

No: 548/2025/CBTT-TASECOLAND

Hanoi, April 22nd, 2025

**DISCLOSURE OF INFORMATION
ON THE HA NOI STOCK EXCHANGE'S PORTAL**

To: Hanoi Stock Exchange.

1. Organization name: TASECO LAND INVESTMENT JOINT STOCK COMPANY.

Ticker: TAL

Address: 1st Floor, NO2-T1 Building, Diplomatic Complex, Xuan Tao Road,
Xuan Tao Ward, Bac Tu Liem District, Hanoi City.

Telephone: 024 3793 2525

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2. Content of information disclosure:

Taseco Real Estate Investment Joint Stock Company announces the Resolution and Minutes of the 2025 Annual General Meeting of Shareholders.

3. This Information was published on the Company's website on April 22nd, 2025, at the following link: <https://tasecoland.vn/vi/shareholder-document/dai-hoi-dong-co-dong-thuong-nien-2025/>

We hereby declare to be responsible for the accuracy and completeness of the above information. ✓

Attached documents:

The Resolution and Minutes of the
2025 Annual General Meeting of
Shareholders.

**PARTY AUTHORIZED TO DISCLOSE INFORMATION
DEPUTY GENERAL DIRECTOR**



Cao Thi Lan Huong

No: 01/2025/NQ-DHDCD

Hanoi, April 21st, 2025

RESOLUTION
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025

GENERAL MEETING OF SHAREHOLDERS
TASECO LAND INVESTMENT JOINT STOCK COMPANY

Pursuant to the Law on Enterprises 2020;

Pursuant to the Charter of Taseco Land Investment Joint Stock Company;

Pursuant to the Minutes of the 2025 Annual General Meeting of Shareholders of Taseco Land Investment Joint Stock Company No. 01/2025/BB-DHDCD dated April 21, 2025.

RESOLUTION:

Article 1. Approval of the report on the Company's business performance and the Board of Directors' activities in 2024; the Plan for Company's business and the Board of Directors' activities in 2025 (*according to the content of Report No. 01/2025/BC-HDQT dated March 28, 2025 attached*).

1. Some business results indicators in 2024.

Indicator	2024 Plan (billion VND)	2024 Result (billion VND)	% Result/Plan (%)
Consolidated revenue	3,040.0	1,684.5	55.4%
Consolidated profit before tax	614.0	875.6	142.6%
Consolidated profit after tax	475.0	685.0	144.2%

2. Some indicators of the 2025 production and business plan

No.	Indicator	2025 Plan (billion VND)
1	Consolidated revenue	4,332.0
2	Consolidated profit before tax	686.0
3	Consolidated profit after tax	536.0
4	Expected dividend rate	15%

3. Board of Directors' Remuneration Plan for 2025.

a) Board of Directors remuneration in 2025

No.	Title	Quantity	Salary/ month (VND)	Number of months	Total (VND)
1	Chairman of the BOD	01	15,000,000	12	180,000,000
2	Vice Chairman of the BOD	02	10,000,000	12	240,000,000
3	Member of the BOD	02	7,000,000	12	168,000,000
Total remuneration					588,000,000

Note: Remuneration for members of the Board of Directors is included in the Company's business operating expenses .

b) Salary and bonuses of Executive Board members in 2025: payment will be made according to the Company's Salary and bonus regulations and support for employees.

c) Bonus for the Board of Directors in 2025: To be allocated from the company's reward and welfare fund and shall not exceed the percentage approved by the General Meeting of Shareholders.

4. Authorization for the Board of Directors:

Based on the actual production and business activities of the Company and its member companies in 2025 and the market situation, the Board of Directors decided to adjust the Company's 2025 Production and Business Plan.

The Board of Directors is responsible for reporting and explaining to shareholders the adjusted contents at the next Annual General Meeting of Shareholders.

Article 2. Approval of the Report on the Board of Supervisors' 2024 Activities and Plan for 2025 Activities. (according to the attached Report No. 01/2025/BC-BKS dated March 28, 2025).

In which the 2025 Board of Supervisors' remuneration plan is approved as follows:

No.	Position	Quantity	Salary/ month (VND)	Number of months	Total (VND)
1	Head of the BOS	01	5,000,000	12	60,000,000
2	Member of the BOS	02	3,000,000	12	72,000,000
Total remuneration					132,000,000

Note: Remuneration for members of the Board of Supervisors is included in the Company's business operating expenses.

Article 3. Approval of the 2024 Audited Financial Statements (According to the content of Proposal No. 01/2025/TTr-HĐQT dated March 28, 2025 attached)

Article 4. Approval of the distribution of after-tax profits in 2024 and the plan for distribution of after-tax profits in 2025.

1. Report on profit distribution results in 2024

No.	Indicator	Amount (VND)
A	Figures on the separate Financial Statements	
1	Undistributed earnings by the end of 2023	529,982,551,040
2	Profit after corporate income tax in 2024	775,013,562,285
3	Dividend 2023 in Cash, paid in September 2024 (15% par value, based on Charter capital of VND 2,970 billion)	445,500,000,000
4	Deduction of reward and welfare funds	25,977,101,036
5	Accumulated undistributed profit after tax as of December 31, 2024 (5=1+2-3-4)	833,519,012,289
B	Figures on consolidated financial statements	
1	Undistributed earnings by the end of 2023	447,780,350,052
2	Profit after corporate income tax in 2024, in which:	685,099,930,448
a	<i>Profit after tax attributable to shareholders of the parent company in 2024</i>	<i>664,816,258,791</i>
b	<i>Profit after tax attributable to non-controlling interests</i>	<i>20,283,691,051</i>
3	Dividend 2023 in Cash, paid in September 2024 (15% par value, based on Charter capital of VND 2,970 billion)	445,500,000,000
4	Adjusting merge entries	6,549,914
5	Deduction of reward and welfare funds (4%)	27,157,101,036
6	Accumulated undistributed profit after tax until December 31, 2024 (6=1+2 (a)-3+4-5)	639,946,057,721

2. Approve the 2024 profit distribution

No.	Indicator	Amount (VND)
1	Payment of cash dividends in 2024 (15% par value, based on Chartercapital of VND 3,118.5 billion)	467,775,000,000
2	Retained earnings carried over to 2025 - Separate Financial Statements (II.2=I.A.5-II.1)	365,744,012,289
3	Retained earnings carried over to 2025 - Consolidated Financial Statements (II.3=I.B.6-II.1)	172,171,057,721

3. Profit Distribution Plan for 2025

No.	Indicator	Rate (%)/ Amount (VND)
1	Profit after corporate income tax in 2025 on Separate Financial Statements	533,000,000,000
2	Profit after corporate income tax in 2025 on Consolidated Financial Statements	536,000,000,000

No.	Indicator	Rate (%)/ Amount (VND)
3	Deduction of reward and welfare funds	Up to 3%
4	Expected dividend rate	15%

4. Implementation:

a) Assign the Board of Directors to organize the payment of dividends for 2024 according to the rate approved by the General Meeting of Shareholders.

b) Based on the actual production and business activities of the Company and its member companies in 2025 and the market situation, within the ratio approved by the General Meeting of Shareholders, the Board of Directors is authorized to decide: (i) advance payment of dividends for 2025; (ii) allocate and use the reward and welfare fund.

The Board of Directors is responsible for reporting and explaining the above contents to shareholders at the next Annual General Meeting of Shareholders.

Article 5. Approve the list of independent auditing companies for priority consideration and selection to audit the 2025 financial statements.

1. List of selected auditing companies:

- a) Ernst & Young Vietnam Company Limited.
- b) Deloitte Vietnam Company Limited (Deloitte).
- c) PricewaterhouseCoopers Vietnam Company Limited (PWC VN) .
- d) KPMG Vietnam Company Limited.
- e) A&C Auditing and Consulting Company Limited.
- f) AASC Auditing Company Limited.

2. Authorizing the Board of Directors to consider and decide on the selection of 01 of the above companies to audit the Company's 2025 Financial Statements.

Article 6. Approval of amendments and supplements to the Company Charter (according to the content of Submission No. 03/2025/TTr-HĐQT dated March 28, 2025 attached).

Article 7. Approval of the transfer of the registration of trading shares of Taseco Land Investment Joint Stock Company on the UPCOM trading system to the registration of listing shares on the Ho Chi Minh Stock Exchange (“HOSE”)

1. Register for the listing of TAL shares on the Ho Chi Minh Stock Exchange and delist TAL shares from the UPCOM trading system of the Hanoi Stock Exchange.

2. Ticker: TAL.

3. Type of securities: Common stock.

4. Par value: 10,000 VND/share.

5. Number of shares registered for listing: All shares issued by the Company up to the time of registration for listing at the Ho Chi Minh Stock Exchange .

6. Expected time to submit listing registration application: In 2025.

7. Authorization to the Board of Directors:

a) Based on market conditions and business operations, the Board of Directors shall determine the timing for the share listing registration on HOSE when the company meets all listing requirements per legal regulations.

b) Decide and direct relevant departments to carry out the necessary procedures and complete the application for listing TAL shares on the Ho Chi Minh Stock Exchange, as well as the procedure for transferring TAL shares from UPCOM to HOSE, including but not limited to: registering the listing of shares on HOSE, delisting shares from UPCOM, finalizing the shareholder list at the Vietnam Securities Depository and Clearing Corporation for the transfer, selecting the timing and offering price for the first trading day on HOSE.

c) Carry out other legal procedures as required by relevant authorities to complete the transfer from UPCOM to HOSE.

Article 8. Approval of the additional business lines of the Company.

1. The Company's business lines as follows:

No.	Names of additional business lines	Code
1	Preschool education	8511
2	Preschool education	8512
3	Primary education	8521
4	Lower secondary education	8522
5	Upper secondary education	8523
6	Basic-level training	8531
7	Intermediate-level training	8532
8	College-level training	8533
9	University training	8541
10	Master training	8542
11	Doctoral training	8543
12	Sports and recreation education	8551
13	Cultural education	8552
14	Other education not elsewhere classified	8559
15	Educational support activities	8560

No.	Names of additional business lines	Code
16	Hospital and health station activities	8610
17	Medical and dental practice activities	8620
18	Preventive medicine activities	8691
19	Orthopedic and rehabilitation centers	8692
20	Other human health activities not elsewhere classified	8699

2. Amendment and supplement to the Company Charter

Amend and supplement Clause 1, Article 4 on business lines and professions in the Company Charter corresponding to the content stated in Clause 1 of this Article.

3. Implementation

Assigning/authorizing the General Director - Legal Representative of the Company to organize and implement tasks related to changing business registration contents, including but not limited to the following tasks:

a) Carry out procedures related to adding business lines at the competent Business Registration Authority, including adjusting detailed content within the scope of business lines approved by the General Meeting of Shareholders.

b) Carry out other procedures related to adding business lines according to the provisions of law.

Article 9. Approval of the election results of the Board of Directors for the 2025 - 2030 term, accordingly, the Board of Directors members include:

- Mr. Pham Ngoc Thanh - Member of the Board of Directors;
- Mr. Nguyen Minh Hai - Member of the Board of Directors;
- Mr. Nguyen Tran Tung - Member of the Board of Directors;
- Mr. Do Viet Thanh - Member of the Board of Directors;
- Mr. Le Duc Long - Independent Member of the Board of Directors.

The newly elected members of the Board of Directors will hold their first meeting to elect the Chairman of the Board of Directors for the 2025-2030 term as prescribed.

Article 10. Approval of the election results of the Board of Supervisors for the 2025 - 2030 term, accordingly, the Board of Supervisors members include:

- Ms. Tran Thi Loan Member of the Board of Supervisors
- Mr. Dang Xuan Hien Member of the Board of Supervisors
- Ms. Luu Thi Quynh Giang Member of the Board of Supervisors

The newly elected members of the Board of Supervisors will hold their first meeting to elect the Head of the Board of Supervisors for the 2025-2030 term as prescribed.



Article 11. Effective date

This Resolution takes effect from the date of signing. The Board of Directors, the Board of Supervisors, the Board of Management and relevant individuals are responsible for implementing this Resolution./ .

Recipient:

- As Article 11;
- Shareholders;
- Save: Office, Legal Department.

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



Pham Ngoc Thanh



No: 01/2025/BB-DHĐCĐ

Hanoi, April 21, 2025

**MINUTES OF THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS
TASECO LAND INVESTMENT JOINT STOCK COMPANY**

A. BUSINESS INFORMATION

- 1. Company name:** Taseco Land Investment Joint Stock Company (hereinafter referred to as “Company” or “Taseco Land”).
- 2. Abbreviation:** TASECO LAND.
- 3. Head office:** 1st Floor, Building NO2-T1, Diplomatic Corps, Xuan Tao Street, Xuan Tao Ward, Bac Tu Liem District, Hanoi City.
- 4. Business registration number:** 0104079036.

B. PROCEDURES FOR CONDUCTING THE GENERAL MEETING

- 1. Time:** nnAt 3:00 p.m. on April 21, 2025.
- 2. Location:** Pacific Room 1&2, 2nd Floor, PAN PACIFIC Hanoi Hotel, No. 1, Thanh Nien Street, Ba Dinh District, Hanoi City.
- 3. Participants**
 - Shareholders owning and representing shares of Taseco Land Investment Joint Stock Company based on the List of Shareholders established on March 26, 2025;
 - Board of Directors (“BOD”);
 - Board of Management (“BOM”);
 - Board of Supervisors (“BOS”);
 - Managers.

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

Mr. Do Le Nam - Head of the Shareholder Eligibility Verification Committee presented the Report on Verification of Shareholder Eligibility attending the General Meeting as of 3:00 p.m., right before the opening of the General Meeting. *(Report on Verification of Shareholder Eligibility dated April 21, 2025).*

The results as follows:

- Total number of shareholders of the Company: 1,272 shareholders.
- The total number of shareholders directly attending and authorized persons validly attending the General Meeting is: **114** people, representing **298,956,925** shares, accounting for **95.87%** of the total number of voting shares of the Company *(List of shareholders attending the 2025 Annual General Meeting of Shareholders attached).*



- Total number of votes of shareholders attending the meeting: **298,956,925** votes.

Thus, according to the provisions of Clause 1, Article 145 of the Law on Enterprises 2020 and the provisions of Clause 19.1, Article 19 of the Company Charter, the 2025 Annual General Meeting of Shareholders ("AGM") of the Company is legal, valid and eligible to be conducted according to the regulations.

5. Approval of the Presidium

The Organizing Committee of the Meeting introduces Mr. Pham Ngoc Thanh - Chairman of the Board of Directors as the Chairman of the Meeting according to the provisions of Clause 2, Article 146 of the Law on Enterprises 2020 and introduces personnel to participate in the Presidium for the Meeting to vote:

- Mr. Nguyen Minh Hai - Vice Chairman of the BOD - Member;
- Mr. Nguyen Tran Tung - Member of the BOD, General Director - Member;
- Mr. Do Viet Thanh - Member of the BOD, Deputy General Director -

Member;

- Ms. Cao Thi Lan Huong - Deputy General Director - Member.

The Meeting voted to approve the Presidium: 100% of shareholders present at the General Meeting agreed to approve.

The Presidium was unanimously approved by the Meeting. The Chairman and the Presidium assumed their duties and exercised the right to direct the Meeting.

6. The Secretariat

The Chairman assigned the Secretariat, consisting of the following members:

- Mr. Tran Minh Thang - Head of the Secretariat;
- Ms. Pham Thi Thu Hien - Member of the Secretariat.

The Secretariat began its duties at the Meeting.

7. Approval of the Meeting Agenda and Working Regulations at the Meeting

a) Meeting Agenda

Mr. Pham Ngoc Thanh, Chairman of the Board of Directors, presented the proposed Agenda of the General Meeting and requested a vote of approval from the Meeting.

Voting results: 100% of shareholders present at the meeting agreed to approve.

b) Working regulations of the Meeting

Mr. Pham Ngoc Thanh - Chairman of the Board of Directors presented the draft Working Regulations of the Meeting and requested a vote of approval from the Meeting.

Voting results: 100% of shareholders present at the meeting agreed to approve.

8. Approval of the Counting Committee

Mr. Pham Ngoc Thanh - Chairman of the Board of Directors nominated the personnel of the Vote Counting Committee for approval by the Meeting, including the

following members:

- Mr. Do Le Nam - Head of the Vote Counting Committee;
- Ms. Luu Thi Tho - Member;
- Ms. Bui Thi Huyen Trang - Member.

Voting results: 100% of shareholders present at the meeting agreed to approve.

C. CONTENTS OF THE MEETING

I. REPORT OF THE BOARD OF DIRECTORS AND BOARD OF SUPERVISORS

1. Report on the Company's business performance and the Board of Directors' activities in 2024; the Company's business plan and the Board of Directors' activities in 2025, presented by Mr. Nguyen Minh Hai - Vice Chairman of the Board of Directors.

2. Report on the activities of the Board of Supervisors in 2024 and the its activities in 2025 were presented by Ms. Tran Thi Loan - Head of the Board of Supervisors.

II. PROPOSALS TO THE GENERAL MEETING OF SHAREHOLDERS

The Meeting listened to Mr. Nguyen Tran Tung, Mr. Do Viet Thanh, Ms. Cao Thi Lan Huong and Ms. Tran Thi Loan presenting the Proposals of the BOD and the BOS, including:

1. Proposal to approve the audited 2024 Financial Statements;
2. Proposal to approve the distribution of profits after tax in 2024 and the plan for distribution of profits after tax in 2025;
3. Proposal to approve the list of independent auditing companies prioritized for consideration and selection to audit the 2025 financial statements;
4. Proposal to approve the amendments and supplements to the Company Charter;
5. Proposal to approve the transfer of the registration of trading shares of Taseco Land Investment Joint Stock Company on the UPCOM trading system to the registration of listing shares on the Ho Chi Minh Stock Exchange;
6. Proposal to approve the supplement the Company's business lines;
7. Proposal on the election of members of the Board of Directors and Board of Supervisors for the 2025 - 2030 term.

III. DISCUSSION AT THE MEETING

At 4:15 p.m., the General Meeting continued its proceedings with shareholder contributions and discussions from shareholders directly attending the Meeting and those represented by proxy regarding the Reports and Submissions of the Company's Board of Directors.

Regarding questions related to Taseco Land's future business development orientation and identification of key projects: Taseco Land's strategy is to diversify its project portfolio across all three real estate segments: urban real estate, industrial real estate, and resort real estate, in order to manage and control potential risks. Regarding

location, the company does not pursue excessive expansion but always selects projects in prime and suitable locations, such as the Taseco Resort Da Nang project and the Taseco Quang Binh project. For the industrial real estate segment, Taseco Land plans to develop an additional 6 industrial parks in potential localities in the near future. In addition, the Company also focuses on developing the post-investment real estate management segment, such as the management and operation of apartment buildings, offices, hotels, and the operation of industrial parks, with the goal of providing professional and systematic customer service, while contributing to maintaining a stable operating cash flow for the Company.

Regarding the impact of U.S. tariff policies: The Presidium assessed that industrial real estate is among the sectors that may be affected by general tariff policies. Currently, the Company is developing the Taseco Dong Van III Industrial Park real estate project, which is expected to complete construction and technical infrastructure acceptance by September 2025, thereby meeting business operation conditions and contributing partially to revenue recognition this year. In addition, the Company retains a surplus of inventory from several residential real estate projects, such as Project No. 4 (Thanh Hoa), Nguyen Binh Project (Thanh Hoa), Nam Thai Project (Thai Nguyen), Long Bien Project (Hanoi), Trung Van Project (Hanoi), and the B3-CC2B Project – Starlake Urban Area (Hanoi), etc which are ready for business and sales activities to generate cash flow and partially record revenue in 2025. The Board of Directors and the Board of Management will continue to closely monitor market development and tariff policies to ensure flexibility in project management, development, construction, and business activities, aiming to secure the best interests of the Company and its shareholders.

Regarding the plan to change stock exchange listing from UPCOM to HOSE exchange: The Presidium shared that the Company is currently preparing the required documentation and making efforts to complete the listing transfer before November 2025.

Regarding the Company's shareholder structure: Taseco Group is currently the major shareholder, holding 72.5% of Taseco Land's shares. At the same time, Taseco Land is receiving growing interest and attention from both domestic and international investors. The Company is planning to expand its international cooperation and seek strategic investors to partner with in developing its diverse real estate segments. Moreover, Taseco Land also plans to seek strategic investors through a share issuance plan to raise new capital. All proceeds from this issuance will be used to invest in ongoing projects and expand new developments, thereby accumulating a land fund as a foundation for future growth. As a result, Taseco Group's ownership in Taseco Land will be diluted and its ownership percentage will reduce.

The Presidium also addressed, clarified, and provided satisfactory responses to shareholders's inquiries pertaining to the Company's business operations. The General Meeting reached a consensus on the responses provided and raised no further objections.

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IV. ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS AND BOARD OF SUPERVISORS FOR THE TERM 2025 - 2030

After the General Meeting heard the presentation of the Reports and Proposals, in accordance with the agenda, the election of members of the Board of Directors and the Board of Supervisors for the 2025-2030 term was conducted at the General Meeting. Based on the provisions of law and the Company Charter, the Board of Directors proposed the number of members of the Board of Directors for the 2025 - 2030 term to be 05 members, including 01 independent member and the number of members of the Board of Supervisors for the 2025 - 2030 term to be 03 members.

1. Vote to approve the Regulations for the election of members of the Board of Directors and Board of Supervisors for the 2025 - 2030 term.

Mr. Pham Ngoc Thanh - Chairman of the Board of Directors requested a vote of approval the Regulations for the election of members of the Board of Directors and Board of Supervisors for the 2025 - 2030 term from the Meeting.

***Voting results:** 100% of shareholders present at the General Meeting agreed to approve the Regulations on the election of members of the BOD and BOS for the 2025 - 2030 term. Accordingly, at this General Meeting, 05 members of the BOD (including 01 independent member) and 03 members of the BOS will be elected.*

2. Vote to approve the list of nominees and candidates for election to the BOD and the BOS for the 2025 - 2030 term:

2.1. List of candidates for election to the position of non-independent member of the BOD:

- Mr. Pham Ngoc Thanh;
- Mr. Nguyen Minh Hai;
- Mr. Nguyen Tran Tung;
- Mr. Do Viet Thanh.

2.2. List of candidates for election to the position of independent member of the BOD:

- Mr. Le Duc Long.

2.3. List of candidates for election to the position of member of the BOS:

- Ms. Tran Thi Loan;
- Mr. Dang Xuan Hien ;
- Ms. Luu Thi Quynh Giang .

Mr. Pham Ngoc Thanh - Chairman of the Board of Directors requested a vote of approval from the Meeting.

Voting results: 100% of shareholders present at the meeting agreed to approve.

IV. VOTING TO APPROVE MEETING CONTENTS

1. Updated the Report on Verification of Shareholder Eligibility as of the Voting session:

At the time of 5:15 p.m., there was a total of **115** people who are shareholders and authorized representatives of shareholders attending the Meeting, representing **299,133,231** shares with voting rights at the General Meeting.

Total number of votes of shareholders attending the meeting: **299,133,231** votes.

2. Mr. Do Le Nam - Head of the Vote Counting Committee presented the instructions to vote at the Meeting.

3. The Meeting proceeded to vote.

V. RESULTS OF VOTING ON MEETING CONTENTS

1. Total number of ballots issued: **115** represents **299,133,231** votes.

2. Total number of ballots collected: **108** represents **299,110,864** votes.

3. Total number of uncollected ballots: **07** represents **22,367** votes.

4. Total number of shares used as basis for calculating voting ratio: **299,110,864** shares, representing **299,110,864** votes.

The voting results were as follows:

1. Approval of the report on the Company's business performance and the Board of Directors' activities in 2024; the Company's business plan and the Board of Directors' activities in 2025 (according to the Report No. 01/2025/BC-HDQT dated March 28, 2025 attached).

1. Business results indicators in 2024.

Indicator	2024 Plan (billion VND)	2024 Actual (billion VND)	Execution rate (%)
Consolidated revenue	3,040.0	1,684.5	55.4%
Consolidated profit before tax	614.0	875.6	142.6%
Consolidated profit after tax	475.0	685.0	144.2%

2. Some indicators of the 2025 production and business plan

No.	Indicator	Plan 2025 (billion VND)
1	Consolidated revenue	4,332.0
2	Consolidated profit before tax	686.0
3	Consolidated profit after tax	536.0
4	Expected dividend rate	15%

3. Income Budget Plan for 2025 of the Board of Directors.

a) Remuneration in 2025 of the Board of Directors.

No.	Position	Quantity	Salary/ month (VND)	Number of months	Total (VND)
1	Chairman of the BOD	01	15,000,000	12	180,000,000
2	Vice Chairman of the BOD	02	10,000,000	12	240,000,000
3	Member of the BOD	02	7,000,000	12	168,000,000
Total remuneration					588,000,000

Note: Remuneration for members of the Board of Directors is included in the Company's business operating expenses .

b) Salary and bonuses of Executive Board members in 2025 will be paid in accordance with the Company's salary, bonus, and allowance policy for employees.

c) Bonus for the Board of Directors in 2025 will be allocated from the company's reward and welfare fund and shall not exceed the percentage approved by the General Meeting of Shareholders.

4. Authorization for the Company's Board of Directors :

Based on the actual production and business activities of the Company and its member companies in 2025 and the market situation, the Board of Directors decided to adjust 2025 production and business plan of the Company.

The Board of Directors is responsible for reporting and explaining to shareholders the adjusted contents at the next Annual General Meeting of Shareholders.

Voting results:

Total number of votes : 299,110,864 votes . Of which:

- *Voting method: Cast ballots in the ballot box*
- *Total valid votes: 299,090,864 votes; Number of invalid votes: 20,000 votes accounting for 0.007%; Number of approval votes: 299,090,864 votes, accounting for 99.993% of the votes of shareholders attending and voting at the meeting; The number of Disapproval votes: 0 votes, accounting for 0% of the votes of shareholders attending and voting at the meeting; Number of abstention votes: 0 votes, accounting for 0% Number of votes of shareholders attending and voting at the meeting.*

2. Approval of the Report on the activities of the Board of Supervisors in 2024 and the its activities in 2025 (according to the Report No. 01/2025/BC-BKS dated March 28, 2025 attached).

In which the 2025 remuneration plan of Board of Supervisors approved as follows:

No.	Position	Quantity	Salary/ month (VND)	Number of months	Total (VND)
1	Head of the BOS	01	5,000,000	12	60,000,000
2	Member of the BOS	02	3,000,000	12	72,000,000
Total remuneration					132,000,000

Note: Remuneration for members of the Board of Supervisors is included in the Company's business operating expenses.

Voting results:

Total number of votes : 299,110,864 votes . Of which:

- *Voting method: Cast ballots in the ballot box*
- *Total valid votes: 299,090,864 votes; Number of invalid votes: 20,000 votes accounting for 0.007%; Number of approval votes: 299,090,864 votes, accounting for 99.993% of the votes of shareholders attending and voting at the meeting; The number of Disapproval votes: 0 votes, accounting for 0% of the votes of shareholders attending and voting at the meeting; Number of abstention votes: 0 votes, accounting for 0% Number of votes of shareholders attending and voting at the meeting.*

3. Approval of the 2024 Audited Financial Statements (According to the Proposal No. 01/2025/TTr-HĐQT dated March 28, 2025 attached)

Voting results:

Total number of votes : 299,110,864 votes . Of which:

- *Voting method: Cast ballots in the ballot box*
- *Total valid votes: 299,090,864 votes; Number of invalid votes: 20,000 votes accounting for 0.007%; Number of approval votes: 299,090,864 votes, accounting for 99.993% of the votes of shareholders attending and voting at the meeting; The number of Disapproval votes: 0 votes, accounting for 0% of the votes of shareholders attending and voting at the meeting; Number of abstention votes: 0 votes, accounting for 0% Number of votes of shareholders attending and voting at the meeting.*

4. Approval of the distribution of profits after tax in 2024 and the plan for distribution of profits after tax in 2025.

a) Report on profit distribution results in 2024

No.	Indicator	Amount (VND)
A	Figures on the separate financial statements of parent company	
1	Accumulated retained earnings up to the end of 2023	529,982,551,040
2	Profit after corporate income tax in 2024	775,013,562,285
3	Payment of cash dividends in 2023, payment made in September 2024 (rate of 15% on capital of VND 2,970	445,500,000,000

No.	Indicator	Amount (VND)
	billion)	
4	Deduction of reward and welfare funds	25,977,101,036
5	Accumulated undistributed profit after tax as of December 31, 2024 (5=1+2-3-4)	833,519,012,289
B	Figures on consolidated financial statements	
1	Accumulated undistributed profit after tax by the end of 2023	447,780,350,052
2	Profit after tax in 2024, of which:	685,099,930,448
a	<i>Parent Company's profit after tax in 2024</i>	<i>664,816,258,791</i>
b	<i>Profit after tax of non-controlling interests</i>	<i>20,283,691,051</i>
3	Payment of cash dividends in 2023, payment made in September 2024 (rate of 15% on capital of VND 2,970 billion)	445,500,000,000
4	Adjusting consolidation entries	6,549,914
5	Deduction of reward and welfare funds (4%)	27,157,101,036
6	Accumulated undistributed profit after tax until 31/12/2024 (6=1+2 (a)-3+4-5)	639,946,057,721

b) The 2024 profit distribution

No.	Indicator	Amount (VND)
1	Payment of cash dividends in 2024 (rate of 15% on capital of VND 3,118.5 billion)	467,775,000,000
2	Retained earnings carried over to 2025 on Separate Financial Statements (II.2=I.A.5-II.1)	365,744,012,289
3	Retained earnings carried over to 2025 on Consolidated Financial Statements (II.3=I.B.6-II.1)	172,171,057,721

c) Profit distribution plan 2025

No.	Indicator	Rate /Amount
1	Profit after tax in 2025 on Separate Financial Statements	533,000,000,000 VND
2	Profit after tax in 2025 on Consolidated Financial Statements	536,000,000,000 VND
3	Deduction of reward and welfare funds	Up to 3%
4	Expected dividend ratio	15%

d) Implementation:

- Assign the Board of Directors to organize the payment of dividends for 2024 according to the rate approved by the General Meeting of Shareholders.

- Based on the actual production and business activities of the Company and its member companies in 2025 and the market situation, within the ratio approved by the General Meeting of Shareholders, the Board of Directors is authorized to decide: (i) advance payment of dividends for 2025; (ii) allocate and use the reward and welfare fund.

- The Board of Directors is responsible for reporting and explaining the above contents to shareholders at the next Annual General Meeting of Shareholders.

Voting results:

Total number of votes : 299,110,864 votes . Of which:

- *Voting method: Cast ballots in the ballot box*
- *Total valid votes: 299,090,864 votes; Number of invalid votes: 20,000 votes accounting for 0.007%; Number of approval votes: 299,090,864 votes, accounting for 99.993% of the votes of shareholders attending and voting at the meeting; The number of Disapproval votes: 0 votes, accounting for 0% of the votes of shareholders attending and voting at the meeting; Number of abstention votes: 0 votes, accounting for 0% Number of votes of shareholders attending and voting at the meeting.*

5. Approval of the list of independent auditing companies prioritized for consideration and selection to audit the 2025 financial statements.

a) List of selected auditing companies

- Ernst & Young Vietnam Company Limited.
- Deloitte Vietnam Company Limited (Deloitte).
- PricewaterhouseCoopers Vietnam Company Limited (PWC VN) .
- KPMG Vietnam Company Limited.
- A&C Auditing and Consulting Company Limited.
- AASC Auditing Company Limited.

b) Authorize the Board of Directors to consider and decide to select one of the companies mentioned above to audit the Company's 2025 Financial Statements.

Voting results:

Total number of votes : 299,110,864 votes . Of which:

- *Voting method: Cast ballots in the ballot box*
- *Total valid votes: 299,090,864 votes; Number of invalid votes: 20,000 votes accounting for 0.007%; Number of approval votes: 299,090,864 votes, accounting for 99.993% of the votes of shareholders attending and voting at the meeting; The number of Disapproval votes: 0 votes, accounting for 0% of the votes of shareholders attending and voting at the meeting; Number of abstention votes: 0 votes, accounting for 0% Number of votes of shareholders attending and voting at the meeting.*

6. Approval of amendments and supplements to the Company Charter

(according to the content of Submission No. 03/2025/TTr-HĐQT dated March 28,

2025 attached).

Voting results:

Total number of votes : 299,110,864 votes . Of which:

- *Voting method: Cast ballots in the ballot box*
- *Total valid votes: 299,090,864 votes; Number of invalid votes: 20,000 votes accounting for 0.007%; Number of approval votes: 299,090,864 votes, accounting for 99.993% of the votes of shareholders attending and voting at the meeting; The number of Disapproval votes: 0 votes, accounting for 0% of the votes of shareholders attending and voting at the meeting; Number of abstention votes: 0 votes, accounting for 0% Number of votes of shareholders attending and voting at the meeting.*

7. Approval of the transfer of the registration of trading shares of Taseco Land Investment Joint Stock Company on the UPCOM trading system to the registration of listing shares on the Ho Chi Minh Stock Exchange (“HOSE”)

a) Register for the listing of TAL shares on the Ho Chi Minh Stock Exchange and delist TAL shares from the UPCOM trading system of the Hanoi Stock Exchange.

b) Ticker: TAL.

c) Type of securities: Common share.

d) Par value: 10.000 VND/share.

e) Number of shares registered for listing: All shares issued by the Company as of the time of registration for listing at the Ho Chi Minh City Stock Exchange.

f) Expected time to submit listing registration documents: In 2025.

g) Authorization to the Board of Directors:

- Based on the market situation and production and business activities, the Board of Directors decides the time to register for stock listing at HOSE when the Company meets the conditions for stock listing according to the provisions of law.

- Decide and direct relevant departments to carry out necessary procedures, complete the application for listing TAL shares at the Ho Chi Minh City Stock Exchange as well as the procedure for transferring TAL shares from UPCOM to HOSE, including but not limited to: registering the listing of shares on HOSE, delisting shares from UPCOM, finalizing the shareholder list at the Vietnam Securities Depository and Clearing Corporation for the transfer stock exchange, selecting the timing and offering price for the first trading day on HOSE.

- Carry out other legal procedures as required by relevant authorities to complete the transfer from UPCOM to HOSE.

Voting results:

Total number of votes : 299,110,864 votes . Of which:

- *Voting method: Cast ballots in the ballot box*
- *Total valid votes: 299,090,864 votes; Number of invalid votes: 20,000 votes accounting for 0.007%; Number of approval votes: 299,090,864 votes, accounting for 99.993% of the votes of shareholders attending and voting at the meeting; The number of Disapproval votes: 0 votes, accounting for 0% of the votes of shareholders attending and voting at the meeting; Number of abstention votes: 0 votes, accounting for 0% Number of votes of shareholders attending and voting at the meeting.*

8. Approval of the supplement the Company's business lines

a) The Company's business lines as follows.

No.	Additional business name	Code
1	Preschool education	8511
2	Preschool education	8512
3	Primary education	8521
4	Lower secondary education	8522
5	Upper secondary education	8523
6	Basic-level training	8531
7	Intermediate-level training	8532
8	College-level training	8533
9	University training	8541
10	Master training	8542
11	Doctoral training	8543
12	Sports and recreation education	8551
13	Cultural education	8552
14	Other education not elsewhere classified	8559
15	Educational support activities	8560
16	Hospital and health station activities	8610
17	Medical and dental practice activities	8620
18	Preventive medicine activities	8691
19	Orthopedic and rehabilitation centers	8692
20	Other human health activities not elsewhere classified	8699

b) Amendment and supplement to the Company Charter.

Amend and supplement Clause 1, Article 4 on business lines in the Company Charter corresponding to the content stated in Point a) above.

c) Implementation.

Assigning/authorizing the General Director - Legal Representative of the Company to organize and implement tasks related to changing business registration contents, including but not limited to the following tasks:

- Carry out procedures related to adding business lines at the competent Business Registration Authority, including adjusting detailed content within the scope of business lines approved by the General Meeting of Shareholders.

- Carry out other procedures related to adding business lines according to the provisions of law.

Voting results:

Total number of votes : 299,110,864 votes . Of which:

- *Voting method: Cast ballots in the ballot box*
- *Total valid votes: 299,090,864 votes; Number of invalid votes: 20,000 votes accounting for 0.007%; Number of approval votes: 299,090,864 votes, accounting for 99.993% of the votes of shareholders attending and voting at the meeting; The number of Disapproval votes: 0 votes, accounting for 0% of the votes of shareholders attending and voting at the meeting; Number of abstention votes: 0 votes, accounting for 0% Number of votes of shareholders attending and voting at the meeting.*

9. Election of non-independent members of the Board of Directors for the 2025 - 2030 term by cumulative voting. Election results:

- Total number of ballots issued: 115 represents 299,133,231 votes.
- Total number of ballots collected: 108 represents 299,110,864 votes.
- Total number of uncollected ballots: 7 represents 22,367 votes.
- Total number of shares used as basis for calculating voting ratio: 299,110,864 shares, representing 299,110,864 votes. *(number of shares participating and voting at the General Meeting up to the time of voting)*

No.	Elected Board of Directors candidates	Number of voting rights	Ratio (%)
1	Pham Ngoc Thanh	299,306,264	100.065%
2	Nguyen Minh Hai	299,019,064	99.969%
3	Nguyen Tran Tung	299,019,064	99.969%
4	Do Viet Thanh	299,019,064	99.969%

10. Election of independent members of the Board of Directors for the 2025 - 2030 term by cumulative voting. Election results:

No.	Elected Board of Directors candidates	Number of voting rights	Ratio (%)
1	Le Duc Long	297,899,352	99.595%

11. Election of members of the Board of Supervisors for the 2025 - 2030 term by cumulative voting. Election results.

- Total number of ballots issued: 115 represents 299,133,231 votes.
- Total number of ballots collected: 107 represents 299,110,863 votes.
- Total number of uncollected ballots: 8 represents 22,368 votes.
- Total number of shares used as basis for calculating voting ratio: 299,110,863 shares, representing 299,110,863 votes. *(number of shares participating and voting at the General Meeting up to the time of voting)*

No.	Elected Board of Supervisors candidates	Number of voting rights	Ratio
1	Tran Thi Loan	299,025,063	99.971%
2	Dang Xuan Hien	299,222,463	100.037%
3	Luu Thi Quynh Giang	299,025,063	99.971%

Based on the vote counting results. the 2025 Annual General Meeting of Shareholders of Taseco Land Investment Joint Stock Company approved the following contents:

1. Report on the Company's business performance and the Board of Directors' activities in 2024; the Company's business plan and the Board of Directors' activities in 2025.

Account for 99.993% of the votes of shareholders attending and voting at the meeting.

2. Report on the activities of the Board of Supervisors in 2024 and the its activities in 2025

Account for 99.993% of the votes of shareholders attending and voting at the meeting.

3. The 2024 Audited Financial Statements

Account for 99.993% of the votes of shareholders attending and voting at the meeting.

4. The proposal on the distribution of profits after tax in 2024 and the plan for

distribution of profits after tax in 2025.

Account for 99.993% of the votes of shareholders attending and voting at the meeting.

5. Proposal to approve the list of independent auditing companies prioritized for consideration and selection to audit the 2025 financial statements

Account for 99.993% of the votes of shareholders attending and voting at the meeting.

6. Proposal to approve the amendments and supplements to the Company Charter

Account for 99.993% of the votes of shareholders attending and voting at the meeting.

7. Proposal to approve the transfer of the registration of trading shares of Taseco Land Investment Joint Stock Company on the UPCOM trading system to the registration of listing shares on the Ho Chi Minh Stock Exchange

Account for 99.993% of the votes of shareholders attending and voting at the meeting.

8. Proposal to approve the supplement the Company's business lines.

Account for 99.993% of the votes of shareholders attending and voting at the meeting.

9. The election results of the Board of Directors for the 2025 - 2030 term. accordingly. the Board of Directors members include:

- | | | |
|---|----------------------|--------------------------------|
| - | Mr. Pham Ngoc Thanh | Member of the BOD; |
| - | Mr. Nguyen Minh Hai | Member of the BOD; |
| - | Mr. Nguyen Tran Tung | Member of the BOD; |
| - | Mr. Do Viet Thanh | Member of the BOD; |
| - | Mr. Le Duc Long | Independent member of the BOD. |

The newly elected members of the Board of Directors will hold their first meeting to elect the Chairman of the Board of Directors for the 2025-2030 term as prescribed.

10. The election results of the Board of Supervisors for the 2025 - 2030 term. accordingly. the Board of Supervisors members include:

- | | | |
|---|-------------------------|--------------------|
| - | Ms. Tran Thi Loan | Member of the BOS; |
| - | Mr. Dang Xuan Hien . | Member of the BOS; |
| - | Ms. Luu Thi Quynh Giang | Member of the BOS. |

The newly elected members of the Board of Supervisors will hold their first meeting to elect the Head of the Board of Supervisors for the 2025-2030 term as prescribed.

VI. APPROVAL OF MINUTES OF THE GENERAL MEETING OF SHAREHOLDERS

The minutes were fully and honestly recorded by the Secretariat of the Meeting

and read to the entire Meeting.

The General Meeting of Shareholders approved the Minutes of the meeting: 100% of the total votes of all shareholders attending and voting at the meeting approved.

This Meeting Minutes is made in 02 (Two) copies with the same legal validity. The Meeting ended at 6:15p.m of the same day.

**ON BEHALF OF THE
SECRETARIAT
HEAD**



Tran Minh Thang

CHAIRMAN



Pham Ngoc Thanh



AGENDA FOR THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**Taseco Land Investment Joint Stock Company***April 21, 2025*

Time	Content
14:30 ~ 15:00	<ul style="list-style-type: none">- Register delegates to attend the General Meeting;- Welcoming and registering shareholders/shareholders' representatives to attend the General Meeting;- Distribute documents for the General Meeting.
15:00 ~ 15:15	<ul style="list-style-type: none">- Statement of reasons and introduction of delegates- Approval of the report on shareholder eligibility verification- Introduction of the Chairman of the Meeting and approval of the Presidium- Appointment of the Secretariat of the Meeting- Approval of the Meeting's Agenda- Approval of the Meeting's operating regulations- Election of the Vote-Counting Committee
15:15 ~ 16:10	<ul style="list-style-type: none">- Presentation of Reports:<ul style="list-style-type: none">✓ Report on the Company's business performance and the Board of Directors' activities in 2024; the Company's business plan and the Board of Directors' activities in 2025;✓ Report on the Board of Supervisors' activities in 2024 and the 2025 operation plan.- Presentation of the Proposals:<ul style="list-style-type: none">✓ Proposal for approval the audited 2024 Financial Statements;✓ Proposal on the Company's 2024 after-tax profit distribution plan and 2025 after-tax profit distribution plan;✓ Proposal for approval the list of independent auditing companies to audit the 2025 Financial Statements;✓ Proposal on amending and supplementing the Company Charter;✓ Proposal for approval the plan to transfer the Company's stock trading registration on the UPCOM trading system to stock listing registration at the Hochiminh Stock Exchange;✓ Proposal on supplementing the Company's business lines;✓ Proposal on the election of members of the Board of Directors and Board of Supervisors for the 2025 - 2030 term.
16:10 ~ 16:50	<ul style="list-style-type: none">- Discussion on the contents of the Reports and Proposal;- Approval of the Regulations on election of members of the Board of Directors and Board of Supervisors for the 2025-2030 term and finalization of the candidate list.
16:50 ~ 17:05	<ul style="list-style-type: none">- Voting instructions for the approval of the Reports, Proposals, and the election of the Board of Directors and the Board of Supervisors for the 2025 - 2030 term;- Voting on the Reports, Proposals, and the election of the Board of Directors and the Board of Supervisors for the 2025-2030 term.
17:05 ~ 17:25	<ul style="list-style-type: none">- Break, vote counting.
17:25 ~ 17:35	<ul style="list-style-type: none">- Announcement of vote counting results.
17:35 ~ 17:45	<ul style="list-style-type: none">- Approval of the Minutes of the Meeting and Closing of the Meeting.

Hanoi, April 21, 2025

**OPERATING REGULATIONS
2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

*Pursuant to the Law on Enterprises 2020, as amended by Law No. 03/2022/QH15,
and its guiding documents;*

*Pursuant to the Law on Securities 2019, as amended by Law No. 56/2024/QH15,
and its guiding documents;*

*Pursuant to the Charter of Taseco Land Investment Joint Stock Company
(hereinafter referred to as the "Company").*

**CHAPTER I
GENERAL PROVISIONS**

Article 1. Scope and Subjects of application

1. This Regulation applies to the organization of the 2025 Annual General Meeting of Shareholders (hereinafter referred to as the "Meeting") of Taseco Land Investment Joint Stock Company.

2. This Regulation specifically stipulates the rights and obligations of Shareholders, Authorized Representatives attending the Meeting, and other participants; as well as the conditions and procedures for conducting the Meeting.

3. Shareholders and Authorized Representatives attending the Meeting (hereinafter collectively referred to as "Shareholders"), along with other participants, are responsible for strictly complying with the provisions in this Regulation.

**CHAPTER II
RIGHTS AND OBLIGATIONS OF PARTICIPANTS IN THE MEETING**

Article 2. Rights and Obligations of Shareholders or Authorized Representatives

1. All shareholders of the Company whose names are recorded on the shareholder list finalized by the Vietnam Securities Depository and Clearing Corporation as of March 26, 2025, are entitled to attend the General Meeting of Shareholders. Each common share carries one vote.

2. Shareholders entitled to attend the Meeting shall have all rights and obligations

as prescribed by law and the Company's Charter.

3. Shareholders attending the Meeting must bring their Citizen Identification Card/Passport and Power of Attorney (in case of authorization) to present to the Shareholder Eligibility Verification Committee in order to receive voting ballots, voting cards, and election ballots.

4. Shareholders arriving late but before the Meeting concludes are allowed to register upon arrival and may participate and vote immediately. The Chairman of the Meeting is not obliged to pause the Meeting to accommodate late registration, and the validity of the previously voted matters shall remain unaffected.

5. During the Meeting, participating shareholders must follow the instructions of the Chairman, maintain a civil and respectful demeanor, and refrain from causing disorder.

Article 3. Rights and Obligations of the Shareholder Eligibility Verification Committee and the Vote Counting Committee

1. The Shareholder Eligibility Verification Committee is responsible for verifying the eligibility of shareholders attending the Meeting and reporting the results.

2. The Vote Counting Committee is responsible for recording shareholders' voting results on all matters presented at the Meeting, compiling the results, and reporting them for public announcement during the Meeting.

Article 4. Rights and Obligations of the Presidium of the General Meeting of Shareholders

1. To preside over and conduct the activities of the Meeting according to the approved agenda.

2. To present reports, proposals, and regulations at the Meeting and to lead discussions.

3. To respond to matters included in the approved agenda of the Meeting.

4. To present drafts and conclusions on issues to be voted on by the Meeting.

5. To conduct the Meeting in a lawful, orderly manner that reflects the will of the majority of participating shareholders.

Article 5. Responsibilities of the Secretariat

The Secretariat is responsible for preparing the Minutes of the Meeting and performing support tasks as assigned by the Chairman and the Presidium. The Secretariat shall be appointed by the Chairman.



CHAPTER III

PROCEDURES FOR CONDUCTING THE MEETING

Article 6. Conditions for Convening the Meeting

1. The Meeting shall be convened when the attending shareholders represent more than 50% of the total voting shares as recorded in the finalized list of shareholders eligible to attend the Meeting. In the event that, after 30 minutes from the scheduled opening time indicated in the agenda sent to shareholders, the registered shareholders do not represent more than 50% of the total voting shares, the Meeting shall be considered not validly convened.

2. If the Meeting does not meet the conditions prescribed above, the convening of subsequent Meetings shall comply with the provisions of the Company's Charter and the current Law on Enterprises.

Article 7. Conduction and Approval of the Meeting's Resolutions

1. The Meeting shall proceed according to the approved agenda.

2. The Meeting shall discuss and vote on each agenda item in the manner provided in this Regulation.

3. All attending shareholders are entitled to vote on matters under the authority of the General Meeting of Shareholders (except in cases specified in Clause 3, Clause 4, Article 167 of the Law on Enterprises 2020). Voting rights correspond to the total number of shares owned and/or represented.

4. A resolution shall be deemed approved if more than 50% of the total votes of the attending and voting shareholders vote in favor, unless otherwise specified in Clause 21.4, Article 21 of the Company's Charter or Clause 1, Article 148 of the Law on Enterprises 2020, in which case approval requires at least 65% of the total votes of the attending and voting shareholders.

Article 8. Voting Procedures for Resolutions at the General Meeting of Shareholders

Voting on matters at the Meeting shall, depending on the situation, be conducted using the following methods:

1. Voting by ballot

a) The matters to be voted on, as stated in the Ballot, shall be voted by the Shareholder by ticking 01 (one) of the 03 (three) voting options (Approve, Disapprove, or Abstain).

b) Ballots shall be cast according to the following principles:

- Voting begins upon instruction by the Chairman or Head of the Vote Counting Committee and ends when the last shareholder casts their ballot into the box or 15 minutes after voting begins, whichever comes first;

- Vote counting shall begin immediately after the voting period ends.

- c) Invalid ballots shall not be counted. A ballot is considered invalid if it:

- Not being an official ballot issued by the Company, and does not bear the Company's seal;

- Being torn, contains additional information or symbols that prevent the Vote counting Committee from determining the voter's intention;

- Does not contain the full name and signature of the shareholder/authorized representative.

- The ballot is submitted to the Vote Counting Committee after the Chairman of the General Meeting or the Head of the Vote Counting Committee has declared the end of the voting session.

- d) The voting content shall be deemed invalid in the following cases:

- The voting content is crossed out, erased, or altered (without affecting other voting contents on the same ballot);

- Multiple voting options are selected for the same voting content;

- None of the three voting boxes (Approve, Disapprove, or Abstain) is selected;

The validity of one voting content on the ballot is assessed independently from others; an invalid vote for one content does not affect the validity of votes on others.

- e) If a shareholder makes an error while completing their ballot but has not yet cast it and the voting period has not ended, they may directly contact the Head of the Vote Counting Committee to request a replacement ballot to ensure their rights.

2. Voting for the election members of the Board of Directors and Board of Supervisors shall be conducted in accordance with a separate regulation of voting for members of the Board of Directors and Board of Supervisors approved at the Meeting.

3. Direct voting

Direct voting applies in cases where voting by ballot is not used as per Clause 1 of this Article.

In the case of direct voting at the Meeting, shareholders shall vote on each matter requiring approval by raising the Voting Card (Approve / Disapprove / Abstain) for each issue, or by other methods as instructed by the Presidium. The Vote Counting Committee shall record the number of votes in approval, disapproval and abstention, and announce the voting results before the General Meeting. Any shareholder who raises the Voting Card more than once in the three voting rounds (Approve/ Disapprove/ Abstain) for a issue shall have votes deemed invalid.

Article 9. Vote Counting Regulations for Voting by Ballot

1. The Vote Counting Committee shall conduct the vote counting process as follows:

- a) The Vote Counting Committee shall work in a separate room/area;
- b) The Committee may use electronic technical means to assist in the vote counting process;
- c) Verify the validity of each ballot;
- d) Review each ballot one by one and record the results;
- e) Calculate and exclude invalid votes cast by shareholders related to specific matters (if applicable on voting contents);
- f) All ballots shall be handed over to the Head of the Vote Counting Committee.

2. Preparation and Announcement of the Vote Counting Report:

- a) Upon completion of vote counting, the Vote Counting Committee shall prepare the Vote Counting Report.
- b) The Vote Counting Report must include the following information:
 - Time and venue of the vote counting;
 - Members of the Vote Counting Committee;
 - Total number of shareholders attending the Meeting;
 - Total number of shareholders who cast votes;
 - Number and percentage of valid and invalid votes;
 - Number and percentage of votes for each matter; The report must be signed by all members of the Vote Counting Committee.

Article 10. Shareholder make comments at the Meeting

Shareholders desiring to make comments or participate in discussion shall raise their hand or Voting Card to be invited by the Presidium to speak. For convenience in recording into the Minutes, upon being invited, shareholders shall state their name and present their opinions briefly, avoiding repetition. Alternatively, shareholders may write their comments on the Discussion Form and submit it to the Presidium.

Article 11. Meeting Minutes and Resolutions of the General Meeting of Shareholders

All proceedings of the Meeting shall be recorded by the Secretariat in the Meeting Minutes. The Minutes shall be read aloud and approved before the Meeting is closed

Based on the contents of the Minutes, the Chairman, on behalf of the 2025 Annual General Meeting of Shareholders, shall sign and issue the Resolution in accordance with regulations.

Article 12. Implementation Provision

This Regulation shall take effect immediately upon approval by the General Meeting of Shareholders. ✓

**ON BEHALF OF THE BOARD OF
DIRECTORS
Chairman**




Pham Ngoc Thanh



HaNoi, April 21, 2025

**REGULATIONS ON THE ELECTION OF MEMBERS OF THE BOARD OF
DIRECTORS AND MEMBERS OF THE BOARD OF SUPERVISORS FOR
THE 2025–2030 TERM**

*Pursuant to the Law on Enterprises 2020, as amended and supplemented by Law
No. 03/2022/QH15, and its guiding documents;*

*Pursuant to the Law on Securities 2019, as amended and supplemented by Law
No. 56/2024/QH15, and its guiding documents;*

*Pursuant to the Charter of Taseco Land Investment Joint Stock Company
(hereinafter referred to as the “Company”).*

The General Meeting of Shareholders of the Company (hereinafter referred to as the “GMS”) shall conduct the election of members of the Board of Directors (hereinafter referred to as the “BOD”) and members of the Board of Supervisors (hereinafter referred to as the “BOS”) according to the following regulations:

Article 1. Principles and Subjects of the Election

1. Election Principles:

- a) The election shall comply with the law, the Company’s Charter, and this Regulation to ensure democracy and protect the legitimate rights of all shareholders;
- b) The election shall be conducted via cumulative voting.

2. Eligible Voters: Shareholders whose names are on the list of shareholders compiled by the Vietnam Securities Depository and Clearing Corporation as of March 26, 2025, and the authorized representative attending the Meeting (hereinafter referred to as the “Shareholder”)

Article 2. Number and Criteria of Elected BOD Members

1. Number of Elected BOD Members: 05 members, including 01 independent member.
2. Structure of the BOD: Ensure that at least one-third (1/3) of the total number of Board members are non-executive members and that there is at least one independent member
3. Standards and Conditions for elected BOD members must comply with the

Enterprise Law and the Company Charter, specifically:

- a) Possesses full legal capacity and is not subject to the prohibitions on enterprise management as stipulated in Clause 2, Article 17 of the Law on Enterprises;
- b) Possess professional qualifications and experience in business management; not necessarily a shareholder unless otherwise stated in the Charter;
- c) A member of the Company's BOD may concurrently serve as a member of the BOD of no more than five (05) other companies ;
- d) Not required to be a shareholder of the Company.

4. Standards for Independent BOD Members:

- a) Must qualify all criteria in Clause 2 of this Article;
- b) Must not be employed by the Company, its parent company, or subsidiaries, and must not have worked at those entities in the past 03 consecutive years;
- c) Must not be receiving salaries or remuneration from the Company, except for allowances entitled to BOD members;
- d) Must not have a spouse, biological or adoptive father, biological or adoptive mother, biological or adoptive child, adoptive child, sibling, is a major shareholder of the Company; is a manager of the Company or a subsidiary of the Company;
- e) Must not directly or indirectly own at least 1% of the total voting shares of the Company;
- f) Must not have served as a BOD or BOS members in the past 05 consecutive years, unless reappointed for two consecutive terms.

Article 3. Number and Criteria of Elected BOS Members

- 1. Number of Elected BOS Members: 03 members.
- 2. Standards and Conditions must comply with the Enterprise Law and the Company's Charter, specifically:
 - a) Possesses full legal capacity and is not subject to the prohibitions on enterprise management as stipulated in Clause 2, Article 17 of the Law on Enterprises;
 - b) Trained in economics, finance, accounting, auditing, law, business administration, or other fields relevant to the Company's operations;
 - c) No familial relationship with BOD members, General Director, or other senior managers;
 - d) Not working in the Company's accounting or finance departments;
 - e) Not members or employees of any independent audit firm auditing the Company's financial statements in the past 03 years;
 - f) Not holding managerial positions in the Company and not necessarily a shareholder or employee of the Company.

Article 4. Right to Nominate and Stand for Election to the BOD

1. Shareholders holding voting shares may nominate or combine their voting rights to nominate BOD candidates. The number of candidates a group may nominate depends on the total number of elected positions approved by the GMS and their shareholding percentage. Shareholder or group of shareholders owning shares (as of the shareholder list closing date established by the Vietnam Securities Depository and Clearing Corporation on March 26, 2025):

- a) From 5% to less than 10% have the right to nominate up to one (01) candidate;
- b) From 10% to less than 30% have the right to nominate: up to two (02) candidates;
- c) From 30% to less than 50% have the right to nominate up to three (03) candidates;
- d) From 50% and above have the right to nominate a full number of candidates.

2. If the number of the BOD candidates is still insufficient, the incumbent BOD may nominate or organize additional nominations per Company rules. All nominations must be disclosed before the GMS voting session.

Article 5. Right to Nominate and Stand for Election to the BOS

1. Shareholders holding voting shares may nominate or combine their voting rights to nominate BOS candidates. The number of candidates a group may nominate depends on the total number of elected positions approved by the GMS to be elected and their shareholding percentage. Shareholder or group of shareholders owning shares (as of the shareholder list closing date established by the Vietnam Securities Depository and Clearing Corporation on March 26, 2025):

- a) From 5% to less than 10% have the right to nominate up to one (01) candidate;
- b) From 10% to less than 30% have the right to nominate up to two (02) candidates;
- c) From 30% or more: may nominate a full number of candidates.;

2. If the number of the BOS candidates nominated is still insufficient, the incumbent BOS may nominate additional candidates or organize nominations according to the mechanism stipulated in the Company Charter. This nomination mechanism by the incumbent BOS must be clearly disclosed and approved by the GMS prior to election.

Article 6. Application Dossier for Nomination or Candidacy for the BOD and BOS

1. The application dossier for candidacy/nomination includes:

- a) Original Nomination or Candidacy Form (as per template);
- b) Original Curriculum Vitae completed by the candidate (as per template);

c) Certified copy of ID card/Passport and academic qualifications;

d) Original Power of Attorney for nomination (if applicable).

2. The nomination/candidacy dossier must be submitted to the Company by 12:00 on April 10, 2025 at the following address: 1st Floor, Building NO2-T1, Diplomatic Corps Area, Xuan Tao Street, Xuan Tao Ward, Bac Tu Liem District, Hanoi.

Article 7. Voting Method

1. Voting for BOD and BOS members is conducted via cumulative voting. Each Shareholder has a number of voting rights equal to the number of shares held multiplied by the number of BOD (04 Non-independent members and 01 independent member of BOD) or BOS (03 members) positions to be elected.

2. Shareholders may allocate all or part of their votes to one or more candidates, provided the total votes cast do not exceed their total voting rights.

Example for BOD voting:

A shareholder holding 1,000 shares will have (i) 4,000 votes to elect non-independent members of BOD and (ii) 1,000 votes to elect independent member of BOD;

He/ She may allocate all 4,000 votes to one candidate or split the votes among multiple for non-independent members of BOD , as long as the total does not exceed 4,000.

Similar, He/ She may allocate all 1,000 votes to one candidate or split the votes among multiple for independent members of BOD, as long as the total does not exceed 1,000 for the case of electing independent members of the BOD.

Example for BOS voting:

A shareholder holding 1,000 shares will have 3,000 votes ;.

He/ She may allocate all 3,000 votes to one candidate or split the votes among multiple candidates, as long as the total does not exceed 3,000.

Article 8. Voting Procedure

1. Ballots

Each Shareholder with voting rights shall be provided by the Company with one Ballot. The Ballot shall indicate the Shareholder's full name, legal identification number, the number of votes corresponding to the number of shares owned or represented, and the names of the candidates being elected.

2. Ballots Requirements

2.1. Valid Ballots must:

a) Be issued by the Company;

b) Bear the Company's official stamp;

- c) Include the signature and full name of the shareholder/authorized representative;
- d) Not be torn, erased, or altered.

2.2. Invalid Ballots include those that:

- a) Are not issued by the Company;
- b) Does not bear the Company's official seal;
- c) Are torn, altered, or corrected;
- d) Lack signature/full name of shareholder/representative;
- e) Contain unauthorized marks or symbols that prevent the Counting Committee from identifying the Shareholder's voting intention;
- f) The total number of votes cast for candidates exceeds the total number of votes held by the Shareholder
- g) The number of candidates voted for exceeds the number of the BOD or the BOS members approved by the General Meeting.
- h) The ballot is submitted to the Vote Counting Committee after the Chairman of the General Meeting or the Head of the Counting Committee has declared the voting period closed.

Invalid ballots will not be counted in the election results.

2.3. Ballot Completion Instructions:

a) Shareholders may allocate votes to one or multiple candidates, but the total number of votes allocated must not exceed the number of the BOD or the BOS members to be elected as approved by the General Meeting of Shareholders (GMS). Shareholders may also choose not to vote for any candidate.

b) Instructions for Completing the Ballot:

- Shareholders may allocate all votes to one or several candidates, provided that the total votes cast do not exceed the number of BOD or BOS members to be elected as approved by the General Meeting of Shareholders, using one of the following two methods:

+ Method 1: Shareholders mark "X" or "√" in the blank box under the "**Equal cumulative voting**" column corresponding to the selected candidate(s). The total votes of the shareholder will be evenly distributed among the selected candidates, rounded down to the nearest whole number. Any remaining fractional votes will be disregarded.

+ Method 2: Shareholders specify the exact number of votes in the blank box under the "**Number of voting rights**" column corresponding to each selected candidate. The total number of votes cast must not exceed the shareholder's total voting rights.

- In case a shareholder marks both the “Equal cumulative voting” box and specifies a number in the “Number of voting rights” box, the votes for that candidate will be counted based on the number specified in the “Number of voting rights” box.

- If a shareholder does not wish to vote for any candidate, they may either leave the boxes blank or enter “0” in the “Number of voting rights” column corresponding to each candidate.

2.4. In the event a Shareholder makes an error while filling out the ballot (provided the ballot has not yet been placed into the ballot box), they have the right to directly contact the Head of the Vote Counting Committee to request a new ballot to ensure their voting rights are protected.

Article 9. Principles for Voting on Election of BOD and BOS Members

1. The Counting Committee shall prepare ballot boxes for the election of BOD and BOS members and inspect the ballot boxes in the presence of Shareholders.

2. Voting shall commence upon instruction from the Chairman of the General Meeting or the Head of the Counting Committee and shall conclude either: when the last shareholder casts their vote into the ballot box, or after 15 minutes from the start of voting, whichever occurs first.

3. Vote counting shall be conducted immediately after voting ends.

4. The Head of the Counting Committee shall prepare a written record of the vote counting results and announce them at the General Meeting.

Article 10. Election Principles for BOD and BOS Members

1. Candidates elected as members of the BOD or BOS shall be those receiving the highest number of votes in descending order, starting from the candidate with the most votes until all required positions are filled. For members of BOD, it will be determined according to each type of Board member (non-independent members of BOD and independent member of BOD).

2. In the event two (02) or more candidates receive the same highest number of votes, the General Meeting of Shareholders shall conduct a re-vote among the tied candidates.

Article 11. Announcement of Vote Counting Results

The vote counting report and election results must be announced by the Vote Counting Committee at the General Meeting. At the same time, the results of the election of BOD and BOS members must be included in the GMS Resolution.

Article 12. Effective Date

This election regulation consists of 12 Articles and becomes effective upon approval by the General Meeting of Shareholders. It shall apply solely to the election of BOD and BOS members at the 2025 Annual General Meeting of Shareholders of the Company. ✓

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



Pham Ngoc Thanh



**REPORT
ON THE COMPANY'S BUSINESS PERFORMANCE AND BOARD OF
DIRECTORS ACTIVITIES IN 2024; THE COMPANY'S BUSINESS PLAN
AND BOD'S ACTIVITIES IN 2025 AT THE 2025 ANNUAL GENERAL
MEETING OF SHAREHOLDERS**

To: Shareholders of the Company.

The Board of Directors (BOD) of Taseco Land Investment Joint Stock Company (hereinafter referred to as the "Company" and/or "Taseco Land") would like to respectfully submit to the Shareholders the following report:

- The Company's business performance and activities of the BOD in 2024;
- The Company's business plan and the BOD'S activities in 2025.

A. BUSINESS PERFORMANCE AND ACTIVITIES OF THE BOD IN 2024

In 2024, Taseco Land achieved several milestones and essentially fulfilled the targets set by the General Meeting of Shareholders ("GMS"), with the following results:

I. BUSINESS RESULTS

1. Key Business Indicators

Indicator	2024 Target (VND billion)	2024 Actual (VND billion)	Achievement (%)
Consolidated revenue	3,040.0	1,684.5	55.4%
Consolidated profit before tax	614.0	875.6	142.6%
Consolidated profit after tax	475.0	685.0	144.2%

The 2024 consolidated revenue was primarily derived from the sale of real estate products such as land lots and residential units from the No. 4 Thanh Hoa project, the Nguyen Binh project, Alacarte Ha Long apartments, the N01T6 project, and the Luong Son Hoa Binh project; as well as from construction activities, leasing, building management services, and hotel business operations.

In 2024, the Company completed the transfer of all shares in the enterprises owning the B2-CC4 and B3-CC2A projects in the Tay Ho Tay urban area to foreign investors, resulting in 864 billion VND in financial revenue.

Compared to the business plan approved by the 2024 Annual GMS, the Company achieved 55.4% of the revenue target and 142.6% of the consolidated profit before tax target, in comparison to 2023, revenue and profit before tax reached 52% and 140%, respectively. Revenue from principal business operations fell short of the planned target

because of the difficult real estate market and low market liquidity, which hindered the Company's sales and business performance. Therefore, the Company has flexibly shifted its focus to expedite the procedures for transferring shares in project-owning enterprises in order to achieve the set profit plan and ensure capital for project investment. Investment capital was reasonably allocated and adequately met the funding needs of ongoing and new projects. The Company also fulfilled all principal and interest obligations on schedule, restructured liabilities prudently to maintain financial stability, expanded its project development land bank, ensured timely implementation of construction works, and delivered products to customers as committed.

2. Investment Activities in 2024

a) Project Development

In 2024, Taseco Land expanded its land bank by an additional 94.06 hectares in Quang Binh Province (Quan Hau project 16.82 ha, Luong Ninh project 35.08 ha) and especially in Hanoi (Long Bien Apartment project 1.56 ha, Me Linh project 40.6 ha), increasing the total land bank to 648 hectares.

b) Share transfer activities within project-specific enterprises

The Company successfully completed the transfer of all shares in TAH Investment Joint Stock Company and Tam Nhin Ho Tay Joint Stock Company which owned the B2-CC4 and B3-CC2A projects) with a total transfer value of over 2,200 billion VND.

c) Planning Activities

The Company obtained approval for the 1/500 detailed planning of the 115-hectare Duy Tien Project and the Dong Van III Industrial Park Project. It also completed the preparation and submitted for appraisal the 1/500 detailed plans for the Nam Don Luong, Nam Song Cau, and Taseco Resort.

d) Design Activities:

The Company finalized basic design evaluations for the Taseco Quang Binh, Nam Thai, Trung Van, and Nguyen Binh projects. In addition, it completed the documentation for fire prevention and fighting approval, technical design, and construction drawing design for projects such as: Nam Thai project, 115-hectare Duy Tien Project and Dong Van III Industrial Park, etc.

e) Project Implementation:

The Company commenced construction on three projects: Nam Thai Project, Dong Van III Industrial Park Project, Taseco Quang Binh Resort Project.

f) Sales:

The Company launched sales campaigns for three projects: Phase 2 of the No. 4 Thanh Hoa project with over 250 units; Phase 1 of the Nam Thai project with 74 shophouse units, and Phase 1 of the Nguyen Binh project with over 300 units.

3. Construction Activities

In 2024, construction activities met the Company's quality and schedule requirements and contributed nearly VND 340 billion in revenue.

4. Building management operations and Hospitality Services

The Company's building management operations in projects in which the company was project investor continued to receive positive feedback from residents and customers for service quality and dedication in work. This not only helped enhance the Company's reputation but also built customer confidence in future products.

II. BOD'S ACTIVITIES IN 2024

1. General activities

In 2024, to promptly address matters under its authority, the BOD actively engaged in operating activities convening 30 in-person meetings and 15 meetings collecting written opinions, all achieving a 100% approval rate. The BOD effectively fulfilled its roles and responsibilities in formulating the Company's policies and medium- to long-term strategies. All resolutions and decisions were issued in compliance with the Company's Charter, the Law on Enterprises, and the Law on Securities, with full disclosure detailed in the 2024 Corporate Governance Report. Key activities include:

a) Business Operations and Investment

- Maintained stable business operations and achieved most of the key targets despite ongoing volatility in the real estate market.
- Closely monitored budget implementation and financial management, ensuring prudent spending and sufficient capital to support investment and business activities, in full compliance with internal regulations and with an aim to minimize financial risks.
- Directed the search and development of new projects, expanded land bank and diversified product portfolio, continuing to broaden investment into strategic projects ranging from urban areas and resorts to industrial park infrastructure.
- Selected and partnered with other developers through project co-development, joint ventures, and M&A activities,...
- Accelerated the completion of legal procedures and construction progress to meet regulatory conditions for continued product launches.
- Paid dividends in cash to existing shareholders in accordance with the plan approved by the 2024 Annual GMS at a rate of 15% of the charter capital of VND 2,970 billion, equivalent to a total payout of VND 445.5 billion.
- Successfully conducted a public offering of 14,850,000 common shares to existing shareholders at VND 10,000 per share, raising VND 148.5 billion to fund investment and development projects. After the capital increase, Taseco Land's total number of shares is 311,850,000 shares, corresponding to a charter capital of VND 3,118.5 billion.
- Implemented plans to contribute capital, acquire shares, and restructure the Company's capital sources.

b) Human Resources and Organizational Structure

- Conducted workforce evaluations and reorganized personnel to streamline the organizational structure.
- Appointed and dismissed executives in the Board of Management:
- + Appointed Mr. Ngo Thanh Dung as Deputy General Director effective from June 3, 2024, pursuant to Decision No. 17/2024/QĐ-HĐQT dated June 3, 2024 of the BOD of the Company.
- + Dismissed Mr. Khuat Trung Thang from the position of Deputy General Director effective from November 1, 2024, pursuant to Resolution No. 33/2024/NQ-HĐQT dated October 31, 2024 of the BOD of the Company, to introduce the management position at ICON4 Company.

2. Supervision results of the BOD

In accordance with the Company's Charter, Corporate Governance Regulations, and current laws, the BOD continuously carried out its supervisory functions over the management and executive activities through various tools to monitor the performance of the General Director and other executives throughout 2024, as follows:

a) Monitoring the implementation of Business Strategy and Financial Plans

- Led and successfully organized the written shareholders' written opinion on February 22, 2024, and the 2024 Annual GMS on April 25, 2024..
- Held regular meetings with the Board of Management (BOM) to evaluate the implementation of business plans and analyze market developments, thereby promptly issuing strategic directions and policies to ensure revenue, profit, and growth targets are met as planned.
- Closely tracked budget execution and financial compliance to minimize financial risk.
- Monitored the implementation of GMS's resolutions and BOD'Ss decisions related to the public offering of shares..
- Monitored interest payments on bonds and bond buybacks in advance accordance with the issuance plan.
- Directed and ensured the preparation of Financial Statements and Annual Reports in strict compliance with regulations.
- Selected the auditing firm for the Company's 2024 financial statements.

b) Supervision on Legal and Internal Regulation Compliance

- Supervised the BOM's compliance with all laws governing corporate operations, including tax, labor, and corporate governance.
- Supervised the timely and transparent disclosure of information in accordance with legal requirements.
- Evaluated compliance with internal policies to enhance the transparency and

effectiveness of the Company's governance structure.

c) Supervision on Corporate Governance

- Monitored the implementation of resolutions/decisions by the Annual GMS and the BOD.
- Supervised the deployment of the risk management system to ensure effective risk prevention and mitigation measures.

Overall Assessment: The BOD fulfilled its supervisory duties with due diligence in line with the Company's Charter and applicable laws. It conducted oversight and management activities to maximize corporate efficiency and shareholder interests. The Management Board strictly complied with laws, the Company's Charter, and internal policies in its operations.

The year 2024 witnessed strong efforts by the BOM in upholding its responsibilities amidst economic and market fluctuations, striving to overcome challenges and effectively implement the BOD'Ss strategic directions. According to the BOD'Ss assessment, the BOM effectively executed the BOD'Ss resolutions and decisions. Each executive fulfilled their respective responsibilities while maintaining close coordination for the Company's common goals. The organizational structure of the BOM remained well aligned with the Company's operations. Its members are professionally qualified, possess strong ethics, and have extensive experience in their assigned fields. The General Director clearly delegated responsibilities to Deputy General Directors and held monthly briefings to evaluate performance and assign upcoming tasks. In addition to regular and extraordinary meetings, the BOD and the BOM maintained ongoing communication regarding corporate strategy, business results, and the implementation of Annual GMS's resolutions. The BOM also collaborated with the Trade Union to ensure employees' material and spiritual well-being.

3. Assessment of the performance of the BOD'Ss Members

In 2024, all members of the BOD attended the meetings with a strong sense of responsibility, demonstrating their governance and leadership capabilities for the benefit of shareholders and the sustainable development of the Company.

In addition to fulfilling their collective responsibilities within the BOD, each member successfully carried out their assigned duties, specifically:

- The Chairman of the BOD performed duties in accordance with the Company's Charter and applicable laws, including developing and executing the annual work program, convening and organizing meetings, and promptly issuing Resolutions and Decisions to ensure the effective organization and operation of the Company.

- BOD members in charge of specific business segments and subsidiaries guided the implementation of business plans, contributing to the Company's overall business results in 2024.

- The BOD held weekly meetings with the BOM, Chief Accountant, and heads of functional departments to stay informed on operational matters and to provide timely directions to resolve any difficulties, thereby ensuring that the Company's business plans were executed as scheduled.

4. Transactions between the Company and related parties

All transactions between the Company and related parties were carried out in accordance with the Law on Enterprises, the Law on Securities, and the Company's Charter. Details of such transactions have been fully disclosed in the 2024 Corporate Governance Report.

5. Remuneration, Bonuses, and Other Benefits of the BOD, Executive Board, and Chief Accountant

In 2024, the remuneration, bonuses, and other benefits of the BOD and the BOM were fully reflected in the audited 2024 Financial Statements.

a) Remuneration of the BOD

The remuneration paid to the BOD complied with the levels approved by the 2024 Annual General Meeting of Shareholders. Specific details are as follows:

No.	Full name	Position	Total Remuneration in 2024 (VND)	Notes
1	Pham Ngoc Thanh	Chairman of the BOD	180,000,000	
2	Nguyen Minh Hai	Vice Chairman of the BOD	120,000,000	
3	Do Tuan Anh	Vice Chairman of the BOD	120,000,000	
4	Nguyen Tran Tung	Member of the BOD	84,000,000	
5	Do Viet Thanh	Member of the BOD	84,000,000	
Total			588,000,000	

b) Salaries and Bonuses of the BOD, BOM, and Chief Accountant in 2024

No.	Fullname	Position	Salary & Bonus in 2024 (VND)	Notes
1	Pham Ngoc Thanh	Chairman of the BOD	700,000,000	
2	Nguyen Minh Hai	Vice Chairman of the BOD	600,000,000	
3	Do Tuan Anh	Vice Chairman of the BOD	1,032,222,222	

No.	Fullname	Position	Salary & Bonus in 2024 (VND)	Notes
4	Nguyen Tran Tung	BOD Member, Chief Executive Officer (CEO)	1,582,400,000	
5	Do Viet Thanh	BOD Member, Deputy CEO	1,247,305,556	
6	Vu Quoc Huy	Deputy CEO	1,293,055,556	
7	Cao Thi Lan Huong	Deputy CEO	1,106,993,056	
8	Nguyen Van Nghia	Deputy CEO	1,034,508,306	
9	Khuat Trung Thang	Deputy CEO	854,770,833	Dismissed from November 1st, 2024
10	Ngo Thanh Dung	Deputy CEO	414,055,556	Appointed from June 3th, 2024
11	Bui Xuan Vuong	Deputy CEO	1,001,618,056	
12	Nguyen Thi Kim Ngan	Chief Accountant	1,021,595,394	
Total			11,888,524,535	

B. BUSINESS PLAN AND BOD'S ACTIVITIES IN 2025

I. 2025 BUSINESS PLAN

1. Key Business Targets

Economic forecasts indicate that 2025 will continue to pose significant challenges for the Company's business operations, In light of these conditions, the BOD has set the following key business targets for 2025:

No.	Indicator	2025 Target (VND billion)
1	Consolidated Revenue	4,332.0
2	Consolidated Profit Before Tax	686.0
3	Consolidated Profit After Tax	536.0
4	Expected Dividend Rate (on Par value)	15%

Based on the Company's actual business operations, those of its subsidiaries in 2025, and market conditions, the GMS authorizes the BOD to decide on adjustments to the Company's 2025 business plan.

The BOD shall be responsible for reporting and explaining the adjustments to shareholders at the next Annual GMS.

2. Implementation Objectives for 2025

a) Project development

Building upon its established market position, Taseco Land will continue to accelerate its investment in project development. The Company aims to complete and put into operation key projects while actively seeking and developing new, high-potential projects. This includes expanding its land and project portfolios in various promising localities nationwide such as Hanoi, Hai Phong, Hai Duong, Thai Nguyen, Bac Ninh, and Hung Yen, etc. In 2025, the Company targets to launch at least 04 new projects with a total land area of projected 300 hectares

For projects that have already been approved in terms of investment policy and investor appointment, the Company will focus on completing all necessary legal procedures to proceed with implementation. Land clearance and compensation efforts will continue, with a targeted land acquisition area of 151.4 hectares in 2025. The Company also plans to complete land allocation for 05 projects with a total area of 81.44 hectares. Other key legal procedures such as land use fee calculation and payment, as well as zoning and planning activities (including the completion and approval of 1/500 scale master plans), will also be prioritized and accelerated.

b) Construction activities

In 2025, the Company will continue to organize the implementation of groundbreaking, construction, and completion of technical infrastructure systems; organize and supervise construction to ensure quality, progress, and efficiency at projects. Notably, in 2025, Taseco Land is expected to start construction on 06 new projects including: Trung Van Project; Taseco Long Bien Project; Taseco Resort Project; Quan Hau Project; Me Linh Social Housing Project and 115-hectare Duy Tien Project.

c) Business Operations

Taseco Land will continue to implement sales and marketing plans for the following projects in 2025: Project No. 4 (Thanh Hoa), Nguyen Binh Project, Nam Thai Project, ALC Ha Long Project, Luong Son Project, N01T6 Project.

Additionally, the Company will study and prepare business strategies for 03 new projects, including: Long Bien Project, Dong Van III Industrial Park, Trung Van Project.

The effective implementation of these business strategies is expected to play a key role in achieving the Company's revenue and profit targets for 2025.

d) Operations with Digital Transformation Strategy

In the era of globalization and the ongoing Fourth Industrial Revolution, digital transformation has become an essential trend, playing a critical role in enhancing

corporate competitiveness. In Vietnam, this process is being actively promoted by government agencies, organizations, and enterprises to optimize operations and drive long-term value creation.

Recognizing the importance of this trend, Taseco Land has developed a comprehensive 3-to-5-year digital transformation roadmap, set to begin in early 2025. The initial phase will focus on digitizing the Company's data systems and information infrastructure to improve operational efficiency and streamline project and office workflows. At the same time, the Company will review and revise its operational procedures, integrating modern management practices with advanced technologies such as artificial intelligence (AI) and virtual reality (VR) in key functions including corporate governance, project management, sales, and post-investment property management.

Through this strategy, Taseco Land aims to optimize operations, enhance governance transparency, improve customer experience, and strengthen its competitive edge-laying a robust foundation for sustainable long-term growth.

II. BOD'S OPERATION PLAN FOR 2025

1. Budget Plan for the BOD'Ss Remuneration in 2025

a) Remuneration of the BOD in 2025

No.	Position	Quantity	Monthly Remuneration (VND)	Months	Total (VND)
1	Chairman of the Board	01	15,000,000	12	180,000,000
2	Vice Chairman	02	10,000,000	12	240,000,000
3	Board Member	02	7,000,000	12	168,000,000
Total Remuneration					588,000,000

Note: Remuneration for members of the BOD will be accounted for as part of the Company's business operating expenses

b) Salaries and bonuses for full-time Board members in 2025: To be paid in accordance with the Company's salary, bonus, and staff support regulations.

c) Bonus for Board members in 2025: To be allocated from the Company's reward and welfare fund and shall not exceed the rate approved by the GMS.

2. Operational orientation of the BOD

In 2025, the BOD will focus on strategic goals to ensure the sustainable development and improved operational efficiency of the Company. To achieve this, the Board will pursue the following orientations:

a) Implementation of medium- and long-term development strategy:
Continue the execution of plans under the strategy approved by the GMS, with emphasis on sustainable growth, project portfolio expansion, and business performance enhancement.

b) Short-term strategy

- Enhancing shareholder value: Ensure stable business operations, optimize profits, and protect shareholders' interests through reasonable dividend policies.
- Promoting digital transformation: Oversee the implementation of the digital transformation roadmap, enhancing technology applications in corporate governance, project management, sales, and post-investment management.
- Strengthening risk management and internal control: Improve the risk management system, ensure legal compliance, and enhance transparency and efficiency in internal control activities. Ensure company operations comply with legal regulations and market practices
- Human resources development: Focus on building a competent leadership team and key personnel, improving governance capacity, and professionalizing the organizational structure.

3. Implementation Solutions for 2025 tasks

a) Accelerating project development and business activities

- Develop the 2025 business plan and implement it decisively and effectively from the beginning of the year. Organize financial planning to ensure capital sources for project execution.
- Supervise and manage investment implementation effectively and in accordance with the law and internal company regulations. Prioritize investment and business in the key projects mentioned above.
- Actively seek investment opportunities and expand land and project reserves in potential localities across the country such as Hanoi, Hai Phong, Thai Nguyen, Bac Ninh, Bac Giang, Hung Yen, Ha Nam, Thanh Hoa, Quang Binh, etc., to build and maintain the position of a reputable professional real estate enterprise. In addition to real estate business, the Company will continue to develop property management services such as hotel operation, building management, and industrial park infrastructure business.
- Strengthen marketing efforts, improve service quality, and enhance customer experience to boost business performance.

b) Improving governance efficiency, human resources development, and corporate culture

- Maintain the BOD's meetings and participate in the BOM's meetings to stay updated and closely monitor the Company's business activities, serving timely

governance and leadership needs of the BOD.

- Update and revise the BOD'Ss operational regulations and procedures towards professionalism, transparency, and alignment with good governance practices; elect an independent member at the 2025 Annual GMS to comply with legal requirements for listed companies, in line with the Company's plan to transfer its stock trading from UPCOM to the Ho Chi Minh City Stock Exchange.

- Continue to arrange and assign capital representatives at subsidiaries to leverage their capabilities and responsibilities, and ensure governance and operations at subsidiaries comply with legal regulations.

- Enhance internal training and foster a culture of self-improvement in competencies and skills among staff and departments. Assign clear responsibilities to each department and position to strengthen accountability. Also conduct reviews and assessments for each position to ensure appropriate staffing based on capabilities, strengths, contributions, and job requirements, and plan timely recruitment or replacement.

- Focus appropriate investment on R&D activities (human resources, policies, facilities), and adequately prepare platforms (personnel, partners, capital, etc.) for large-scale strategic infrastructure projects (industrial zones, electricity, water investments...)

c) Enhancing financial management and capital optimization

- Flexibly and efficiently manage capital balances, use costs reasonably, maximize revenues, and improve business efficiency across the system.

- Be prepared with large-scale medium- and long-term capital mobilization plans and implement them when conditions are favorable.

d) Implementing digital transformation roadmap

- Accelerate digitalization of data and workflows, improve operational efficiency and management.

- Apply AI, Big Data, and other modern technologies in governance, project management, sales, and after-sales services.

- Build intelligent reporting and data analysis systems to support timely and accurate decision-making by the BOD and the BOM.

This is the report of the BOD at the 2025 Annual GMS. The BOD firmly believes that the consensus, support, and trust of shareholders will be a great driving force enabling the Board to effectively fulfill its responsibilities and contribute to the Company's overall success, enhancing shareholder value in line with its stated mission.

On behalf of the BOD, I sincerely thank our valued shareholders for their trust and continued support over the past years.

Wishing all distinguished guests, shareholders, and employees of the Company good health and success.

Wishing the General Meeting a great success! ✓

Recipients:

- GMS;
- BOD and BOS Members;
- Archives: Office, Secretary.

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



Pham Ngoc Thanh

**REPORT ON THE ACTIVITIES OF THE BOARD OF SUPERVISORS
AT THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

**To: The General Meeting of Shareholders
Taseco Land Investment Joint Stock Company.**

Pursuant to the functions and responsibilities of the Board of Supervisors in accordance with the Law on Enterprises and the Charter of Taseco Land Investment Joint Stock Company ("the Company");

Pursuant to the business situation, the financial statements, and the performance evaluation report of the Board of Directors for 2024.

The Board of Supervisors (BOS) respectfully submits to the General Meeting of Shareholders (GMS) the report on its activities in 2024 as follows:

1. Members and Structure of the Board of Supervisors

The Board of Supervisors of the Company consists of 03 (three) members, specifically:

No.	Member	Position	Number of Shares	Ownership
1	Ms. Tran Thi Loan	Head of the Board	0	0
2	Mr. Dang Xuan Hien	Member	13,715	0.004%
3	Ms. Nguyen Thi Huong	Member	6,898	0.002%

2. Activities of the Board of Supervisors and Members

2.1. Meetings of the Board of Supervisors

In 2024, the Board of Supervisors held 02 meetings to carry out tasks within its authority and responsibilities. The meetings discussed and agreed upon the following matters:

- Approval of the Board of Supervisors's working program for 2024.
- Review and approval of the Company's quarterly, semi-annual, and annual financial statements, as well as those of its subsidiaries, assessment of the Company's business performance in 2024 and the preparation of documents for the Annual GMS.
- Evaluation of the compliance with the Resolutions of the Annual GMS, Resolutions of the Board of Directors ("BOD"), and observance of State regulations during 2024.
- Agreement on conclusions from inspection and supervision of the Company's

operations and those of its subsidiaries.

- Development of the BOS activity plan for 2025.

2.2. Self-Assessment report on the Activities of the Board of Supervisors

In 2024, the BOS actively carried out supervision activities and provided recommendations for necessary adjustments in the Company's management. The specific activities are as follows:

- Supervised the implementation of the Resolutions of the GMS and the BOD in 2024 to ensure compliance with legal regulations and protection of shareholders' interests.

- Reviewed strategic decisions, investment policies, and business operations of the BOD to ensure transparency and alignment with approved plans.

- Inspected the disclosure of information regarding BOD's decisions, particularly important matters related to finance, investment planning, and related-party transactions.

- Reviewed periodic reports prepared by the Board of Management (BOM); examined the 2024 financial statements to assess the truthfulness and fairness of financial figures in accordance with prevailing accounting standards, accounting regimes, and financial policies in Vietnam. The BOS coordinated with the independent auditor to evaluate the impact of significant accounting and audit discrepancies on the financial statements; supervised the BOM in implementing the auditors' recommendations.

- Inspected capital usage, financial expenditures, and compliance with the budget approved by the GMS. The BOS paid special attention to major contracts and significant financial transactions to ensure their reasonableness and transparency.

- Oversaw governance practices of subsidiary companies, capital investment activities, and operations of affiliated companies.

- Collaborated with functional departments to conduct inspections and reviews of information and documents under the authority of the BOS.

- Monitored risk control activities during the Company's operations, including legal, financial, and business-related risks.

- Performed other tasks in accordance with the Company's Charter and relevant legal regulations.

2.3. Self-Assessment report on the activities of each member of the Board of Supervisors.

All members of the BOS meet the conditions and standards as prescribed by the Law on Enterprises and the Company's Charter. In 2024, each member demonstrated strong competence and a high sense of responsibility in fulfilling their assigned duties; they provided regular supervision and consultation in an independent and objective manner regarding the Company's operations. All members fully participated in

meetings, engaged in discussions related to inspection and supervision activities, and contributed opinions at meetings of the Company's Board of Directors.

2.4. Remuneration of the Board of Supervisors in 2024:

No.	Member	Position	Remuneration (VND)
1	Ms. Tran Thi Loan	Head of the Board	60,000,000
2	Mr. Dang Xuan Hien	Member	36,000,000
3	Ms. Nguyen Thi Huong	Member	36,000,000
Total			132,000,000

3. Results of Supervision over the Company's Business and Financial Activities

3.1. Financial Statement Review Results

- The BOS concurs with the separate and consolidated financial statements for 2024 audited by Ernst & Young Vietnam Co., Ltd.

- The Company's 2024 business performance has been fully and clearly presented in the financial statements. These statements reflect the Company's financial position, business results, and cash flows truthfully and reasonably in accordance with Vietnamese Accounting Standards and prevailing accounting regulations.

3.2. 2024 Business Plan Implementation Results

The BOS agrees with the BOM's explanation for not meeting the revenue target approved by the GMS. However, the BOS acknowledges the efforts of the BOM in successfully completing the transfer of the B2CC4 and B3CC2A projects to foreign investors through shares transfer arrangements, which generated substantial financial income for the Company and helped it significantly exceed the profit targets. The actual 2024 business performance is as follows:

Unit: Billion VND

Indicator	2024 Plan	2024 Actual	Completion
Consolidated Revenue	3,040.0	1,684.5	55.4%
Consolidated Profit Before Tax	614.0	875.6	142.6%
Consolidated Profit After Tax	475.0	685.0	144.2%

3.3. Accounting Activities

The Company's accounting activities comply fully with applicable laws and current accounting standards. Based on its review, the BOS assessed that the Company's accounting system is scientifically organized, streamlined, and efficient; all documents

and records are properly maintained and neatly archived; and the reported data is accurate and timely.

3.4. Financial Activities

- The BOS has reviewed the Company's financial position, investment activities, and business operations in accordance with the plans and objectives approved by the GMS and the BOD.

- The Company has proactively planned and effectively balanced its finances despite facing several operational challenges. At the same time, it has maintained a stable financial position with sufficient cash flow to support business operations, a safe debt ratio, and a rational structure of assets and capital.

4. Evaluation of Transactions Between the Company and Related Parties

- The procedures for approving transactions between the Company and related parties have been carried out in accordance with applicable regulations.

- Related party transactions approved by the BOD have been listed and disclosed in the 2024 Corporate Governance Report.

5. Supervision Results on the Implementation of Resolutions of the General Meeting of Shareholders

- The Company appointed Ernst & Young Vietnam Co., Ltd. as the auditor for the 2024 financial statements.

- The Company fulfilled the payment of remuneration to the BOD and the BOS in accordance with the resolution approved at the Annual GMS.

- The Company completed the cash dividend distribution as approved by the Annual GMS.

- The Company successfully conducted the share offering to existing shareholders in accordance with the resolution approved by the Annual GMS.

6. Supervision Results on the Board of Directors

6.1. Members of the BOD

No.	Member	Position	Number of Shares	Ownership Ratio
1	Mr. Pham Ngoc Thanh	Chairman	0	0
2	Mr. Nguyen Minh Hai	Vice Chairman	0	0
3	Mr. Do Tuan Anh	Vice Chairman	143,948	0.046%
4	Mr. Nguyen Tran Tung	Member	458,914	0.147%
5	Mr. Do Viet Thanh	Member	0	0

6.2. Evaluation of the Board of Directors' Performance

- The BOD' report accurately and comprehensively reflects the Company's management and governance activities. All resolutions and documents issued by the Board are in accordance with the Law on Enterprises and the Company's Charter. The

BOS agrees with the 2024 performance report presented by the BOD to the GMS.

- Throughout the year, the BOD actively implemented a number of issues under its authority. Its governance and management activities strictly complied with legal regulations and business principles. Members of the BOD fulfilled their assigned roles and responsibilities as stipulated by the Law on Enterprises, the Company's Charter, and resolutions of the GMS.

- The BOD closely supervised and promptly guided the BOM in managing business operations and implementing the resolutions of the GMS.

7. Supervision results on the General Director and other managers

7.1. Member of Board of Management

- To meet the need for additional senior personnel at a subsidiary, the BOD issued Resolution No. 33/2024/NQ-HĐQT dated October 31, 2024 to relieve Mr. Khuat Trung Thang from the position of Deputy General Director and assign him to another role at the subsidiary.

- Mr. Ngo Thanh Dung was appointed Deputy General Director of the Company from June 3, 2024 under Resolution No. 17/2024/NQ-BOD of the BOD.

- The current Board of Management includes:

No.	Member	Position	Number of Shares	Ownership ratio
1	Mr. Nguyen Tran Tung	General Director	458,914	0.147%
2	Mr. Do Viet Thanh	Deputy General Director	0	0
3	Mr. Vu Quoc Huy	Deputy General Director	11,766	0.004%
4	Ms. Cao Thi Lan Huong	Deputy General Director	0	0
5	Mr. Nguyen Van Nghia	Deputy General Director	11,550	0.004%
6	Mr. Ngo Thanh Dung	Deputy General Director	0	0
7	Mr. Bui Xuan Vuong	Deputy General Director	0	0

7.2. Evaluation of the BOM's Performance

- The BOS agrees with the BOM's evaluation of the Company's 2024 business performance and its 2025 business plan.

- The BOM has complied with all legal provisions and fulfilled its assigned functions and responsibilities under the Law on Enterprises, the Company's Charter, and resolutions of the GMS.

- The BOS highly appreciates the BOM's efforts in implementing investment projects, fulfilling tax obligations to the State, and ensuring employee welfare.

- During the year, the BOS did not detect any irregularities in the management or operations of the BOM or other senior management positions in the Company.

8. Evaluation of coordination between the Board of Supervisors, Board of Directors, Board of Management and Shareholders:

- The BOS received full support and cooperation from the BOD, the BOM, and all departments in conducting its supervisory and inspection duties at the Company and its subsidiaries.

- The BOS was fully provided with information on the Company's 2024 business performance and 2025 business plan.

- The BOS representatives attended and contributed opinions at all meetings of the BOD.

9. Board of Supervisors's Activity Plan for 2025

9.1 General Tasks:

In 2025, the BOS will continue to perform its duties on behalf of the shareholders to regularly supervise all governance, management, and business activities of the Company. On a quarterly basis, the BOS will review, analyze, and evaluate the Company's activities through financial reports, as well as monitor the activities of the BOD and the BOM. It will also attend Board's meetings to gain insights and accurately assess the Company's operations, provide warnings of potential risks, and be responsible for reporting to the GMS.

9.2 Specific Activities

- Review and evaluate financial statements, governance reports, and operational reports of the Company.

- Strengthen oversight of business plan implementation.

- Supervise compliance with legal regulations and company policies.

- Review the adequacy of internal management procedures and documentation.

- Monitor the implementation of resolutions approved by the General Meeting of Shareholders.

9.3 Board of Supervisors' remuneration plan for 2025

No.	Position	Number of Persons	Monthly Remuneration (VND)	Number of Months	Total (VND)
1	Head of Board of Supervisors	01	5,000,000	12	60,000,000
2	Controllers	02	3,000,000	12	72,000,000
Total					132,000,000

Note: Remuneration for members of the BOS is accounted for as part of the Company's business operating expenses.

The above is the BOS's 2024 Activity Report and 2025 activity plan submitted to the General Meeting of Shareholders for approval. We wish all Delegates and Shareholders continued success and happiness.

Wishing the General Meeting great success!

Sincerely thank you./.

Hanoi, March 28 , 2025

**ON BEHALF OF
THE BOARD OF SUPERVISORS
HEAD OF BOS**



Tran Thi Loan



**TASECO LAND INVESTMENT
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. 01/2025/TTr-HDQT

Hanoi, March 28th, 2025

PROPOSAL

Approval of the 2024 Audited Financial Statements

**To: General Meeting of Shareholders
Taseco Land Investment Joint Stock Company.**

Pursuant to the Law on Enterprises 2020 and guiding documents;

*Pursuant to the Charter of Taseco Land Investment Joint Stock Company
(hereinafter referred to as the "Company").*

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the Separate Financial Statements and Consolidated Financial Statements for 2024 of Taseco Land Investment Joint Stock Company, which have been audited by Ernst & Young Vietnam Company Limited.

The Company's audited Separate Financial Statements and Consolidated Financial Statements for 2024, including the following contents:

1. Independent audit report.
2. Balance Sheet as of December 31, 2024.
3. Income Statement in 2024.
4. Cash Flow Statement in 2024.
5. Notes to 2024 Financial Statement.

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

Respect./.

Recipient:

- GMS;
- The BOS;
- Archived: Office, Legal Department.

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



Phạm Ngọc Thanh

Taseco Land Investment Joint Stock Company

Separate financial statements

For the year ended 31 December 2024



**Shape the future
with confidence**

Taseco Land Investment Joint Stock Company

Separate financial statements

For the year ended 31 December 2024



Taseco Land Investment Joint Stock Company

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Taseco Land Investment Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Taseco Land Investment Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam in pursuant to the Business Registration Certificate No. 0104079036 issued by Hanoi Department of Planning and Investment on 29 July 2008 and the subsequent amended Business Registration Certificates, with the 22nd amendment dated 11 March 2025 as the latest.

The current principal activities of the Company are investing and trading real estate properties and other activities.

The parent company of the Company is Taseco Group Joint Stock Company ("Taseco Group").

The Company's head office is located at 1st floor, NO2-T1 building, Diplomatic Complex, Xuan Tao street, Xuan Tao ward, Bac Tu Liem district, Hanoi city, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors ("BOD") during the year and at the date of this report are:

Mr Pham Ngoc Thanh	Chairman
Mr Nguyen Minh Hai	Vice Chairman
Mr Do Tuan Anh	Vice Chairman
Mr Do Viet Thanh	Member
Mr Nguyen Tran Tung	Member

MANAGEMENT

Members of the Management during the year and at the date of this report are:

Mr Nguyen Tran Tung	General Director	
Mr Do Viet Thanh	Deputy General Director	
Mr Nguyen Van Nghia	Deputy General Director	
Mr Vu Quoc Huy	Deputy General Director	
Mr Bui Xuan Vuong	Deputy General Director	
Ms Cao Thi Lan Huong	Deputy General Director	
Mr Ngo Thanh Dung	Deputy General Director	appointed on 03 June 2024
Mr Khuat Trung Thang	Deputy General Director	resigned on 01 November 2024

BOARD OF SUPERVISION

Members of the Board of Supervision during the year and at the date of this report are:

Ms Tran Thi Loan	Head of the Board
Ms Nguyen Thi Huong	Member
Mr Dang Xuan Hien	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr Nguyen Tran Tung, the General Director.

AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.

Taseco Land Investment Joint Stock Company

REPORT OF MANAGEMENT

Management of Taseco Land Investment Joint Stock Company ("the Company") is pleased to present this report and the separate financial statements of the Company for the year ended 31 December 2024.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

Management is responsible for the separate financial statements of each financial year which give a true and fair view of the separate financial position of the Company and of the separate results of its operations and its separate cash flows for the year. In preparing those separate financial statements, management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the separate financial statements; and
- ▶ prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the separate financial position of the Company and for ensuring that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying separate financial statements.

Taseco Land Investment Joint Stock Company

REPORT OF MANAGEMENT (continued)

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying separate financial statements give a true and fair view of the separate financial position of the Company as at 31 December 2024 and of the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

The Company has subsidiaries as disclosed in the separate financial statements. The Company prepared these separate financial statements to meet the prevailing requirements in relation to disclosure of information, specifically the Circular No. 96/2020/TT-BTC on disclosure of information on the securities market. In addition, as required by these regulations, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries for the year ended 31 December 2024 dated 26 March 2025.

Users of the separate financial statements should read them together with the said consolidated financial statements in order to obtain full information on the consolidated financial position, the consolidated results of operations and the consolidated cash flows of the Company and its subsidiaries.



Nguyễn Trần Tung
General Director

Hanoi, Vietnam

26 March 2025





Shape the future
with confidence

Ernst & Young Vietnam Limited
20th Floor, B'lexco Finance Tower
2 Hai Trieu Street, District 1
Ho Chi Minh City, Vietnam

Tel: +84 28 3824 5252
Email: eyhcmc@vn.ey.com
Website (EN): ey.com/vn
Website (VN): ey.com/vi_vn

Reference: 11925146/E-68418803

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of Taseco Land Investment Joint Stock Company

We have audited the accompanying separate financial statements of Taseco Land Investment Joint Stock Company ("the Company") as prepared on 26 March 2025 and set out on page 6 to 61, which comprise the separate balance sheet as at 31 December 2024, and the separate income statement and separate cash flow statement for the year then ended and the notes thereto.

Management's responsibility

Management is responsible for the preparation and fair presentation of these separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the separate financial statements that are free from material misstatement, whether due to fraud or error.

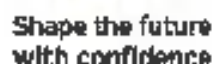
Auditors' responsibility

Our responsibility is to express an opinion on these separate financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the separate financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the separate financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the separate financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the separate financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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In our opinion, the separate financial statements give a true and fair view, in all material respects, of the separate financial position of the Company as at 31 December 2024, and of the separate results of its operations and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the separate financial statements.

Ernst & Young Vietnam Limited



Phung Manh Phu
Deputy General Director
Audit Practising Registration
Certificate No. 2598-2023-004-1

Hanoi, Vietnam

26 March 2025

Alan

Le Hong Van
Auditor
Audit Practising Registration
Certificate No. 4432-2023-004-1

SEPARATE BALANCE SHEET

as at 31 December 2024

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		5,237,170,883,595	4,565,269,025,083
110	I. Cash and cash equivalents	5	348,281,981,799	171,776,740,961
111	1. Cash		91,325,901,799	19,885,197,453
112	2. Cash equivalents		256,956,080,000	151,891,543,508
120	II. Short-term investments		66,730,000,000	17,371,000,000
123	1. Held-to-maturity investments	6	66,730,000,000	17,371,000,000
130	III. Current account receivables		947,392,117,582	1,193,813,418,332
131	1. Short-term trade receivables	7.1	402,566,716,102	783,014,606,404
132	2. Short-term advances to suppliers	7.2	65,540,647,753	83,042,262,540
135	3. Short-term loan receivables	8	281,590,000,000	258,027,200,000
136	4. Other short-term receivables	9	198,801,249,269	70,835,854,930
137	5. Provision for short-term doubtful receivables	7.1, 7.2	(1,106,495,542)	(1,106,495,542)
140	IV. Inventories	10	3,801,818,732,837	3,101,317,842,242
141	1. Inventories		3,801,818,732,837	3,101,317,842,242
150	V. Other current assets		72,948,051,377	80,990,023,548
151	1. Short-term prepaid expenses		16,018,116,979	12,195,260,502
152	2. Value-added tax deductible		56,924,601,065	68,794,763,046
153	3. Tax and other receivables from the State		5,333,333	-

SEPARATE BALANCE SHEET (continued)
as at 31 December 2024

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
200	B. NON-CURRENT ASSETS		3,821,916,882,780	3,808,916,519,872
210	I. Long-term receivables		472,671,205,966	12,695,908,966
216	1. Other long-term receivables	9	472,671,205,966	12,695,908,966
230	II. Fixed assets		23,005,236,536	6,292,789,676
221	1. Tangible fixed assets	11	22,959,611,165	6,229,774,301
222	Cost		43,584,428,080	22,810,438,989
223	Accumulated depreciation		(20,624,816,915)	(16,580,664,686)
227	2. Intangible fixed assets		45,625,371	63,015,375
228	Cost		302,560,000	302,560,000
229	Accumulated amortisation		(256,934,629)	(239,544,625)
230	III. Investment properties		-	-
231	1. Cost		48,701,493,330	48,701,493,330
232	2. Accumulated depreciation		(48,701,493,330)	(48,701,493,330)
240	IV. Long-term assets in progress		493,263,446,163	342,490,638,620
242	1. Construction in progress	12	493,263,446,163	342,490,638,620
250	V. Long-term investments	14	2,820,215,818,891	3,423,954,163,790
251	1. Investments in subsidiaries		2,786,926,228,341	3,384,286,646,584
252	2. Investments in associates		-	7,000,000,000
253	3. Investment in other entities		34,078,500,000	34,078,500,000
254	4. Provision for diminution in value of long-term investments		(790,909,450)	(1,410,982,794)
260	VI. Other long-term assets		12,761,175,224	23,483,018,820
261	1. Long-term prepaid expenses		4,652,177,504	15,947,635,462
262	2. Deferred tax assets	27.3	8,108,997,720	7,535,383,358
270	TOTAL ASSETS		9,059,087,766,375	8,374,185,544,955

SEPARATE BALANCE SHEET (continued)
as at 31 December 2024

Currency: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance
300	C. LIABILITIES		5,148,088,749,088	4,764,722,988,915
310	I. Current liabilities		2,103,000,333,893	2,568,860,872,599
311	1. Short-term trade payables	15.1	320,713,277,620	509,713,130,207
312	2. Short-term advances from customers	15.2	130,792,195,390	13,612,618,206
313	3. Statutory obligations	16	60,897,940,816	423,368,625,126
314	4. Payables to employees		14,957,060,454	12,932,186,734
315	5. Short-term accrued expenses	17	100,806,739,052	191,202,001,923
319	6. Other short-term payables	18	368,006,378,203	538,445,379,664
320	7. Short-term loans	19	1,080,849,641,322	874,756,730,739
322	8. Bonus and welfare fund	20	25,977,101,036	4,830,000,000
330	II. Non-current liabilities		3,043,088,415,193	2,195,862,318,316
337	1. Other long-term liabilities	18	103,786,581,098	270,824,857,736
338	2. Long-term loans	19	2,929,301,834,095	1,906,937,458,580
342	3. Long-term provisions		10,000,000,000	10,000,000,000
400	D. OWNERS' EQUITY		3,912,999,017,289	3,609,462,556,040
410	I. Owners' equity	21	3,912,999,017,289	3,609,462,556,040
411	1. Share capital		2,970,000,000,000	2,970,000,000,000
411a	- Ordinary shares with voting rights		2,970,000,000,000	2,970,000,000,000
412	2. Share premium		109,480,005,000	109,480,005,000
421	3. Undistributed earnings		833,519,012,289	529,982,551,040
421a	- Undistributed earnings by the end of prior year		84,482,551,040	47,456,495,464
421b	- Undistributed earnings of current year		749,036,461,249	482,526,055,576
440	TOTAL LIABILITIES AND OWNERS' EQUITY		9,059,087,766,375	8,374,185,544,955

Hanoi, Vietnam

26 March 2025

Vu Thi Khanh Ha
PreparerNguyễn Thị Kim Ngân
Chief AccountantNguyễn Trần Tung
General Director

SEPARATE INCOME STATEMENT
for the year ended 31 December 2024

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	22.1	1,122,451,917,777	2,677,373,620,714
02	2. Deductions	22.1	-	-
10	3. Net revenue from sale of goods and rendering of services	22.1	1,122,451,917,777	2,677,373,620,714
11	4. Cost of goods sold and services rendered	23	(765,382,442,598)	(1,876,620,936,589)
20	5. Gross profit from sale of goods and rendering of services		357,069,475,179	800,762,684,125
21	6. Finance income	22.2	796,278,704,174	33,744,330,965
22	7. Finance expenses	24	(169,415,663,462)	(49,285,711,733)
23	in which: Interest expenses		(154,897,339,558)	(48,899,268,384)
25	8. Selling expenses	25	(47,188,897,425)	(73,113,573,287)
26	9. General and administrative expenses	20	(107,651,811,043)	(96,567,681,692)
30	10. Operating profit		829,091,807,423	615,540,048,378
31	11. Other income		2,164,808,425	15,082,703,859
32	12. Other expenses		(8,381,806,061)	(4,822,113,033)
40	13. Other (loss)/gain		(6,216,997,636)	10,280,590,826
50	14. Accounting profit before tax		822,874,809,787	625,800,639,204
51	15. Current corporate income tax expense	27.1	(48,481,508,665)	(124,830,229,582)
52	16. Deferred tax income/(expense)	27.3	620,261,163	(13,614,354,046)
60	17. Net profit after tax		775,013,562,285	487,356,055,576

Hanoi, Vietnam

26 March 2025

Vu Thi Khanh Ha
Preparer

Nguyen Thi Kim Ngan
Chief Accountant

Nguyen Tran Tung
General Director



SEPARATE CASH FLOW STATEMENT
for the year ended 31 December 2024

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		822,874,809,787	625,800,639,204
	Adjustments for:			
02	Depreciation of tangible fixed assets and amortisation of intangible fixed assets		4,061,542,231	9,166,046,861
03	Provisions		(620,073,344)	(2,061,279,077)
05	Profits from investing activities	22.2	(796,278,704,174)	(31,407,220,965)
06	Interest expenses and bond insurance	24	156,577,426,498	48,899,268,384
08	Operating profit before changes in working capital		186,815,000,998	650,397,454,407
09	Decrease/(increase) in receivables		351,776,201,545	(494,635,766,175)
10	Increase in Inventories		(549,925,134,041)	(1,228,453,430,145)
11	(Decrease)/increase in payables		(856,481,201,250)	373,919,505,120
12	(Increase)/decrease in prepaid expenses		(313,429,630)	6,492,708,739
13	Decrease in held-for-trading securities		-	13,870,159,077
14	Interest paid		(278,851,640,595)	(112,687,311,247)
15	Corporate income tax paid	16	(57,560,977,179)	(158,298,440,244)
17	Other cash outflows for operating activities		(4,830,000,000)	(3,200,000,000)
20	Net cash flows used in operating activities		(1,209,571,180,152)	(952,595,120,468)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(661,201,957,130)	(83,330,579,246)
23	Loans to other entities		(301,452,000,000)	(410,298,771,339)
24	Collections from borrowers		228,530,200,000	56,020,000,000
26	Payments for investments in other entities		(104,431,561,757)	(680,386,942,578)
26	Proceeds from sale of investments in other entities		862,249,486,900	51,240,000,000
27	Interest and dividends received		574,604,827,128	65,030,650,290
20	Net cash flows from/(used in) investing activities		598,298,975,141	(1,001,725,642,873)

SEPARATE CASH FLOW STATEMENT (continued)
for the year ended 31 December 2024

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	Capital contribution and issuance of shares		532,590,000	-
33	Drawdown of borrowings		2,838,524,080,891	3,639,683,131,370
34	Repayment of borrowings		(1,611,383,326,127)	(1,746,576,829,669)
36	Dividends paid		(439,895,898,915)	(53,806,507,610)
40	Net cash flows from financing activities		787,777,445,849	1,839,299,794,091
60	Net Increase/(decrease) in cash for the year		176,505,240,838	(115,020,969,250)
60	Cash and cash equivalents at beginning of year		171,776,740,961	286,797,710,211
61	Impact of exchange rate fluctuation		-	-
70	Cash and cash equivalents at end of year	5	348,281,981,799	171,776,740,961

Hanoi, Vietnam

26 March 2025


Vu Thi Khanh Ha
Preparer


Nguyen Thi Kim Ngan
Chief Accountant


Nguyen Tran Tung
General Director



Taseco Land Investment Joint Stock Company

Consolidated financial statements

For the year ended 31 December 2024



**Shape the future
with confidence**

Taseco Land Investment Joint Stock Company

Consolidated financial statements

For the year ended 31 December 2024



Taseco Land Investment Joint Stock Company

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Taseco Land Investment Joint Stock Company

REPORT OF MANAGEMENT

THE COMPANY

Taseco Land Investment Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam in pursuant to the Business Registration Certificate No. 0104079036 issued by Hanoi Department of Planning and Investment on 29 July 2009 and the subsequent amended Business Registration Certificates, with the 22nd amendment dated 11 March 2025 as the latest.

The principal activities of the Company and its subsidiaries are investing and trading real estate properties; providing construction service, leasing and property management services, hotel management consulting, accommodation services, restaurants, catering, post-investment project operation services and other activities.

The parent company of the Company is Taseco Group Joint Stock Company ("Taseco Group").

The Company's head office is located at 1st floor, NO2-T1 building, Diplomatic Complex, Xuan Tao street, Xuan Tao ward, Bac Tu Liem district, Hanoi city, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of this report are:

Mr. Pham Ngoc Thanh	Chairman
Mr. Nguyen Minh Hai	Vice Chairman
Mr. Do Tuan Anh	Vice Chairman
Mr. Do Viet Thanh	Member
Mr. Nguyen Tran Tung	Member

MANAGEMENT

Members of management during the year and at the date of this report are:

Mr. Nguyen Tran Tung	General Director	
Mr. Do Viet Thanh	Deputy Director	
Mr. Nguyen Van Nghia	Deputy Director	
Mr. Vu Quoc Huy	Deputy Director	
Mr. Bui Xuan Vuong	Deputy Director	
Ms. Cao Thi Lan Huong	Deputy Director	
Mr. Ngo Thanh Dung	Deputy Director	Appointed on 3 June 2024
Mr. Khuat Trung Thang	Deputy Director	Resigned on 1 November 2024

BOARD OF SUPERVISION

Members of the Board of Supervision during the year and at the date of this report are:

Ms. Tran Thi Loan	Head
Ms. Nguyen Thi Huong	Member
Mr. Dang Xuan Hien	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr. Nguyen Tran Tung, General Director.

AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.



Taseco Land Investment Joint Stock Company

REPORT OF MANAGEMENT

Management of Taseco Land Investment Joint Stock Company ("the Company") is pleased to present this report and the consolidated financial statements of the Company and its subsidiaries (collectively referred to as "the Group") for the year ended 31 December 2024.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the consolidated financial statements of each financial year which give a true and fair view of the consolidated financial position of the Group and of the consolidated results of its operations and its consolidated cash flows for the year. In preparing those consolidated financial statements, management is required to:

- ▶ select suitable accounting policies and then apply them consistently;
- ▶ make judgements and estimates that are reasonable and prudent;
- ▶ state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the consolidated financial statements; and
- ▶ prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and for ensuring that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying consolidated financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that in its opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2024 and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.



Nguyễn Trần Tung
General Director

Hanoi, Vietnam

26 March 2025



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Ernst & Young Vietnam Limited
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2 Hai Trieu Street, District 1
Ho Chi Minh City, Vietnam

Tel: +84 28 3824 5252
Email: eyhcmc@vn.ey.com
Website (EN): ey.com/vn_vn
Website (VN): ey.com/vi_vn

Reference: 11925146/E-88418803-HN

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of Taseco Land Investment Joint Stock Company

We have audited the accompanying consolidated financial statements of Taseco Land Investment Joint Stock Company ("the Company") and its subsidiaries (collectively referred to as "the Group"), as prepared on 26 March 2025 and set out on page 5 to 73, which comprise the consolidated balance sheet as at 31 December 2024, and the consolidated income statement and consolidated cash flow statement for the year then ended and the notes thereto.

Management's responsibility

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Group's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 31 December 2024, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements.

Ernst & Young Vietnam Limited



Phùng Mạnh Phú
Deputy General Director
Audit Practising Registration
Certificate No. 2598-2023-004-1

Le Hong Van
Auditor
Audit Practising Registration
Certificate No. 4432-2023-004-1

Hanoi, Vietnam

26 March 2025

CONSOLIDATED BALANCE SHEET
as at 31 December 2024

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		6,174,093,784,146	5,706,231,935,650
110	i. Cash and cash equivalents	5	459,707,110,301	289,029,511,028
111	1. Cash		142,316,659,913	75,756,229,651
112	2. Cash equivalents		317,390,450,388	213,273,281,377
120	ii. Short-term investments		113,280,000,000	77,921,000,000
123	1. Held-to-maturity investments	6	113,280,000,000	77,921,000,000
130	iii. Current accounts receivable		1,402,235,946,481	1,357,886,282,118
131	1. Short-term trade receivables	7.1	596,989,158,894	672,511,576,039
132	2. Short-term advances to suppliers	7.2	362,774,175,596	308,617,729,354
135	3. Short-term loan receivables	8	141,040,000,000	117,575,600,000
136	4. Other short-term receivables	9	313,512,920,002	68,966,292,465
137	5. Provision for doubtful short-term receivables	7.1	(12,080,306,011)	(9,804,915,740)
140	iv. Inventories	11	4,078,812,402,718	3,840,997,437,291
141	1. Inventories		4,078,812,402,718	3,840,997,437,291
150	v. Other current assets		120,058,322,646	140,397,705,213
151	1. Short-term prepaid expenses		17,551,203,663	21,468,589,902
152	2. Value added tax deductible		102,435,631,604	116,026,383,713
153	3. Tax and other receivables from the State		71,487,379	2,902,731,598

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CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2024

Currency: VND

Code	ASSETS	Notes	Ending balance	Beginning balance (Restated)
200	B. NON-CURRENT ASSETS		3,150,044,628,110	4,376,390,812,740
210	I. Long-term receivables		620,000,816,823	1,033,583,714,797
215	1. Long-term loan receivables	8	128,100,000,000	831,157,120,000
216	2. Other long-term receivables	9	506,191,970,723	216,717,748,597
219	3. Provision for doubtful long-term receivables	9	(14,291,153,800)	(14,291,153,800)
220	II. Fixed assets		853,862,625,852	849,501,783,389
221	1. Tangible fixed assets	13	566,415,963,120	554,550,918,516
222	Cost		663,182,339,138	623,556,598,313
223	Accumulated depreciation		(96,766,376,018)	(69,005,679,797)
227	2. Intangible fixed assets	14	287,446,662,732	294,950,864,873
228	Cost		300,044,494,417	297,269,188,256
229	Accumulated amortisation		(12,597,831,685)	(2,318,323,383)
230	III. Investment properties	15	318,855,158,833	330,660,384,859
231	1. Cost		392,623,837,186	392,623,837,186
232	2. Accumulated depreciation		(73,768,678,353)	(61,963,452,327)
240	IV. Long-term assets in progress		1,191,787,834,095	1,955,519,731,528
241	1. Long-term work in process		-	316,022,120,710
242	2. Construction in progress	16	1,191,787,834,095	1,639,497,610,818
250	V. Long-term investments	18	36,509,630,457	44,962,437,338
252	1. Investments in associates	18.1	2,605,939,907	7,678,820,132
253	2. Investment in other entities	18.2	40,194,600,000	45,274,600,000
254	3. Provision for long-term investments		(6,290,909,450)	(7,990,982,794)
260	VI. Other long-term assets		129,028,561,950	162,162,760,829
261	1. Long-term prepaid expenses	12	68,380,838,294	96,282,964,169
262	2. Deferred tax assets	34.3	20,890,610,302	21,901,488,449
269	3. Goodwill	19	39,657,113,354	43,978,308,211
270	TOTAL ASSETS		9,324,138,412,256	10,082,822,748,390

CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2024

Currency: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance (Restated)
300	C. LIABILITIES		5,099,922,995,081	6,005,356,644,036
310	I. Current liabilities		2,084,244,234,237	3,468,287,530,660
311	1. Short-term trade payables	20.1	426,362,526,808	474,398,707,705
312	2. Short-term advances from customers	20.2	132,753,661,202	25,717,251,219
313	3. Statutory obligations	21	220,796,943,909	457,156,773,071
314	4. Payables to employees		32,248,158,203	32,585,608,897
315	5. Short-term accrued expenses	22	119,808,661,536	230,036,094,499
318	6. Short-term unearned revenues		9,351,223,474	8,992,592,388
319	7. Short-term other payables	24	309,299,651,404	1,105,877,451,699
320	8. Short-term loans	25	805,041,767,413	1,126,199,711,930
322	9. Bonus and welfare fund	27	28,581,440,288	7,323,339,252
330	II. Non-current liabilities		3,015,678,760,844	2,537,069,013,376
336	1. Long-term unearned revenues	23	25,873,446,063	29,442,197,141
337	2. Other long-term liabilities	24	127,886,676,360	214,602,766,485
338	3. Long-term loans	25	2,694,714,741,084	2,136,654,386,751
341	4. Deferred tax liabilities	34.3	143,320,123,277	146,117,801,728
342	5. Long-term provisions	26	23,883,774,060	10,251,861,271


CONSOLIDATED BALANCE SHEET (continued)
as at 31 December 2024

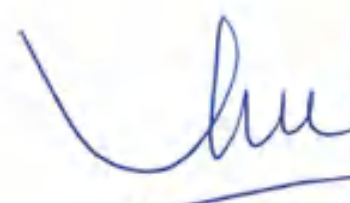
Currency: VND

Code	RESOURCES	Notes	Ending balance	Beginning balance (Restated)
400	D. OWNERS' EQUITY		4,224,215,417,175	4,077,266,204,354
410	I. Owners' equity	28	4,224,215,417,175	4,077,266,204,354
411	1. Share capital		2,970,000,000,000	2,970,000,000,000
411a	- Ordinary shares with voting rights		2,970,000,000,000	2,970,000,000,000
412	2. Share premium		109,480,005,000	109,480,005,000
420	3. Other funds belonging to owners' equity		6,315,008,316	6,315,008,316
421	4. Undistributed earnings		639,946,057,721	447,780,350,052
421a	- Undistributed earnings by the end of prior year		2,369,436,359	79,326,438,019
421b	- Undistributed earnings of current year		637,576,621,362	368,453,912,033
429	5. Non-controlling interests		498,474,346,138	543,690,840,986
440	TOTAL LIABILITIES AND OWNERS' EQUITY		9,324,138,412,256	10,082,622,748,390

Hanoi, Vietnam

26 March 2025


Vu Thi Khanh Ha
Preparer


Nguyen Thi Kim Ngan
Chief Accountant


Nguyen Tran Tung
General Director



CONSOLIDATED INCOME STATEMENT

for the year ended 31 December 2024

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods and rendering of services	29.1	1,684,453,453,400	3,237,812,289,032
02	2. Deductions	29.1	-	-
10	3. Net revenue from sale of goods and rendering of services	29.1	1,684,453,453,400	3,237,812,289,032
11	4. Cost of goods sold and services rendered	60	(1,264,525,563,623)	(2,347,451,343,889)
20	5. Gross profit from sale of goods and rendering of services		419,927,889,777	890,360,945,143
21	6. Finance income	29.2	821,847,560,379	85,108,826,949
22	7. Finance expenses	31	(201,173,971,651)	(99,212,749,099)
23	In which: Interest expenses		(171,884,526,348)	(75,879,130,121)
24	8. Shares of profit of associates	18.1	250,417,991	166,824,266
25	9. Selling expenses	32	(56,729,376,084)	(85,107,814,704)
26	18. General and administrative expenses	32	(195,830,099,070)	(178,200,959,677)
60	11. Operating profit		888,292,421,342	612,915,072,877
31	12. Other income		4,493,280,051	22,061,180,211
32	18. Other expenses		(17,172,144,935)	(7,641,062,185)
40	14. Other (loss)/profit		(12,678,864,884)	14,420,118,026
60	15. Accounting profit before tax		876,613,556,458	627,335,190,903
51	16. Current corporate income tax expense	34.1	(194,701,835,609)	(151,594,780,384)
52	17. Deferred tax income/(expenses)	34.1	4,188,228,993	(3,055,030,601)
60	18. Net profit after tax		685,099,849,842	472,685,379,918

CONSOLIDATED INCOME STATEMENT (continued)
for the year ended 31 December 2024

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
61	19. Net profit after tax attributable to shareholders of the parent		664,816,258,791	456,788,799,382
62	20. Net profit after tax attributable to non-controlling interests		20,283,691,051	15,886,580,536
70	21. Basic earnings per share		2,147	1,522
71	22. Diluted earnings per share		2,147	1,522

Hanoi, Vietnam

26 March 2025


Vu Thi Khanh Ha
Preparer


Nguyen Thi Kim Ngan
Chief Accountant


Nguyen Tran Tung
General Director



CONSOLIDATED CASH FLOW STATEMENT
for the year ended 31 December 2024

Currency: VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Profit before tax		875,613,556,458	627,335,190,903
	<i>Adjustments for:</i>			
02	Depreciation of tangible fixed assets, investment properties and amortisation of intangible fixed assets (including amortisation of goodwill)		59,614,186,619	36,650,532,068
03	Provisions		15,287,229,716	5,784,509,103
05	Profit from investing activities		(922,124,186,650)	(78,443,086,669)
06	Interest expenses and bonds issuance costs		171,884,526,348	75,879,130,121
08	Operating profit before changes in working capital		200,275,312,491	667,206,276,526
09	Decrease/(increase) in receivables		89,461,413,631	(436,521,437,399)
10	Increase in inventories		(497,154,472,089)	(1,287,807,282,894)
11	(Decrease)/increase in payables		(1,210,854,308,188)	67,917,642,477
12	Decrease/(increase) in prepaid expenses		22,983,913,589	(36,246,510,943)
13	Decrease in held-for-trading securities		-	13,870,159,077
14	Interest paid		(313,816,204,444)	(123,341,168,309)
15	Corporate income tax paid	21	(80,001,750,988)	(173,439,285,100)
17	Other cash outflows for operating activities		(5,899,000,000)	(3,200,000,000)
20	Net cash flows used in operating activities		(1,795,005,096,998)	(1,311,561,607,565)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other long-term assets		(790,972,296,109)	(610,744,603,983)
22	Proceeds from disposals of fixed assets and other long-term assets		91,860,786	-
23	Loans to other entities		(155,477,000,000)	(280,691,571,339)
24	Collections from borrowers		799,810,720,000	225,414,400,000
25	Payments for investments in other entities (net off cash held by entity being acquired)		(16,827,581,757)	(268,290,404,527)
26	Proceeds from sale of investments in other entities (net off cash held by entity being disposed)		2,217,077,531,798	4,050,000,000
27	Interest received		99,671,388,695	26,187,446,072
30	Net cash flows from/(used in) investing activities		2,153,374,823,413	(904,074,733,777)

PROPOSAL

**Approval of after-tax profit distribution in 2024 and the plan for after-tax profit
distribution in 2025**

**To: General Meeting of Shareholders
Taseco Land Investment Joint Stock Company**

Pursuant to the Law on Enterprises 2020 and guiding documents;

*Pursuant to the Charter of Taseco Land Investment Joint Stock Company
(hereinafter referred to as the "Company") and the provisions of current law;*

Pursuant to the audited 2024 Financial Statements.

The Board of Directors respectfully submits to the General Meeting of Shareholders the profit distribution plan in 2024 and the profit distribution plan in 2025 as follows:

I. Report on profit distribution results in 2024

No.	Indicator	Amount (VND)
A	Figures on the separate Financial Statements	
1	Undistributed earnings by the end of 2023	529,982,551,040
2	Profit after corporate income tax in 2024	775,013,562,285
3	Dividend 2023 in Cash, paid in September 2024 (15% par value, based on Charter capital of VND 2,970 billion)	445,500,000,000
4	Deduction of reward and welfare funds	25,977,101,036
5	Accumulated undistributed profit after tax as of December 31, 2024 (5=1+2-3-4)	833,519,012,289
B	Figures on the consolidated financial statements	
1	Undistributed earnings by the end of 2023	447,780,350,052
2	Profit after corporate income tax in 2024, in which:	685,099,930,448
a	<i>Profit after tax attributable to shareholders of the parent company in 2024</i>	664,816,258,791
b	<i>Profit after tax attributable to non controlling interest</i>	20,283,691,051
3	Dividends 2023 in cash, paid in September 2024 15% par value, based on Charter capital of VND 2,970 billion)	445,500,000,000

No.	Indicator	Amount (VND)
4	Adjust merge entries	6,549,914
5	Deduction of reward and welfare funds	27,157,101,036
6	Accumulated undistributed profit after tax as of December 31, 2024 (6=1+2(a)-3+4-5)	639,946,057,721

II. Approval of profit distribution in 2024

No.	Indicator	Amount (VND)
1	Payment of cash dividends in 2024 (15% par value, based on Charter capital of VND 3,118.5 billion)	467,775,000,000
2	Retained earnings carried over to 2025 – Separate Financial Statements (II.2=I.A.5-II.1)	365,744,012,289
3	Retained earnings carried over to 2025 – Consolidated Financial Statements (II.3=I.B.6-II.1)	172,171,057,721

III. Profit distribution plan in 2025

No.	Indicator	Rate (%)/ Amount (VND)
1	Profit after corporate income tax in 2025- Separate Financial Statements	533,000,000,000
2	Profit after corporate income tax in 2025- Consolidated Financial Statements	536,000,000,000
3	Deduction of reward and welfare funds	Up to 3%
4	Expected dividend rate	15%

IV. Implementation

1. Assign the Board of Directors to organize the payment of dividends for 2024 according to the rate approved by the General Meeting of Shareholders.

2. Based on the actual production and business activities of the Company and its member companies in 2025 and the market situation, within the ratio approved by the General Meeting of Shareholders, the Board of Directors is authorized to decide: (i) advance payment of dividends for 2025; (ii) allocate and use the reward and welfare fund.

The Board of Directors is responsible for reporting and explaining the above contents to shareholders at the next Annual General Meeting of Shareholders.

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

Respect./.

Recipients:

- GMS;
- The BOS;
- Save: Office, Legal Department.

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



Pham Ngoc Thanh



No. 01/2025/TTr-BKS

Hanoi, March 28th, 2025

PROPOSAL

**Approval of the list of independent auditing companies to audit the
2025 Financial Statements**

**To: General Meeting of Shareholders (GMS)
Taseco Land Investment Joint Stock Company.**

Pursuant to the Law on Enterprises 2020 and guiding documents;

*Pursuant to the Charter of Taseco Land Investment Joint Stock Company
(hereinafter referred to as the "Company").*

The Board of Supervisors ("BOS") respectfully submits to the 2025 Annual General Meeting of Shareholders for consideration and approval the list of companies auditing the Company's 2025 Financial Statements with the following contents:

1. Criteria for selecting an independent auditing firm

a) Meeting the requirements of Taseco Land Investment Joint Stock Company on the scope and progress of the audit.

b) Having no conflict of other legal rights and interests when performing an audit for Taseco Land Investment Joint Stock Company (Example: Not at the same time being a financial and accounting consulting company and an auditing company for Taseco Land Investment Joint Stock Company).

c) Preference for auditing firms:

- Has experience auditing companies in similar industries and fields as Taseco Land Investment Joint Stock Company;
- Has a reputation for audit quality.

2. List of auditing firms prioritized for consideration and selection

Based on the above criteria, is the BOS propose to the General Meeting of Shareholders to consider and approve the list of auditing companies to be selected as auditing company for the Company's 2025 Financial Statements as follows:

- a) Ernst & Young Vietnam Limited
- b) Deloitte Vietnam Audit Company Limited.
- c) PwC (Vietnam) Limited .
- d) KPMG Limited.
- e) A&C Auditing and Consulting Company Limited.
- f) AASC Auditing Company Limited.



3. Implementation

The General Meeting of Shareholders authorizes the Board of Directors to consider and decide to select 01 of the companies mentioned above to audit the Company's 2025 Financial Statements.

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

Best regards./.

Recipient:

- GMS;
- The BOD;
- Archived: Office, Legal Department.

**ON BEHALF OF
THE BOARD OF SUPERVISORS
HEAD OF BOS**



Tran Thi Loan



**TASECO LAND INVESTMENT
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 03/2025/TTr-HDQT

Hanoi, March 28th, 2025

PROPOSAL

On amending and supplementing the Company's Charter

**To: General meeting of shareholders
Taseco Land Investment Joint Stock Company**

Pursuant to the provisions of current laws and practical requirements in the management and operation of the Company, the Board of Directors of Taseco Land Investment Joint Stock Company (hereinafter referred to as the "Company") has conducted a review of the Company's Charter. Accordingly, the Board of Directors has determined that the Charter needs to be amended and supplemented to comply with legal regulations and facilitate the Company's business operations in practice.

Therefore, the Board of Directors respectfully submits this proposal to the General Meeting of Shareholders for consideration and approval of the amendments and supplements to the Company's Charter (The details of the amendments and supplements are specified in the Appendix attached to this Proposal). The Board of Directors also proposes authorizing the Company's legal representative to sign and promulgate the revised Charter after approval by the General Meeting of Shareholders.

We respectfully request the General Meeting of Shareholders to review and approve this proposal.

Sincerely ✓

Recipient:

- As addressed;
- Board of Supervisors (for coordination);
- Archived: Office, Legal Department.

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



Pham Ngoc Thanh

AMENDMENTS AND SUPPLEMENTS TO THE CHARTER OF TASECO LAND INVESTMENT JOINT STOCK COMPANY

(Attached to Proposal No. 03/2025/TTr-HDQT dated March 28, 2025)

No.	Amended and Supplemented Provisions	Current Charter Content	Proposed Amended and Supplemented Charter Content	Reason for amendment and Supplementati on
1	Clause 6.3, Clause 6.6 Article 6	Article 6. Charter capital, shares, founding shareholders 6.3. The Company's shares on the date of adoption of this Charter include common shares. The rights and obligations <u>attached to each type of shares</u> are stipulated in Articles 12 and 13 of this Charter.	Article 6. Charter capital, shares 6.3. The Company's shares on the date of adoption of this Charter include common shares. The rights and obligations <u>of shareholders holding shares</u> are stipulated in Articles 12 and 13 of this Charter".	In accordance with current reality, the Company has only common stock.
		Article 6. Charter capital, shares, founding shareholders 6.6. Common shares must be offered on a priority basis to existing shareholders in proportion to their ownership of common shares in the Company, unless otherwise decided by the General Meeting of Shareholders (GMS). Any shares not subscribed by shareholders shall be determined by the Board of Directors (BOD). The BOD may allocate such shares to other entities under conditions and methods it deems appropriate, provided that such shares shall not be sold under more favorable conditions than those offered to existing shareholders, <u>unless the shares are sold through a stock exchange by auction..</u>	Article 6. Charter capital, shares 6.6 Common shares must be offered on a priority basis to existing shareholders in proportion to their ownership of common shares in the Company, unless otherwise decided by the General Meeting of Shareholders (GMS). Any shares not subscribed by shareholders shall be determined by the Board of Directors (BOD). The BOD may allocate such shares to other entities under conditions and methods it deems appropriate, provided that such shares shall not be sold under more favorable conditions than those offered to existing shareholders, <u>unless otherwise approved by the General Meeting of Shareholders.</u>	Compliance with actual business operations and relevant legal regulations
2	Article 8	Article 8. Other securities certificates Bond certificates or other securities certificates of the Company (except for offer letters, temporary certificates and similar documents) are issued with the seal and <u>specimen signature</u> of the legal representative of the Company.	Article 8. Other securities certificates Bond certificates or other securities certificates of the Company (except for offer letters, temporary certificates and similar documents) are issued with the seal and signature of <u>the</u> legal representative of the Company.	Compliance with actual business operations and relevant legal regulations

No.	Amended and Supplemented Provisions	Current Charter Content	Proposed Amended and Supplemented Charter Content	Reason for amendment and Supplementati on
3	Article 10	<p>Article 10. Revocation of shares</p> <p>10.1. In case a shareholder fails to make full and timely payment for the purchased shares, the Board of Directors shall notify and have the right to request that the shareholder pay the remaining amount together with interest on such amount and any costs incurred due to the failure to make full payment to the Company.</p> <p>10.4. Revoked shares shall be considered shares eligible for sale. The Board of Directors may directly sell, redistribute, or settle them with the previous owner of the revoked shares or other parties under conditions and in a manner deemed appropriate by the Board of Directors.</p> <p>10.5. Shareholders holding revoked shares must relinquish their shareholder status with respect to those shares but must still pay all relevant amounts plus interest at a rate (not exceeding 12% per year) at the time of revocation, as decided by the Board of Directors, from the date of revocation until the date of full payment. The Board of Directors has full authority to enforce the payment of the total share value at the time of the revocation.</p>	<p>Article 10. Revocation of shares</p> <p>10.1. In case a shareholder fails to make full and timely payment for the purchase of shares, the Board of Directors shall notify and have the right to request that the shareholder pay the outstanding amount and be responsible for the total par value of the shares registered for purchase concerning the Company's financial obligations arising from the failure to make full payment.</p> <p>10.2. The above payment notice must clearly state the new payment deadline (at least 07 days from the date of notice issuance), the payment location, and must specify that if payment is not made as required, the unpaid shares shall be revoked.</p> <p>10.3. The Board of Directors has the right to revoke shares that have not been fully and timely paid in case the requirements in the above notice are not fulfilled.</p> <p>10.4. Revoked shares shall be considered shares eligible for sale as prescribed in Clause 3, Article 112 of the Enterprise Law. The Board of Directors may directly sell, redistribute, or authorize the sale under conditions and in a manner deemed appropriate by the Board of Directors.</p> <p>10.5. Shareholders holding revoked shares must relinquish their shareholder status with respect to those shares but shall still be responsible for the total par value of the shares registered for purchase concerning the Company's financial obligations at the time of revocation, as determined by the Board of Directors, from the date of revocation until the date of full payment. The Board of</p>	Compliance with actual business operations and relevant legal regulations

No.	Amended and Supplemented Provisions	Current Charter Content	Proposed Amended and Supplemented Charter Content	Reason for amendment and Supplementati on
			<p>Directors has full authority to enforce the payment of the total share value at the time of revocation.</p> <p>10.6. The revocation notice shall be sent to the holder of the revoked shares prior to the revocation date. The revocation remains valid even in cases of errors or negligence in the delivery of the notice.</p>	
4	Article 15	<p>Article 15. Rights and obligations of the General Meeting of Shareholders</p> <p>15.1. The annual General Meeting of Shareholders has the right to discuss and approve:</p> <ul style="list-style-type: none"> a. The Company's annual business performance and results; b. The Company's audited annual financial statements; c. Report on the activities of the Board of Directors; d. Report on the activities of the Board of Directors; e. Annual profit distribution of the Company; f. Annual business plan, short-term and long-term development plan of the Company; g. Total remuneration of the Board of Directors and the Board of Supervisors; h. Other matters within authority. <p>15.2. The annual and extraordinary General Meeting of Shareholders shall pass decisions on the following matters:</p> <ul style="list-style-type: none"> a. Approval of audited annual financial statements; b. The annual dividend payment for each type of share is in accordance with the Law on Enterprises and the rights attached to that type of share; c. Decide on increasing charter capital, types of shares and total 	<p>Article 15. Rights and obligations of the General Meeting of Shareholders</p> <p>15.1. The General Meeting of Shareholders has the following rights and obligations:</p> <ul style="list-style-type: none"> a. Through the Company's development orientation; b. Decide on the types of shares and the total number of shares of each type that are allowed to be offered for sale; decide on the annual dividend rate for each type of shares; c. Elect, dismiss, remove members of the Board of Directors, members of the Board of Supervisors; d. Deciding to invest, participate in bidding, <u>auctioning</u>, buying, selling, transferring, receiving transfers of projects and assets with a value equal to or greater than three (03) times the total value of the Company's assets recorded in the most recent <u>audited/reviewed financial statements</u> (including investment activities in the form of BCC, BOT, BT, BTO contracts...; contributing capital to establish a company, buying/selling shares); e. <u>Decisions to sign contracts, transactions, issue bonds including private placements and public issuances of bonds (excluding contracts and transactions specified in Article 167 of the Law on</u> 	Compliance with actual business operations and relevant legal regulations

No.	Amended and Supplemented Provisions	Current Charter Content	Proposed Amended and Supplemented Charter Content	Reason for amendment and Supplementati on
		<p>number of shares of each type that are allowed to be offered for sale;</p> <p>d. Number of members of the Board of Directors and Board of Supervisors;</p> <p>e. Approve the list of independent auditing companies; decide on independent auditing companies to conduct audits of the company's operations, and dismiss independent auditors when deemed necessary;</p> <p>f. Elect, dismiss, remove, supplement and replace members of the Board of Directors and the Board of Supervisors;</p> <p>g. Total remuneration, bonuses and other benefits of members of the Board of Directors and the Board of Supervisors; Report on remuneration of the Board of Directors and the Board of Supervisors;</p> <p>h. Amendment and supplement to the Company Charter;</p> <p>i. Types of shares and number of new shares issued for each type of shares and the transfer of shares by founding members within the first three (03) years from the date of establishment;</p> <p>j. Division, separation, consolidation, merger or conversion of the Company;</p> <p>k. Reorganize and dissolve (liquidate) the Company and appoint a liquidator;</p> <p>l. Inspect and handle violations by the Board of Directors or the Board of Supervisors that cause damage to the Company and its shareholders;</p> <p>m. Decisions on investment, participation in bidding, purchase, sale, transfer, and acceptance of transfer of projects and assets with a value equal to or greater than three (03) times the total value of the</p>	<p><u>Enterprise) with a value equal to or greater than two (02) times the total asset value of the Company as recorded in the most recent financial statement;</u></p> <p>f. Decision to amend and supplement the Company Charter;</p> <p>g. Through audited annual financial statements;</p> <p>h. Decision to buy back more than 10% of total sold shares of each type;</p> <p>i. Review and handle violations by members of the Board of Directors and members of the Board of Supervisors that cause damage to the Company and its shareholders;</p> <p>j. Decision to reorganize and dissolve the Company;</p> <p>k. Decide on the budget or total remuneration, bonuses and other benefits for the Board of Directors and the Board of Supervisors;</p> <p>l. Approve the internal governance regulations; Regulations on the operation of the Board of Directors and the Board of Supervisors;</p> <p>m. Approve the list of approved auditing firms; decide on the approved auditing firm to conduct audits of the Company's operations, and dismiss approved auditors when deemed necessary;</p> <p>n. Other rights and obligations as prescribed by law.</p> <p>15.2. The General Meeting of Shareholders discusses and approves the following issues:</p> <p>a. The Company's annual business plan;</p> <p>b. Audited annual financial statements;</p> <p>c. Report of the Board of Directors on the management and performance of the Board of Directors and each member of the Board of Directors;</p>	

No.	Amended and Supplemented Provisions	Current Charter Content	Proposed Amended and Supplemented Charter Content	Reason for amendment and Supplementati on
		<p>Company's assets recorded in the most recent financial report (including investment activities in the form of BCC, BOT, BT, BTO contracts...; capital contribution to establish a company, purchase/sale of shares);</p> <p>n. Decision to sign contracts and transactions (excluding contracts and transactions specified in Article 167 of the Law on Enterprises) with a value equal to or greater than two (02) times the total value of the Company's assets recorded in the most recent financial report;</p> <p>o. The company signs contracts and transactions with persons specified in Clause 1, Article 167 of the Law on Enterprises with a value equal to or greater than thirty-five percent (35%) of the total value of the enterprise's assets recorded in the most recent financial report;</p> <p>p. Contracts, transactions of borrowing, lending, selling assets with a value greater than ten percent (10%) of the total value of the Company's assets recorded in the most recent financial report between the Company and shareholders owning fifty-one percent (51%) or more of the total number of voting shares or related persons of such shareholders;</p> <p>q. The Company repurchases more than ten percent (10%) of a type of issued shares;</p> <p>r. Approve internal governance regulations; operating regulations of the Board of Directors and Board of Supervisors;</p> <p>s. Other issues as prescribed by law, this Charter and other regulations of the Company.</p> <p>15.3. Shareholders are not allowed to vote in the following cases:</p> <p>a. Approve contracts specified in Clause 15.2 of this Article when that shareholder or a person related to that shareholder is a party to</p>	<p>d. Report of the Board of Supervisors on the Company's business results, performance of the Board of Directors and General Director;</p> <p>e. Self-assessment report on performance of the Board of Supervisors and members of the Board of Supervisors;</p> <p>f. Dividend level for each share of each type;</p> <p>g. Number of members of the Board of Directors and Board of Supervisors;</p> <p>h. Elect, dismiss, remove members of the Board of Directors, members of the Board of Supervisors;</p> <p>i. Decide on the budget or total remuneration, bonuses and other benefits for the Board of Directors and Board of Supervisors;</p> <p>j. Approve the list of approved auditing firms; decide on approved auditing firms to conduct audits of the company's operations when deemed necessary;</p> <p>k. Supplement and amend the Company Charter;</p> <p>l. Types of shares and number of new shares issued for each type of shares and transfer of shares by founding members within the first 03 years from the date of establishment;</p> <p>m. Division, separation, consolidation, merger or conversion of the Company;</p> <p>n. Reorganize and dissolve (liquidate) the Company and appoint a liquidator;</p> <p>o. Decision to invest, participate in bidding, <u>auktion</u>, purchase, sale, transfer, and receive transfer of projects and assets with a value equal to or greater than three (03) times the total value of the Company's assets recorded in the most recent <u>audited/reviewed financial statements</u> (including investment</p>	

No.	Amended and Supplemented Provisions	Current Charter Content	Proposed Amended and Supplemented Charter Content	Reason for amendment and Supplementati on
		<p>the contract;</p> <p>b. The repurchase of shares by that shareholder or by a person related to that shareholder, except in cases where the repurchase of shares is made in proportion to the ownership ratio of all shareholders.</p> <p>15.4. All resolutions and issues included in the meeting agenda must be discussed and voted on at the General Meeting of Shareholders.</p>	<p>activities in the form of BCC, BOT, BT, BTO contracts...; capital contribution to establish a company, purchase/sale of shares)</p> <p>p. <u>Decisions to sign contracts, transactions, issue bonds including private placements and public issuances of bonds (excluding contracts and transactions specified in Article 167 of the Law on Enterprise) with a value equal to or greater than two (02) times the total asset value of the Company as recorded in the most recent financial statement;</u></p> <p>q. Decision to buy back more than 10% of total sold shares of each type;</p> <p>r. The Company signs contracts and transactions with the subjects specified in Clause 1, Article 167 of the Enterprise Law with a value equal to or greater than 35% of the total value of the Company's assets recorded in the most recent financial report;</p> <p>s. Approve the transactions specified in Clause 4, Article 293 of Decree No. 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities;</p> <p>t. Approve the internal regulations on corporate governance, regulations on the operation of the Board of Directors, regulations on the operation of the Board of Supervisors;</p> <p>u. Other issues as prescribed by law and this Charter.</p> <p>15.3. All resolutions and issues included in the meeting agenda must be discussed and voted on at the General Meeting of Shareholders.</p>	
5	Clause 26.2 Article	Article 26. Composition and term of office of members of the Board of Directors	Article 26. Composition and term of office of members of the Board of Directors	Consistency with applicable legal

No.	Amended and Supplemented Provisions	Current Charter Content	Proposed Amended and Supplemented Charter Content	Reason for amendment and Supplementati on
	26	<p>26.2. A member of the Board of Directors is no longer a member of the Board of Directors in the following cases:</p> <p>a. <u>That member is not qualified to be a member of the Board of Directors according to the provisions of the Law on Enterprises or is prohibited by law from being a member of the Board of Directors;</u></p> <p>b. The member submits a written resignation to the Company's head office;</p> <p>c. That member has a mental disorder and another member of the Board of Directors has professional evidence proving that he or she no longer has capacity to act;</p> <p>d. That member does not attend meetings of the Board of Directors continuously for six (06) consecutive months, except in cases of force majeure;</p> <p>e. <u>That member is dismissed by decision of the General Meeting of Shareholders;</u></p> <p>f. Providing false personal information when submitting to the Company as a candidate for the Board of Directors;</p> <p>Other cases as prescribed by law and this Charter.</p>	<p>26.2. A member of the Board of Directors shall no longer be a member of the Board of Directors in the event that he/she is dismissed, removed or replaced by the General Meeting of Shareholders in the following cases:</p> <p>a. <u>Not meeting the standards and conditions prescribed in Article 155 of the Law on Enterprises;</u></p> <p>b. That member submits a written resignation letter to the Company's head office;</p> <p>c. That member has a mental disorder and another member of the Board of Directors has professional evidence proving that he or she no longer has capacity to act;</p> <p>d. That member does not attend meetings of the Board of Directors continuously for six (06) consecutive months, except in cases of force majeure;</p> <p>e. Providing false personal information when submitting to the Company as a candidate for the Board of Directors;</p> <p>Other cases as prescribed by law.</p>	provisions.
6	Point h, Clause 27.2, Article 27	<p>Article 27. Rights and Obligations of the Board of Directors</p> <p>27.2. The rights and obligations of the Board of Directors shall be stipulated by law, the Company's Charter, and resolutions of the General Meeting of Shareholders. Specifically, the Board of Directors shall have the following rights and obligations:</p>	<p>Article 27. Rights and Obligations of the Board of Directors</p> <p>27.2. The rights and obligations of the Board of Directors shall be stipulated by law, the Company's Charter, and resolutions of the General Meeting of Shareholders. Specifically, the Board of Directors shall have the following rights and obligations:</p>	Reflection of the Company's actual business operations

No.	Amended and Supplemented Provisions	Current Charter Content	Proposed Amended and Supplemented Charter Content	Reason for amendment and Supplementati on
		<p>...</p> <p>h. To approve transactions, investments, purchase and sale contracts, loan agreements, lending agreements, and other contracts with a value equal to or greater than five percent (05%) of the total asset value recorded in the Company's latest financial statements, except for transactions, investments, and contracts under the approval authority of the General Meeting of Shareholders;</p> <p>1.</p>	<p>...</p> <p>h. To approve transactions, investments, purchase and sale contracts, loan agreements, lending agreements, and other contracts (<i>including private placements and public issuances of bonds</i>) with a value equal to or greater than five percent (05%) of the total asset value recorded in the Company's latest financial statements, except for transactions, investments, and contracts under the approval authority of the General Meeting of Shareholders <i>as prescribed by law and this Charter.</i>;</p>	
7	Point b Clause 40.5 Article 40	<p>Article 40. Responsibility to be honest and avoid conflicts of interest</p> <p>40.5. Contracts or transactions between the Company and one or more members of the Board of Directors, Supervisors, General Directors, other executives and individuals, organizations related to them or companies, partners, associations, or organizations of which members of the Board of Directors, Supervisors, General Directors, other executives or individuals related to them are members, or have related financial interests shall not be invalidated in the following cases:</p> <p>b. For contracts with a value equal to or greater than thirty-five percent (35%) of the total asset value recorded in the most recent financial report, the important contents of this contract or transaction as well as the relationships and interests of the members of the Board of Directors, Supervisors, General Director, and other executives have been announced to shareholders <i>with no relevant interests who have the right to vote on that issue, and those</i></p>	<p>Article 40. Responsibility to be honest and avoid conflicts of interest</p> <p>40.5. Contracts or transactions between the Company and one or more members of the Board of Directors, Supervisors, General Directors, other executives and individuals, organizations related to them or companies, partners, associations, or organizations of which members of the Board of Directors, Supervisors, General Directors, other executives or individuals related to them are members, or have related financial interests shall not be invalidated in the following cases:</p> <p>b. For contracts with a value equal to or greater than thirty-five percent (35%) of the total asset value recorded in the most recent financial report, the important contents of this contract or transaction as well as the relationships and interests of the members of the Board of Directors, Supervisors, General Directors, and other executives have been announced to shareholders <i>and approved by the General Meeting of</i></p>	Consistency with the provisions of the Law on Enterprises 2020.

No.	Amended and Supplemented Provisions	Current Charter Content	Proposed Amended and Supplemented Charter Content	Reason for amendment and Supplementati on
		<p><u>shareholders have approved this contract or transaction;</u></p> <p>Members of the Board of Directors, Supervisors, General Directors, other executives and organizations and individuals related to the above members prohibited from using unpublished Company information or disclose it to others to carry out related transactions.</p>	<p><u>Shareholders through votes of shareholders with no related interests.</u></p> <p>Members of the Board of Directors, Supervisors, General Directors, other executives and organizations and individuals related to the above members prohibited from using unpublished Company information or disclose it to others to carry out related transactions.</p>	
8	Clause 44.4 Article 44	<p>Article 44. Profit distribution</p> <p>44.4. In case dividends or other amounts related to a type of shares are paid in cash, the Company must pay in Vietnamese Dong. Payment can be made directly or via bank transfer based on the bank account details provided by the shareholder. In case the Company has transferred money according to the bank details provided by the shareholder but the shareholder does not receive the money, the Company shall not be liable for such transferred amount.</p>	<p>Article 44. Profit distribution</p> <p>44.4. In case dividends or other amounts related to a type of shares are paid in cash, the Company must pay in Vietnamese Dong. Payments may be made directly or via bank transfer based on the bank account details provided by the shareholder. If the Company has transferred the funds according to the bank account details provided by the shareholder but the shareholder fails to receive the funds, the Company shall not be liable for such a transferred amount. <u>The payment of dividends for shares listed or registered for trading on the Stock Exchange may be made through a securities company or the Vietnam Securities Depository and Clearing Corporation..</u></p>	Alignment with applicable legal provisions.
9	Article 48	<p>Article 48. Annual financial statement</p> <p>48.1. The Company must prepare an annual financial report in accordance with the provisions of law, and the report must be audited as stipulated in Article 50 of this Charter. <u>Within the prescribed time limit from the end of each fiscal year, the Company must submit the annual financial report, which has been approved</u></p>	<p>Article 48. Annual financial statement</p> <p>48.1. The Company must prepare annual financial statements, which must be audited in accordance with the provisions of law. <u>The Company shall disclose the audited annual financial statements in compliance with regulations on information disclosure in the securities market and submit them to the</u></p>	Compliance with actual business operations and relevant legal regulations

No.	Amended and Supplemented Provisions	Current Charter Content	Proposed Amended and Supplemented Charter Content	Reason for amendment and Supplementati on
		<p><u>by the General Meeting of Shareholders, to the competent tax authority.</u></p> <p><u>48.2. The annual financial report must include a business performance report that truthfully and objectively reflects the Company's profit and loss situation during the fiscal year, a balance sheet that accurately and objectively reflects the Company's financial position at the time of reporting, a cash flow statement, and notes to the financial statements.</u></p> <p><u>48.3. The audited annual financial statements (including the auditor's opinion) shall be published on the Company's website and disclosed in accordance with the law.</u></p> <p><u>48.4. Interested organizations and individuals have the right to inspect or copy the audited annual financial statements, the reviewed six-month financial statements, and the quarterly financial statements during the Company's working hours at its headquarters, subject to the payment of a reasonable fee for copying.</u></p>	<p><u>competent state authorities.</u></p> <p><u>48.2. The annual financial statements must include all required reports, appendices, and explanatory notes as prescribed by the law on corporate accounting. The annual financial statements must provide a truthful and objective reflection of the Company's operations.</u></p> <p><u>48.3. The Company must prepare and disclose the reviewed semi-annual financial statements and quarterly financial statements in accordance with regulations on information disclosure in the securities market and submit them to the competent state authorities.</u></p>	
10	Article 50	<p>Article 50. Auditing</p> <p>50.1. The annual General Meeting of Shareholders shall appoint an independent auditing firm or approve a list of independent auditing firms and authorize the Board of Directors to select one from this list to conduct the Company's audit for the following fiscal year, based on terms and conditions agreed upon with the Board of Directors. <u>The Company must prepare and submit its annual financial statements to the independent auditing firm after the end of</u></p>	<p>Article 50. Auditing</p> <p>50.1. The General Meeting of Shareholders shall appoint an independent auditing firm or approve a list of independent auditing firms and authorize the Board of Directors to select one from this list to conduct the audit of the Company's financial statements for the following fiscal year based on the terms and conditions agreed with the Board of Directors.</p> <p><u>50.2. The audit report shall be attached to the Company's annual</u></p>	Compliance with actual business operations and relevant legal regulations

No.	Amended and Supplemented Provisions	Current Charter Content	Proposed Amended and Supplemented Charter Content	Reason for amendment and Supplementation
		<p><u>the fiscal year.</u></p> <p><u>50.2. The independent auditing firm shall review, verify, and issue a report on the annual financial statements, reflecting the Company's revenues and expenditures, prepare an audit report, and submit it to the Board of Directors within two (02) months from the end of the fiscal year.</u></p> <p><u>50.3. A copy of the audit report shall be attached to the Company's annual financial statements.</u></p> <p><u>50.4. The independent auditor conducting the Company's audit shall have the right to attend the General Meeting of Shareholders, receive notices and other relevant information distributed to shareholders, and provide opinions at the meeting on matters related to the audit of the Company's financial statements.</u></p>	<p><u>financial statements.</u></p> <p><u>50.3. The independent auditor performing the audit of the Company's financial statements shall have the right to attend the General Meeting of Shareholders, receive notices and other relevant information related to the meeting, and provide opinions on matters concerning the audit of the Company's financial statements.</u></p>	

PROPOSAL

**Approval of the plan to transfer the Company's stock trading registration on the
UPCOM trading system to stock listing registration
at the HoChiMinh Stock Exchange**

**To: General Meeting of Shareholders (GMS)
Taseco Land Investment Joint Stock Company.**

*Pursuant to the Law on Enterprises 2020, amended by Law No. 03/2022/QH15
and guiding documents;*

*Pursuant to the Law on Securities 2019, amended by Law No. 56/2024/QH15 and
guiding documents;*

Pursuant to the Charter of Taseco Land Investment Joint Stock Company.

The Board of Directors of Taseco Land Investment Joint Stock Company (hereinafter referred to as the "Company") respectfully submits to the General Meeting of Shareholders for consideration and approval the plan to transfer the registration of shares of Taseco Land Investment Joint Stock Company on the UPCOM trading system to register for listing on the Hochiminh Stock Exchange ("HOSE"). Specifically, as follows:

1. Register for the listing of TAL shares on the HoChiMinh Stock Exchange and delist TAL shares from the UPCOM trading system of the Hanoi Stock Exchange.
2. Stock code: TAL.
3. Type of security: Common stock.
4. Par value: 10,000 VND/share.
5. Number of shares registered for listing: All shares issued by the Company up to the time of registration for listing at the HoChiMinh Stock Exchange.
6. Expected time to submit listing registration application: In 2025.
7. Authorization to the Board of Directors:

a) Based on market conditions and business operations, the Board of Directors shall determine the timing for the share listing registration on HOSE when the company meets all listing requirements as per legal regulations.

b) Decide and direct relevant departments to carry out the necessary procedures and complete the application for listing TAL shares on the Hochiminh Stock Exchange, as well as the procedure for transferring TAL shares from UPCOM to HOSE, including but not limited to: registering the listing of shares on HOSE, delisting shares from UPCOM, finalizing the shareholder list at the Vietnam Securities Depository and Clearing Corporation for the transfer, selecting the timing and offering price for the first trading day on HOSE.



c) Carry out other legal procedures as required by relevant authorities to complete the transfer from UPCOM to HOSE.

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

Respect./.

Recipient:

- GMS;
- The BOS;
- Archived: Office, Legal Department.

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



Pham Ngoc Thanh



No. 05/2025/TTr-HDQT

Hanoi, March 28th, 2025

PROPOSAL

Supplement the Company's business lines

To: General Meeting of Shareholders (GMS)
Taseco Land Investment Joint Stock Company.

Pursuant to the Law on Enterprises 2020 and guiding documents;

Pursuant to the Charter of Taseco Land Investment Joint Stock Company.

The Board of Directors of Taseco Land Investment Joint Stock Company (hereinafter referred to as the "Company") hereby submits to the 2025 Annual General Meeting of Shareholders ("GMS") for consideration and approval of the addition of the Company's business lines with the following contents:

1. Supplementing business lines

In order to meet the orientation of the Company's production and business activities in the coming time, the Board of Directors proposes to supplement the following business lines and lines:

No.	Names of business lines are added	Industry Code
1	Preschool education	8511
2	Preschool education	8512
3	Primary education	8521
4	Lower secondary education	8522
5	Upper secondary education	8523
6	Basic-level training	8531
7	Intermediate-level training	8532

No.	Names of business lines are added	Industry Code
8	College-level training	8533
9	University training	8541
10	Master training	8542
11	Doctoral training	8543
12	Sports and recreation education	8551
13	Cultural education	8552
14	Other education n.e.c.	8559
15	Educational support activities	8560
16	Hospital and health station activities	8610
17	Medical and dental practice activities	8620
18	Preventive medicine activities	8691
19	Orthopedic and rehabilitation centers	8692
20	Other human health activities n.e.c	8699

2. Amendment and supplement to the Company Charter

Amend and supplement Clause 1, Article 4 on business lines and professions in the Company Charter corresponding to the content stated in Clause 1 of this Article.

3. Implementation

Assigning/authorizing the General Director - Legal Representative of the Company to organize and implement tasks related to changing business registration contents, including but not limited to the following tasks:

a) Carry out procedures related to adding business lines at the competent Business Registration Authority, including adjusting detailed content within the scope of business lines approved by the General Meeting of Shareholders.

b) Carry out other procedures related to adding business lines and occupations according to the provisions of law.

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

Respect./.

Recipient:

- GMS;
- The BOS (e.g.);
- Archived: Office, Legal Department.

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



Pham Ngoc Thanh



No.: 06/2025/TTr-HDQT

HaNoi, March 28th, 2025

PROPOSAL

**Election of members of the Board of Directors and
Board of Supervisors for the term 2025-2030**

**To: General Meeting of Shareholders
Taseco Land Investment Joint Stock Company.**

*Pursuant to the Law on Enterprises 2020, amended by Law No. 03/2022/QH15
and guiding documents;*

*Pursuant to the Law on Securities 2019, amended by Law No. 56/2024/QH15
and guiding documents;*

*Pursuant to the Charter of Taseco Land Investment Joint Stock Company
(hereinafter referred to as the "Company").*

*Pursuant to the Election Regulations for the Board of Directors and the Board of
Supervisors members for the 2025-2030 term of Taseco Land Investment Joint Stock
Company.*

The 5-year (five-year) term of 2020-2025 of the Board of Directors (hereinafter referred to as "BOD"), and the Board of Supervisors (hereinafter referred to as "BOS") of the Company shall expire in 2025. Pursuant to the provisions of law and the Company's Charter, the BOD respectfully submits to the General Meeting of Shareholders for consideration and approval the election of members of the BOD and the Company's BOS for the term 2025-2030 with the following contents:

1. Number of members of the BOD and BOS:

- The number of members of the BOD for the term 2025-2030 is: 05 members, including 01 independent member of the BOD.

- The number of members of the BOS for the term 2025-2030 is: 03 members.

2. Criteria and conditions for candidates for members of the BOD and BOS of the Company: specified in the Regulation on Election of Members of the BOD and BOS for the term 2025-2030.

The application dossier for candidacy/nomination of the BOD and BOS members shall be regulated in the Election Regulations for the BOD and BOS members for the 2025-2030 term.



The application dossier for candidacy/nomination must be submitted to the Company no later than 12:00 PM on April 10, 2025, at the following address: 1st Floor, NO2-T1 Building, Diplomatic Corps Area, Xuan Tao Street, Xuan Tao Ward, Bac Tu Liem District, Hanoi City.

Only candidacy/nomination dossiers that meet the eligibility criteria and are submitted to the Company before the aforementioned deadline will be included in the list of candidates for the BOD and BOS, which will be announced prior to the election.

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

Respect./.

Recipient:

- GMS;
- The BOS;
- Archived: Office, Legal Department.

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



Pham Ngoc Thanh

