditing firm to perform audits for the Company in 2026)

To: The General Meeting of Shareholders

In performance of the obligations prescribed in the Company's Charter and the provisions of law, the Supervisory Board of TTBGROUP Joint Stock Company respectfully submits to the General Meeting of Shareholders (AGM) for consideration and approval the selection of an auditing firm to perform the Company's audits for the year 2026 as follows:

1. Criteria for Selecting an Independent Auditing Firm

The Supervisory Board proposes the following criteria for selecting an independent auditing firm:

The firm must be licensed to operate in Vietnam and approved by the State Securities Commission (SSC) to conduct audits for issuing organizations and listed entities.

The firm must be highly reputable for its audit quality and possess extensive experience in auditing Financial Statements (FS) within the Real Estate sector, in accordance with Vietnamese Accounting Standards (VAS), the Law on Accounting of Vietnam, and International Financial Reporting Standards (IFRS).

The firm must have a team of highly qualified and experienced auditors; meet the Company's requirements regarding audit scope and schedule; and offer reasonable audit fees commensurate with the quality of the audit.

2. Submission to the AGM for Approval of the Selection

Based on the aforementioned criteria, the Supervisory Board respectfully requests the General Meeting to authorize the Board of Directors to select a suitable auditing firm and enter into an audit service contract for the Company's 2026 fiscal year.

Thank you respectfully!

To: *- As above;* *- BOD, SB;* *- Archives.*	**ON BEHALF OF THE SUPERVISORY BOARD** **HEAD OF THE BOARD** *(Signed)* **Ngoc Van Ninh**

TTBGROUP **JOINT STOCK COMPANY** No.: 01/2026/TT-ĐHĐCĐ	**SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom – Happiness**

Thai Nguyen, May 11, 2026

PROPOSAL 4

OF THE BOARD OF DIRECTORS

(Re: Approval of Audited Financial Statements for: 2022, 2023, 2024)

To: The General Meeting of Shareholders

The Board of Directors (BOD) respectfully submits to the General Meeting of Shareholders (AGM) the approval of the Audited Financial Statements for the years 2022, 2023, and 2024 as follows:

1. Approval of Audited Financial Statements for the years: 2022, 2023, 2024

Due to objective reasons, the Company was unable to finalize the Financial Statements for the years 2022, 2023, 2024, and 2025 during previous reporting periods. To date, the Company has coordinated with the auditing firm to complete the Financial Statements for the years: 2022, 2023, and 2024. These reports have been officially disclosed through recent information disclosure channels.

The Board of Directors respectfully requests the General Meeting of Shareholders to consider and approve the Audited Financial Statements for the years: 2022, 2023, and 2024.

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

To: *- As above;* *- BOD, Supervisory Board;* *- Archives.*	**ON BEHALF OF THE BOARD OF DIRECTORS** **CHAIRMAN** *(Signed)* **Tran Thanh Binh**

TTBGROUP **JOINT STOCK COMPANY** No.: 01/2026/TT-ĐHĐCĐ	**SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom – Happiness**

Thai Nguyen, May 11, 2026

PROPOSAL 5

OF THE BOARD OF DIRECTORS

(Re: Dismissal of an Independent Member of the Board of Directors)

To: The General Meeting of Shareholders

The Board of Directors (BOD) hereby reports to the General Meeting of Shareholders (AGM) regarding the receipt of a resignation letter from Mr. La Cong Quynh for personal reasons. The Company has performed the official Information Disclosure regarding this matter in 2025. Therefore, the BOD respectfully submits to the AGM for approval the following content:

To approve the dismissal of Mr. La Cong Quynh from the position of Independent Member of the Board of Directors of TTB, effective from May 11, 2026.

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

To: *- As above;* *- BOD, Supervisory Board;* *- Archives.*	**ON BEHALF OF THE BOARD OF DIRECTORS** **CHAIRMAN** *(Signed)* **Tran Thanh Binh**

TTBGROUP	**SOCIALIST REPUBLIC OF VIETNAM**
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No.: 01/2026/TT-ĐHĐCĐ	*Thai Nguyen, May 11, 2026*

PROPOSAL 6

OF THE BOARD OF DIRECTORS

(Re: Amendments to the Company's Charter)

To: The General Meeting of Shareholders

The Board of Directors (BOD) respectfully reports to the General Meeting of Shareholders (AGM) regarding the amendments to the Company's Charter as follows:

Pursuant to Point 2, Clause 1, Article 143 of the Law on Enterprises 2020, which states: *"The notice of invitation to the meeting must be sent by a method that ensures it reaches the contact address of the shareholders and must be posted on the Company's website; where the company deems it necessary, it shall be published in a central or local daily newspaper in accordance with the Company's Charter."*

In order to ensure that the invitation process is convenient, rapid, and accurate, the BOD respectfully submits to the AGM for approval the amendment and supplementation of the following content:

"The notice of invitation to the meeting shall be sent by a method that ensures it reaches the contact address of the shareholder, or sent via electronic mail (Email) to the shareholder's email address as provided in the list issued by the Vietnam Securities Depository and Clearing Corporation (VSDC), and must be posted on the Company's website; where the company deems it necessary, it shall be published in a central or local daily newspaper in accordance with the Company's Charter."

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

To:	**ON BEHALF OF THE BOARD OF DIRECTORS**
- As above;	**CHAIRMAN**
- BOD, Supervisory Board;	*(Signed)*
- Archives.	**Tran Thanh Binh**

TTBGROUP
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thai Nguyen, May 11, 2026

MINUTES OF SHAREHOLDER STATUS VERIFICATION

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, of the National Assembly (as

amended and supplemented by Law No. 03/2022/QH15 and Law No. 76/2025/QH15);

- Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019, of the National Assembly

(as amended and supplemented by Law No. 56/2024/QH15);

- Pursuant to the Charter on Organization and Operation of TTBGROUP Joint Stock Company;

- Pursuant to the shareholder status verification and the shareholder register for the 2026 Annual General

Meeting of Shareholders of the Company.

Today, at 08:15 AM on May 11, 2026, at TTBGROUP Joint Stock Company, No. 20/1 Duong Tu Minh

Street, Quan Trieu Ward, Thai Nguyen Province, the Shareholder Status Verification Board for the 2026

Annual General Meeting of Shareholders (the "Meeting") of TTBGROUP Joint Stock Company comprises:

1. Ms. Nguyen Thị Nhat Le – Head of the Board;

2. Ms. Tong Thị Thu Hoan – Member;

3. Ms. Luong Thị Huyen Trang – Member.

On behalf of the Shareholder Status Verification Board, I hereby announce the results of the shareholder

status verification as follows:

- The List of Shareholders of the Company prepared by the Vietnam Securities Depository and Clearing

Corporation (VSDC) as of April 6, 2026, consists of 5,672 shareholders, representing 101,509,583 shares,

equivalent to 101,509,583 voting rights, accounting for 100% of the total voting rights of the Company.

- Results of the Shareholder Status Verification:

+ Total number of shareholders attending the Meeting is: 45 shareholders, representing 52,535,321

shares, equivalent to 52,535,321 voting rights, accounting for 51.75% of the total voting rights of the

company.

Pursuant to Clause 1, Article 145 of the Law on Enterprises 2020 regarding conditions for conducting the

General Meeting of Shareholders:

"1. A meeting of the General Meeting of Shareholders shall be conducted when the number of attending

shareholders represents more than 50% of the total voting rights;"

Based on the results of the shareholder status verification, the number of shareholders attending the Meeting

represents 51.75% of the total voting rights of the company.

Therefore, in accordance with the provisions of the current Law on Enterprises and the Charter of

TTBGROUP Joint Stock Company, the Meeting is duly qualified to proceed.

MEMBERS		**HEAD OF THE BOARD**
(Signed)	(Signed)	(Signed)
Tong Thi Thu Hoan	**Luong Thi Huyen Trang**	**Nguyen Thi Nhat Le**

TTBGROUP JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness**

Thai Nguyen, May 11, 2026

VOTING REGULATIONS

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

TTBGROUP JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its guiding documents;

- Pursuant to the Charter of TTBGROUP Joint Stock Company.

The voting to approve Reports, Proposals, and Resolutions according to the agenda of the 2026 Annual

General Meeting of Shareholders ("Meeting") of TTBGROUP Joint Stock Company ("Company") shall

be conducted in accordance with the following regulations:

I. VOTING METHODS

1. Shareholders or authorized proxies shall exercise their voting rights at the Meeting using Voting Cards and Voting Ballots.

2. Voting Cards and Voting Ballots are pre-printed forms provided by the Organizing Committee, bearing the Company's red seal, and issued to Shareholders upon registration. These contain information on the form of attendance (Proxy/Direct), shareholder code, and the number of voting shares.

3. The Meeting votes on each agenda item. For each issue, the Presidium will request voting as follows:

- Voting Cards:

- First time: Voting "In favor" (Approval).

- Second time: Voting "Against" (Disapproval).

- Third time: Voting "No opinion" (Abstention).

- Voting Ballots: Shareholders mark their choice in the appropriate box on the provided form according to instructions. Each shareholder/proxy (1 person) may only vote once (In favor, Against, or No opinion) for each issue.

4. Calculation: One (01) share equals one (01) vote. The Company's charter capital is VND

1,015,095,830,000, divided into 101,509,583 ordinary shares.

5. Valid Ballots: Must be issued by the Company, have the Company's seal, include the shareholder code/voting rights, and be signed with the full name of the shareholder/proxy.

6. Invalid Ballots: Not issued by the Company, lacking a seal, erased/edited, unsigned, or marked in more than one box for a single item.

II. APPROVAL PRINCIPLES

Issues are considered approved when they receive the affirmative vote of shareholders representing more than 50% (fifty percent) of the total voting shares of all shareholders/proxies attending the meeting.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN
(Signed)

Tran Thanh Binh

TTBGROUP
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thai Nguyen, May 11, 2026

MINUTES OF VOTING COUNTING

AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

- Pursuant to the Law on Enterprises No. 59/2020/QH14 approved by the National Assembly of the

Socialist Republic of Vietnam on June 17, 2020, and its guiding documents;

- Pursuant to the Law on Securities No. 54/2019/QH14 approved by the National Assembly of the Socialist

Republic of Vietnam on November 26, 2019, and relevant guiding documents;

- Pursuant to the Charter of TTBGROUP Joint Stock Company;

- Based on the direct voting ballots collected from shareholders at the Meeting.

TTBGROUP JOINT STOCK COMPANY

Business Code: 4600359768, first issued by the Business Registration Office of Thai Nguyen Province on

March 5, 2008, with the 22nd amendment on July 7, 2025.

Headquarters: Group 3, Quan Trieu Ward, Thai Nguyen City, Thai Nguyen Province.

Today, at 10:20 AM on May 11, 2026, at the Hall of TTBGROUP Joint Stock Company, the Voting

Counting Board of the 2026 Annual General Meeting of Shareholders ("Meeting") of TTBGROUP Joint

Stock Company ("Company") consists of:

1. Ms. Tran Thi Quynh – Head of the Board

2. Ms. Luong Thi Huyen Trang – Member

3. Ms. Tong Thi Thu Hoan – Member

The Voting Counting Board updated the shareholder status verification results before voting at 10:20 AM

as follows:

Total shares: 101,509,583 shares (all ordinary shares with voting rights).

Each ordinary share corresponds to one vote.

Total voting rights of the Company: 101,509,583 votes.

Total attendees: 46 shareholders, representing 52,612,021 shares (51.83% of total voting rights).

Voting participants: 46 shareholders (100% of attendees).

Valid votes: 52,612,021 (100%); Invalid votes: 0 (0%).

VOTING RESULTS FOR THE MEETING CONTENTS:

1. Report on the Board of Directors' activities in 2025: Approved (100% Approval).

2. Report on the Supervisory Board's activities in 2025: Approved (100% Approval).

3. 2025 Business Performance Report and 2026 Business Plan: Approved (100% Approval).

4. Proposal 1: Remuneration for the Board of Directors in 2026: Approved (100% Approval).

5. Proposal 2: Remuneration for the Supervisory Board in 2026: Approved (100% Approval).

6. Proposal 3: Selection of Auditing Firm for 2026: Approved (100% Approval).

7. Proposal 4: Audited Financial Statements for 2022, 2023, 2024: Approved (100% Approval).

8. Proposal 5: Dismissal of Independent Member of the Board of Directors: Approved (100% Approval).

9. Proposal 6: Amendments to the Company’s Charter: Approved (100% Approval).

Conclusion: The voting counting was completed at 10:40 AM on the same day and was approved before

the Meeting.

MEMBERS		**HEAD OF THE BOARD**
(Signed)	(Signed)	(Signed)
Luong Thi Huyen Trang	**Tong Thi Thu Hoan**	**Tran Thi Quynh**

TTBGROUP
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thai Nguyen, May 11, 2026

MINUTES

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

TTBGROUP JOINT STOCK COMPANY

Headquarters Address: Group 3, Quan Trieu Ward, Thai Nguyen Province.

Business Registration Number: 4600359768, initially issued by the Department of Planning and Investment of Thai Nguyen Province on March 5, 2008, and updated for the 22nd time on July 7, 2025.

Time and Venue: The meeting commenced at 08:15 AM on May 11, 2026, at the Hall of TTBGROUP Joint Stock Company, No. 20/1 Duong Tu Minh Street, Quan Trieu Ward, Thai Nguyen Province.

A. PROCEDURAL SECTION

I. Legality and Validity of the Meeting

Basis for Convening: The fiscal year of TTBGROUP Joint Stock Company (hereinafter referred to as the "Company") ended on December 31, 2025. Therefore, the Company organized the Meeting in accordance with legal regulations and the Company's Charter.

Shareholder Eligibility Verification Report: Ms. Nguyen Thi Nhat Le, representing the Shareholder Eligibility Verification Committee, announced the results:

Total shareholders at the record date (April 6, 2026): 5,672 shareholders, representing 101,509,583 shares (101,509,583 voting rights), accounting for 100% of the total voting shares.

Attendance at the start of the Meeting: 46 shareholders (including direct attendance and authorized proxies), representing 52,612,021 shares, equivalent to 51.83% of the total voting shares.

Conclusion: Pursuant to the Law on Enterprises 2020 and the Company's Charter, the Meeting is valid to proceed as attendees represent over 50% of the total voting shares.

II. Presidium and Secretariat The Meeting approved the Presidium and Secretariat with a 100% approval rate:

- **Presidium:**

- Mr. Tran Thanh Binh – Chairman – Chairperson.

- Mr. Phung Van Thai – Member of the BOD.

- Mr. Nguyen Thanh Hung – Member of the BOD.

- Mr. Hoang Trung Thành – Independent Member of the BOD.

- Mr. Ngoc Van Ninh – Head of the Supervisory Board.

- **Secretariat:** Ms. Nong Thi Le.

B. MEETING AGENDA AND CONTENT

I. Approval of Agenda and Regulations: Approved with a 100% vote.

II. Discussion Issues:

- **Reports Presented:** The BOD Report 2025, Supervisory Board Reports, 2025 Business Performance, 2026 Plan, and various Proposals were presented to the Meeting.

- **Shareholder Discussion:** A shareholder (ID: 210913008431487) inquired about the audit contract status, the release date of the 2025 Audited Financial Statements, and when TTB shares would resume trading.

- **Presidium Response:** The Company has signed an audit contract and disclosed this info on its website/Stock Exchange. TTB is working with auditors to finalize the 2025 report as soon as possible. Once the reports are completed, the Company will apply to remove the trading suspension for TTB shares.

III. VOTING RESULTS ON MAIN CONTENTS

All following contents were approved with **100% of the voting shares** present at the Meeting (52,612,021 shares):

- **Content 1:** BOD Activity Report for 2025.
- **Content 2:** Supervisory Board Activity Report for 2025.
- **Content 3:** 2025 Business Performance Report and 2026 Plan.
- **Content 4:** Remuneration for the BOD in 2026.
- **Content 5:** Remuneration for the Supervisory Board in 2026.
- **Content 6:** Selection of the Audit Firm for 2026.
- **Content 7:** Approval of Audited Financial Statements for 2022, 2023, 2024.
- **Content 8:** Dismissal of Independent Member of the BOD.
- **Content 9:** Amendments to the Company Charter.

IV. CLOSING

The Meeting Minutes and Draft Resolution were approved with 100% consensus. The Chairperson declared the Meeting closed at 11:00 AM on the same day.

SECRETARY	**CHAIRPERSON**
(Signed)	(Signed)
Nong Thi Le	**Tran Thanh Binh**

TTBGROUP **JOINT STOCK COMPANY** *No: 01/2026/NQ-DHDCD*	**SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness**

Thai Nguyen, May 11, 2026

RESOLUTION

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

GENERAL MEETING OF SHAREHOLDERS

TTBGROUP JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 (as amended by Law No.03/2022/QH15 and Law No. 76/2025/QH15);

- Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019 (as amended by Law No. 56/2024/QH15);

- Pursuant to the Charter of TTBGROUP Joint Stock Company (the "Company");

- Pursuant to the Proposals of the Board of Directors (BOD) and the Supervisory Board (SB) at the 2026

Annual General Meeting of Shareholders ("Meeting");

- Pursuant to the Meeting Minutes of the Company dated May 11, 2026;

- Pursuant to the Voting Counting Minutes at the Meeting of the Company dated May 11, 2026.

RESOLVES:

Article 1: To approve the reports and proposals of the BOD and the SB regarding the following contents:

Item 1: Report on the Board of Directors' activities in 2025.

Item 2: Report on the Supervisory Board's activities in 2025.

Item 3: Report on 2025 business results and the 2026 plan.

Item 4: Proposal 1: Remuneration for the Board of Directors in 2026.

Item 5: Proposal 2: Remuneration for the Supervisory Board in 2026.

Item 6: Proposal 3: Selection of the auditing firm for 2026.

Item 7: Proposal 4: To approve the Financial Statements for 2022, 2023, 2024.

Item 8: Proposal 5: To approve the dismissal of the Independent Member of the BOD.

Item 9: Proposal 6: To approve the amendments to the Company's Charter.

Article 2: Implementation Provisions

This Resolution takes effect from the date of signing.

Members of the BOD, the SB, and the Management Board are responsible for organizing and implementing the contents of this Resolution based on their respective functions, duties, and authorities.

Recipients:
- *SSC;*
- *HNX;*
- *Filed: Archives.*

ON BEHALF OF THE GENERAL MEETING OF SHAREHOLDERS
CHAIRPERSON
(Signed)
Tran Thanh Binh