

No: 30 /CV-CTX-TKTCT

Re: Announcement of the 2024 Annual Report

Hanoi, March 24, 2025

DISCLOSURE OF INFORMATION**To:**

- **The State Securities Commission**
- **Hanoi Stock Exchange**

1. Company name: Vietnam Construction and Trade Investment Joint Stock Corporation
Stock code: CTX
Headquarters address: 2nd Floor, HH2 Building, Duong Dinh Nghe Street, Yen Hoa Ward, Cau Giay District, Hanoi City
Phone: (024) 6281.2000 - Fax: (024) 3782.0176
2. Authorized person to disclose information:
Mr. Tran Anh Hai, Secretary of the Corporation
3. Content of Information disclosure: Annual Report 2024
4. This information has been published on the corporation's website on 24/03/2025 at the link <http://www.ctx.vn>.

We commit that the information disclosed here is accurate and we are fully responsible before the law for the content of the disclosed information.

Attached documents:

- *Annual Report 2024.*

Recipients:

- *As above;*
- *File: Corporation Secretary.*

AUTHORIZED PERSON TO DISCLOSE INFORMATION**Secretary of the Corporation****MR. TRAN ANH HAI**

**VIETNAM CONSTRUCTION AND
TRADING INVESTMENT JOINT
STOCK CORPORATION**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. 01/2025/BCTN-CTX

Hanoi, March 24, 2025

ANNUAL REPORT
Year 2024

To:

- **The State Securities Commission**
- **Hanoi Stock Exchange**

I. General information

1. General information

- Trading name: Vietnam Investment Construction and Trading Joint Stock Corporation.
- Business Registration Certificate No.: 0100109441
- Charter capital : 789.072.760.000 VND
- Owner's capital : 789.072.760.000 VND
- Address: 2nd Floor, HH2 Building, Duong Dinh Nghe Street, Yen Hoa Ward, Cau Giay District, Hanoi City.
- Telephone: 024.6281.2000
- Fax: 024.3782.0176
- Website: www.ctx.vn
- Securities code: CTX
- Establishment and development process:

Established under Decision No. 630/BXD-TCCB dated April 23, 1982, and Decision No. 1088/BXD-TCLĐ dated December 26, 1996, issued by the Minister of Construction, under the name Construction and Import-Export Company for Building Materials and Construction Engineering. The abbreviation is Constrexim.

On April 18, 2002, the Ministry of Construction issued Decision No. 11/2002/BXD to reorganize the Construction and Import-Export Company for Building Materials and Construction Engineering into a parent company, following the pilot model of a parent-subsidiary structure under Constrexim.

On November 21, 2006, the Ministry of Construction issued Decision No. 1587/QĐ-BXD approving the equitization plan of Vietnam Construction Investment and Import - Export Company. And Decision No. 565/QĐ-BXD dated April 13, 2007 of the Minister of Construction on adjusting the equitization plan and converting Vietnam Construction Investment and Import-Export Company into an Investment Joint Stock Company. Vietnam Construction and Trade Investment. Abbreviated name is Constrexim Holdings.

On December 12, 2007, the General Meeting of Shareholders issued Decision No. 53QD/MC-ĐHCD changing the name of Vietnam Construction Investment and Trading Joint Stock Company to Corporation. Vietnam Construction Investment and Trade Joint Stock Company. Abbreviated name is Constrexim Holdings.

The company operates as a joint-stock company under the Business Registration Certificate issued by the Hanoi Department of Planning and Investment on May 25, 2007.



- Other events:
 - + Stock listing date: 30/03/2012
 - + First trading day of the stock: 24/05/2012
 - + Stock delisting date: 12/12/2023 (according to Decision No. 1210/QD-SGDHN dated November 29, 2023, issued by the Hanoi Stock Exchange).
 - + Date the stock was delisted: December 12, 2023 (according to Decision No. 1210/QD-SGDHN dated November 29, 2023 of the Hanoi Stock Exchange)
 - + The first trading day on the registered trading market (UPCoM): 26/12/2023 (according to Notice No. 5430/TB-SGDHN dated December 19, 2023, from the Hanoi Stock Exchange regarding the first trading day of the registered shares).

2. Business lines and locations of the business

- Main business:
 - + Development of real estate projects.
 - + Exploitation and operation of real estate after investment.
 - + Real estate rental.
- Business location: Hanoi, Nha Trang and Lao Cai.

3. Information about governance model, business organization and managerial apparatus

3.1. Governance model:

The Corporation applies the governance model as prescribed in Clause a, Article 137 of the Law on Enterprises 2020, as follows:

- General Meeting of Shareholders;
- Board of Directors;
- Board of Supervisors;
- General Director.

3.2. Management structure:

- Board of Directors.
- The Board of Management.
- Departments and Boards.
 - + Office.
 - + Finance - Accounting Department.
 - + Planning Department
 - + Business Board.
 - + Operation Board.
 - + Investment Board.
 - + Construction Board.

3.3. Subsidiaries, associated companies:

3.3.1. List of subsidiaries:

No.	Company name	Address	Corporation's capital contribution ratio	Main production and business fields
1	CTX No.1 Company Limited	2nd Floor, HH2 Building, Duong	100%	Construction and installation of civil

		Dinh Nghe Street, Yen Hoa, Cau Giay, Hanoi		and industrial projects
2	CTX No.2 Company Limited	2nd Floor, HH2 Building, Duong Dinh Nghe Street, Yen Hoa, Cau Giay, Hanoi	100%	Investment and development of real estate projects
3	Apas Hospitality Company Limited	2nd Floor, HH2 Building, Duong Dinh Nghe Street, Yen Hoa, Cau Giay, Hanoi	100%	Providing real estate management and leasing services
4	C.T.L Investment Company Limited	1st Floor, Pentstudio Building, Lot B, Auction Area D1, Phu Thuong Ward, Tay Ho, Hanoi	100%	Real estate business and operation after investment
5	Constrexim Construction Investment and Trading Joint Stock Company	No.38 Tran Nhat Duat, Phuoc Hoa Ward, Nha Trang City, Khanh Hoa Province	81%	Investment, construction and real estate business
6	Indochina Investment Joint Stock Company	Tran Hung Dao Avenue, Nam Cuong Ward, Lao Cai City, Lao Cai Province	99,9%	Developing hotel projects and commercial centers
7	Sum Lam Real Estate Joint Stock Company	No.38 Tran Nhat Duat, Phuoc Hoa Ward, Nha Trang City, Khanh Hoa Province	95%	Real estate project development
8	La Ngau Hydropower Joint Stock Company	No. 184A Thu Khoã Huan, Phu Thuy ward, Phan Thiet city, Binh Thuan province	98%	Hydroelectric project development
9	Ocean View Nha Trang Joint Stock Company	No.38 Tran Nhat Duat, Phuoc Hoa Ward, Nha Trang City, Khanh Hoa Province	90%	Real estate project development

3.3.2. List of affiliated companies:

No.	Company name	Address	Corporation's capital contribution ratio	Main production and business fields
1	Constrexim Global Electricity and Water Equipment Construction and Installation Joint Stock Company	125 Hoang Ngan, Trung Hoa ward, Cau Giay district, Hanoi city	20%	Construction and installation
2	Constrexim Dong Do Joint Stock Company	3rd floor, HH2 Building, Duong Dinh Nghe Street, Yen Hoa Ward, Cau Giay District, Hanoi	27%	Construction and installation
3	Constrexim Construction and Component Manufacturing Joint Stock Company	39 Nguyen Dinh Chieu, Le Dai Hanh ward, Hai Ba Trung district, Hanoi	30%	Construction and installation
4	Constrexim Hong Ha Joint Stock Company	No. 19, alley 12, lane 163, Duong Quang Ham street, Quan Hoa ward, Cau Giay district, Hanoi city	20%	Construction and installation
5	Duc Tan Long Constrexim Joint Stock Company	80 Ha Ly, Ha Ly ward, Hong Bang district, Hai Phong city	28%	Production of construction materials
6	Constrexim Investment and Construction Consulting Joint Stock Company (ICC)	1st Floor, CT3 Building, Duong Dinh Nghe Street, Yen Hoa Ward, Cau Giay, Hanoi	30%	Construction and installation, Project design consulting
7	Constrexim Design Consulting Construction Investment Joint Stock Company (CID)	2nd Floor, Trung Yen 1 Building, Trung Yen Urban Area, Trung Hoa, Cau Giay, Hanoi	20%	Construction and installation, design consulting

4. Development orientations

Main objectives and development strategies in medium and long term:

- Promote the utilization of real estate properties after investment and operation commencement.
- Transfer inefficient projects or those not aligned with the long-term investment strategy to focus resources on projects that align with the Corporation's development orientation.

5. Risks

Risks affecting the implementation of the Corporation's objectives:

- Economic risks;
- Legal risks;

- Risks specific to the field of activity;
- Other risks: force majeure risks such as earthquakes, natural disasters, storms, floods, fires, epidemics, etc. all more or less affect construction projects by slowing down progress or causing damage to construction projects. submit.

II. Operations in the year

1. Situation of production and business operations

According to the audited consolidated financial statements for 2024, the Corporation has achieved the following key indicators:

Unit: Billion VND

Target	Plan 2024	Implement the 2024 plan	% Increase or Decrease
1. Revenue	500	160.56	32.1%
2. Total profit before tax	75	14.22	19.0%
3. Profit after tax	60	11.28	18.8%
4. Charter capital	789	789	100.0%
5. Profit/charter capital ratio	7.6%	1.4%	18.8%

- The main revenue of the Corporation comes from the operation of real estate after investment (hotel services, real estate leasing, etc.). 2024 is a difficult year, with revenue reaching only 32.1% of the planned target, which is the main reason for the after-tax profit target being achieved at only 18.8% of the 2024 plan.

2. Organization and Human resource

2.1. List of the Board of Management:

- Mr. Phan Minh Tuan - General Director
- Mr. Ly Quoc Hung - Deputy General Director
- Ms. Ngo Thi Thu Ly - Deputy General Director
- Ms. Hoang Thi Huong Lan - Deputy General Director
- Mr. Do Hai Binh - Deputy General Director

1	Mr. Phan Minh Tuan	
	Position	General Director
	Sex	Male
	Date of birth	20/02/1973
	Place of birth	Nam Dinh
	Nation	Kinh
	Nationality	Viet Nam
	Hometown	Thanh Chuong - Nghe An
	Cultural level	12/12
	Professional qualifications	Master of Business Administration
	Citizen identification card	No. 001073010806, date of issue: 15/9/2016, place of issue: Hanoi
	Work process:	

	- From 12/1994 to 06/1996	Chief Accountant of VINATA Branch in Ho Chi Minh City - Vinaconex Taisei International Joint Venture Company (VINATA)
	- From 07/1996 to 05/1997	Chief Accountant of Construction Enterprise No. 1 Constrexim
	- From 06/1997 to 07/1998	General Captain of Constrexim Construction Team in Kuwait
	- From 08/1998 to 08/1999	Chief Accountant of Construction Company No. 1 Constrexim
	- From 09/1999 to 07/2001	Studying Master of Business Administration at Limburgs University - Belgium
	- From 08/2001 to 02/2002	Deputy Head of Finance and Accounting Department Vietnam Construction Investment and Import Export Company (Constrexim)
	- From 03/2002 to 10/2003	Head of Investment Management Department - Vietnam Construction Investment and Import Export Company (Constrexim)
	- From 11/2003 to 12/2004	Director of Consterra Construction and Construction Materials Manufacturing Company (Constrexim)
	- From 01/2005 to 10/2006	Director of Constrexim Thang Long Joint Stock Company
	- From 01/2005 to 09/2008	Chairman of the Board of Directors, Director of Constrexim Thang Long Joint Stock Company
	- From 10/2008 to present	General Director of Vietnam Construction Investment and Trade Joint Stock Corporation
	- From 3/2016 to present	Chairman of the Board of Directors, General Director of Vietnam Construction Investment and Trade Joint Stock Corporation
	Violations of law (if any)	No
	Conflicting interests with the Corporation	No
	Number of shares owned	1,177,603 shares
	Number of representative shares owned at the Corporation	0 share
2	Mr. Ly Quoc Hung	
	Position	Deputy General Director
	Sex	Male
	Date of birth	22/09/1973
	Place of birth	Hanoi
	Nation	Kinh

	Nationality	Viet Nam
	Hometown	Duy Tien, Ha Nam
	Cultural level	12/12
	Professional qualifications	Construction engineer
	Citizen identification card	No. 001073011802, date of issue: 10/11/2016, place of issue: Hanoi
	Work process:	
	- From 12/1996 to 06/1997	Specialist of Design Institute - General Department of Logistics
	- From 07/1997 to 12/1999	Investment Management Department Specialist - VMS Mobile Information Company
	- From 01/2000 to 03/2010	Specialist of Mobile Information Project Management Board - VMS Mobile Information Company
	- From 04/2010 to 12/2015	<ul style="list-style-type: none"> - Director of Investment Board of Vietnam Construction Investment and Trade Joint Stock Corporation (Constrexim Holdings) - Director of Investment Board No.1 - Constrexim Holdings - Director of C.T.L Company Limited - Head of Sales & Marketing Department - Constrexim Holdings
	- From 12/2015 to present	Deputy General Director of Vietnam Construction Investment and Trade Joint Stock Corporation
	Current position at the Corporation	Deputy General Director
	Violations of law (if any)	No
	Conflicting interests with the Corporation	No
	Number of shares owned	82,039 shares
	Number of representative shares owned at the Corporation	0 share
3	Ms. Ngo Thi Thu Ly	
	Position	Deputy General Director
	Sex	Female
	Date of birth	30/09/1987
	Place of birth	Lao Cai
	Nation	Kinh
	Nationality	Viet Nam
	Hometown	Lao Cai
	Cultural level	12/12

	Professional qualifications	Bachelor of Journalism
	Citizen identification card	No. 015187000184, issued date: 18/7/2016, place of issue: Hanoi
	Work process:	
	- From 2009 to 2018	Head of Real Estate Department of VietnamNet Newspaper
	- From 2018 to present	General Director of Indochina Investment Joint Stock Company
	- From 5/2020 to 7/2021	Director of Investment Department of Vietnam Construction Investment and Trading Joint Stock Corporation
	- From 12/2020 to present	Deputy General Director of Vietnam Construction Investment and Trading Joint Stock Corporation
	Current position at the Corporation	Deputy General Director
	Violations of law (if any)	No
	Conflicting interests with the Corporation	No
	Number of shares owned	20,600 shares
	Number of representative shares owned at the Corporation	0 share
4	Ms. Hoang Thi Huong Lan	
	Position	Deputy General Director
	Sex	Female
	Date of birth	28/12/1979
	Place of birth	Thai Nguyen
	Nation	Kinh
	Nationality	Viet Nam
	Hometown	Liem Son - Thanh Liem - Ha Nam
	Cultural level	12/12
	Professional qualifications	Bachelor of Economics
	Citizen identification card	No. 019179001301, issued date: 03/04/2021, place of issue: Hanoi
	Work process:	
	- From 03/2002 to 09/2010	Specialist in the Finance and Accounting Department, Constrexim Construction and Building Materials Production Company
	- From 10/2010 to 03/2013	Chief Accountant of Thang Long Real Estate Investment and Management Joint Stock Company

	- From 04/2013 to 06/2020	Specialist in the Finance and Accounting Department of Vietnam Construction and Trade Investment Joint Stock Corporation
	- From 10/2013 to 08/2015	Chief Accountant of La Ngau Hydropower Joint Stock Company
	- From 12/2019 to 03/2023	Chief Accountant of CTX No.1 Co., Ltd.
	- From 06/2020 to 12/2024	Head of the Finance and Accounting Department of Vietnam Construction and Trade Investment Joint Stock Corporation
	- From 12/2024 to present	Deputy General Director - Vietnam Construction and Trade Investment Joint Stock Corporation
	Current position at the Corporation	Deputy General Director
	Violations of law (if any)	No
	Conflicting interests with the Corporation	No
	Number of shares owned	0 share
	Number of representative shares owned at the Corporation	0 share
5	Mr. Do Hai Binh	
	Position	Deputy General Director
	Sex	Male
	Date of birth	04/09/1976
	Place of birth	Dong Hung District - Thai Binh Province
	Nation	Kinh
	Nationality	Viet Nam
	Hometown	Xuan Chinh Commune, Kim Son District, Ninh Binh Province
	Cultural level	12/12
	Professional qualifications	Construction engineer
	Citizen identification card	No. 034076014099, issued date: 19/05/2023, place of issue: Hanoi
	Work process:	
	- From 04/2007 to 10/2009	Specialist in the Project Management Board - Constrexim Thang Long Joint Stock Company
	- From 12/2009 to 04/2011	Specialist in the Project Executive Board of the Constrexim Building – 39 Nguyen Dinh Chieu, Vietnam Construction and Trade Investment Joint Stock Corporation

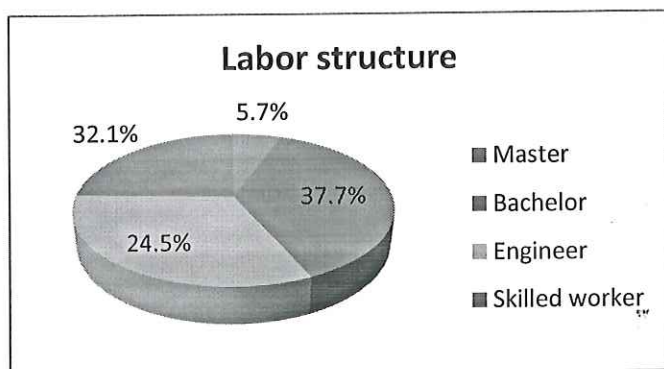
- From 05/2011 to 04/2013	Director of the Project Executive Board for the PVI Building, CTX No.1 Joint Stock Company
- From 05/2013 to 09/2013	The Deputy Director of the Project Management Board of the Indochina International Hotel - Sapa, Vietnam Construction Investment and Trading Joint Stock Company
- From 10/2013 to 04/2016	Director of CMU Hanoi - Vietnam Construction Investment and Trading Joint Stock Company
- From 05/2016 to 04/2018	Deputy Director of the Pao's Sapa Hotel Project Management Board - Vietnam Construction Investment and Trading Joint Stock Company
- From 05/2018 to 08/2019	Deputy Director of Indochina Investment Joint Stock Company
- From 09/2019 to 02/2020	Director of PMU3 - Vietnam Construction Investment and Trading Joint Stock Company
- From 03/2020 to 12/2024	Director of the Construction Board - Vietnam Construction Investment and Trading Joint Stock Company
- From 12/2024 to present	Deputy General Director - Vietnam Construction Investment and Trading Joint Stock Company
Current position at the Corporation	Deputy General Director
Violations of law (if any)	No
Conflicting interests with the Corporation	No
Number of shares owned	0 share
Number of representative shares owned at the Corporation	0 share

2.2. Changes in the Board of Management:

On December 27, 2024, the Board of Directors issued the following personnel appointment decisions:

- Decision No. 46/2024/NQ-CTX-HĐQT appointing Ms. Hoang Thi Huong Lan as Deputy General Director of the Corporation.
- Decision No. 47/2024/NQ-CTX-HĐQT appointing Mr. Do Hai Binh as Deputy General Director of the Corporation.

2.3. Number of staffs. Brief information and changes on the employee's policies.



- The number of officers and employees at the Corporation's office is 53 people.
- Policy for employees:
 - Comply with labor laws for employees.
 - Implement salary and bonus policies linked to work volume and efficiency.
 - Apply attractive and satisfactory policies according to the level of employee contribution.
 - Focus on training and developing key staff and managers.
 - Screening and replacing personnel who do not meet job requirements.

3. Investment activities, project implementation

3.1. Major investments:

- In 2024, the the Corporation did not implement any projects where it is the investor. Instead, the the Corporation focused on exploiting and operating real estate that has completed the investment phase.

3.2. Subsidiaries, associated companies:

- Subsidiaries: 09 subsidiaries, including:
 - + CTX No. 1 Co., Ltd.
 - + Apas Hospitality Co., Ltd. (formerly CTX No. 3 Co., Ltd.).
 - + Constrexim Construction and Trading Investment Joint Stock Company.
 - + Indochina Investment Joint Stock Company.
 - + Sum Lam Real Estate Joint Stock Company.
 - + La Ngau Hydroelectric Joint Stock Company.
 - + Ocean View Nha Trang Joint Stock Company.
 - + C.T.L Investment Co., Ltd.
 - + CTX No. 2 Co., Ltd.

The subsidiaries are primarily project-based companies, established to implement real estate projects where the Corporation is the investor or owner. The financial situation of the subsidiaries is stable, with no bad debts.

- Associated companies: 07 associated companies operating in various fields, specifically:
 - + Constrexim Duc Tan Long Joint Stock Company.
 - + Constrexim Hong Ha Joint Stock Company.
 - + Constrexim Construction Investment and Consulting Joint Stock Company (ICC).
 - + Constrexim Dong Do Joint Stock Company.
 - + Constrexim Global Investment, Construction, and Electrical & Water Installation Joint Stock Company.

- + Constrexim Investment, Construction, and Design Consulting Joint Stock Company (CID).
- + Constrexim Construction and Precast Production Joint Stock Company.

These are companies in which the Corporation has invested using the Constrexim brand for many years. The dividends received from investments in these companies are very low. The Corporation is making efforts to accelerate the divestment from these associated companies.

4. Financial situation

4.1 Financial situation

Indicators	Year 2023	Year 2024	% increase or decrease
Total asset	1,966,142,082,248	1,930,490,154,992	-1.81%
Net revenue	336,593,140,856	160,560,665,333	-52.30%
Profit from business activities	45,536,804,914	1,270,530,027	-97.21%
Other profits	-295,805,141	12,949,112,244	-4477.58%
Profit before tax	45,240,999,773	14,219,642,271	-68.57%
Profit after tax	35,729,266,421	11,278,967,091	-68.43%

4.2 Major financial indicators

Indicators	Year 2023	Year 2024	% increase or decrease
1. Solvency ratio			
+ Current ratio			
Short term Asset/Short term debt	0.76	0.70	-7.82%
+ Quick ratio			
(Short term Asset - Inventories)/Short term Debt	0.61	0.55	-9.51%
2. Capital structure Ratio			
+ Debt/Total assets ratio	0.48	0.47	-2.87%
+ Debt/Owner's Equity ratio	1.20	1.15	-4.63%
3. Operation capability Ratio			
+ Inventory turnover:			
Cost of goods sold/Average inventory	1.93	0.96	-50.10%
+ Total asset turnover			
Net revenue/ Average Total Assets	0.17	0.08	-51.42%
4. Profitability			
+ Profit after tax/ Net revenue Ratio	0.11	0.07	-33.82%
+ Profit after tax/ Total capital Ratio	0.04	0.01	-68.69%
+ Profit after tax/ Total assets Ratio	0.02	0.01	-69.00%
+ Profit from business activities/ Net revenue Ratio	0.135	0.008	-94.15%

5. Shareholders structure, change in the owner's equity

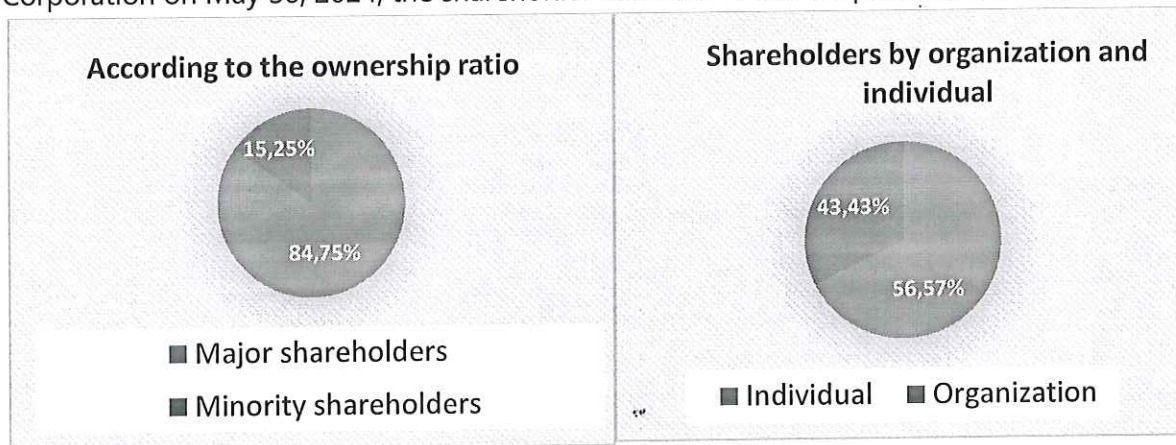
5.1 Shares:

- Total number of floating shares: 78,907,276 shares.

- Types of floating shares : Common shares.
- Freely transferable shares : 78,907,276 shares.

5.2 Shareholders structure:

According to the list of shareholders prepared by Vietnam Securities Depository and Clearing Corporation on May 30, 2024, the shareholder structure of the Corporation is as follows:



5.3 Change in the owner's equity.

- Initial charter capital: 203.000.000.000 VND (equivalent to 20,300,000 shares).
- Charter capital in 2011: 263.538.000.000 VND (Issued an additional 6,053,800 shares offered to existing shareholders and employees).
- Charter capital in 2019: 789.072.760.000 VND (Issued an additional 52,553,476 shares to increase share capital from equity).
- Since 2019, the owner's investment capital has remained unchanged.

5.4 Trading treasury shares: None.

5.5 Other securities: None.

III. Reports and assessments of the Board of Management

1. Assessment of operating results:

- The business performance results (after-tax profit) in 2024 reached 18.8% of the plan and 35.57% compared to the same period last year. The main reason is that the revenue did not meet the set target (actual revenue in 2023 was 336.59 billion VND, while the 2024 revenue target was 500 billion VND).
- The business plan approved by the General Meeting of Shareholders took into account revenue from the transfer of several underperforming projects that were not part of the Corporation's long-term investment strategy. However, in 2024, no projects were transferred, which is the main reason for not achieving the profit target.

2. Financial situation:

2.1. Assets:

Total assets as of December 31, 2024, are 1,930 billion VND, a decrease of 35.65 billion VND compared to the same period last year, including a decrease of 64.93 billion VND in current assets and an increase of 29.28 billion VND in non-current assets.

2.2. Debt Payable:

Total liabilities as of December 31, 2024, are 904.99 billion VND, including: short-term liabilities of 748.19 billion VND and long-term liabilities of 156.79 billion VND. Total liabilities have decreased by 43.94 billion VND compared to the same period last year.

3. Improvements in organizational structure, policies, and management:
 - Consolidate the organizational structure and management apparatus in a streamlined direction.
 - Implement remuneration regime for officers and employees. Comply with labor laws. There is a good welfare regime that ensures benefits for employees. The salary distribution mechanism ensures employees' income compared to the market and is consistent with the Corporation's production and business results.
4. Development plans in future:
 - Develop existing projects of the Corporation.
 - Exploitation of real estate after investment has been put into operation.
 - Transferring ineffective projects that are not part of the Corporation's long term investment strategy.
5. Explanation of the Board of Management for auditor's opinions (if any):

The audit opinion on the 2024 Financial Statements is fully accepted, with no exception opinions.

IV. Assessments of the Board of Directors on the Company's operation

1. Assessments of the Board of Directors on the Company's operation:
 - Meetings of the Board of Directors or consultation with members of the Board of Directors are carried out in accordance with the order and procedures according to the law and the Company's Charter. Resolutions and decisions of the Board of Directors are issued within the authority and in compliance with the provisions of the Enterprise Law and the Company's Charter.
 - Comply with legal regulations on information disclosure.
2. Assessment of Board of Directors on Board of Managements performance:
 - The Board of Directors exercises its responsibilities and powers in accordance with the provisions of law and the Company's Charter.
 - The Board of Directors fully and promptly implements resolutions and decisions of the Board of Directors as well as the General Meeting of Shareholders.
 - There is a clear division of tasks among members of the Board of Directors.
3. Plans and orientations of the Board of Directors:
 - Promote supervision activities to provide timely direction to the Board of Directors in management, administration and implementation of production and business plans.
 - Strengthen the organizational structure towards streamlining and efficiency.
 - Promote the exploitation of post-investment real estate that has been put into operation.
 - Transferring ineffective projects that are not part of the long-term investment strategy to focus resources on projects consistent with the Corporation's development orientation.

V. Corporate governance

1. Board of Directors:
 - 1.1. Members and structure of the Board of Directors:

The list of members of the Board of Directors, ownership percentages of voting shares and the list of positions that a member of the Board of Directors at the Company hold at other companies:

No.	Board of Directors' members	Independent members of the Board of Directors, Non-executive members of the Board of Directors))	Ownership percentages of voting shares	positions of members of the Board of Directors held at other companies	Management positions held at other companies
1	Mr. Phan Minh Tuan	Chairman of the Board of Directors	1,49%	3	0
2	Mr. Nguyen Hung	Non - executive members of the Board of Directors	0%	0	0
3	Mr. Ly Quoc Hung	Member of the Board of Directors	0,1%	1	1
4	Mr. Tran Khanh	Non - executive members of the Board of Directors	0,03%	4	0
5	Ms. Chu Thi Hong Hanh	Non - executive members of the Board of Directors	6,41%	1	1

1.2. The committees of the Board of Directors: None.

1.3. Activities of the Board of Directors:

In 2024, there were 05 meetings of the Board of Directors and 04 times of consulting with Board members. The Board of Directors has issued 04 Resolutions and 01 Decision on the following issues:

- Decision to appoint person in charge of corporate governance.
- Resolution approving the extension of the 2024 Annual General Meeting of Shareholders.
- Resolution approving plans and documents for the 2024 Annual General Meeting of Shareholders.
- Resolution approving the Principle agreement on investment cooperation in Project A1.

1.4. Activities of the Board of Directors independent members: None.

1.5. The list of members of the Board of Directors possessing certificates on corporate governance.

The list of members of the Board of Directors participating in corporate governance training programs in the year: None.

2. Board of Supervisors

2.1. Members and structure of the Board of Supervisors

The list of members of the Board of Supervisors, ownership percentages of voting shares:

No.	Members of Board of Supervisors	Position	Ownership percentages of voting shares
1	Mr. Ly Van Kha	Head of the Supervisory Board	0,0003%
2	Mr. Tran Anh Tu	Member of the Supervisory Board	0%
3	Mr. Nguyen Toan Thang	Member of the Supervisory Board	0%

2.2. Activities of the Board of Supervisors

- In 2024, the Supervisory Board organize 04 meetings to evaluate the supervision of the Board of Directors and General Director in the management and administration of the Corporation.
 - The Supervisory Board performs its functions and duties in accordance with the law and the Company's Charter.
 - Representatives of the Supervisory Board attend all meetings of the Board of Directors.
 - Supervise the activities of the Board of Directors and the Executive Board in implementing the resolutions of the General Meeting of Shareholders as well as of the Board of Directors.
 - Participate in selecting the financial statement audit unit according to the resolution of the General Meeting of Shareholders.
 - Appraisal of 6 month financial statements and annual financial statements of the Corporation.
3. Transactions, remunerations and benefits of the Board of Directors, Board of Management and Board of Supervisors:

3.1. Salary of the Board of Directors:

No.	Full name	Position	Salary in 2024
1	Phan Minh Tuan	General Directors	369.160.000 VND
2	Ly Quoc Hung	Deputy General Directors	369.160.000 VND
3	Ngo Thi Thu Ly	Deputy General Directors	549.000.000 VND
4	Hoang Thi Huong Lan	Deputy General Directors	0 VND
5	Do Hai Binh	Deputy General Directors	0 VND

3.2. Remunerations of the Board of Directors and Board of Supervisors:

(*) Remuneration of the Board of Directors:

No.	Full name	Position	Remuneration in 2024
1	Phan Minh Tuan	Chairman of the Board of Directors	60.000.000 VND
2	Nguyen Hung	Member of the Board of Directors	36.000.000 VND
3	Ly Quoc Hung	Member of the Board of Directors	36.000.000 VND
4	Tran Khanh	Member of the Board of Directors	36.000.000 VND
5	Chu Thi Hong Hanh	Member of the Board of Directors	36.000.000 VND

(*) Remuneration of the Supervisory Board:

No.	Full name	Position	Remuneration in 2024
1	Ly Van Kha	Head of the Supervisory Board	36.000.000 VND
2	Tran Anh Tu	Member of the Supervisory Board	12.000.000 VND
3	Nguyen Toan Thang	Member of the Supervisory Board	12.000.000 VND

3.3. Share transactions by internal shareholders: No.

3.4. Contracts or transactions with internal: No.

3.5. Assessing the implementation of regulations on corporate governance: basically, the Corporation complies with corporate governance regulations applicable to public company.

VI. Financial statements

1. Auditor's opinions:

The audit opinion in the 2024 Financial Statements is: fully accepted.

2. Audited Financial Statements:

The 2024 financial statements are audited by CPA Vietnam Auditing Company Limited. The full text of the audited financial report has been published on the information disclosure system of the Hanoi Stock Exchange and on the Corporation's website at <http://ctx.vn/co-dong/>.

Recipients:

- As addressed;
- Archived: Secretary of the Corporation.

THE COMPANY'S LEGAL REPRESENTATIVE
GENERAL DIRECTOR



PHAN MINH TUAN

