

INFORMATION DISCLOSURE

**To: - The State Securities Commission;
- The Hanoi Stock Exchange.**

1. Name of organization: Thaiholdings Joint Stock Company (“**Company**”)
 - Stock symbol: THD
 - Address: No. 210 Tran Quang Khai Street, Hoan Kiem Ward, Hanoi, Vietnam
 - Telephone: 024 3968 9898 Fax: 024 3525 9898
 - E-mail: info@thaiholdings.com.vn
2. Contents of information disclosure:
 - The Minutes No. 01/2026/BB-ĐHĐCĐ/THD dated 15/04/2026 of the 2026 Annual General Meeting of Shareholders of the Company.
 - The Resolution No. 01/2026/NQ-ĐHĐCĐ/THD dated 15/04/2026 of the 2026 Annual General Meeting of Shareholders of the Company.
 - The Reports and Proposals approved by the 2026 Annual General Meeting of Shareholders of the Company.
3. This information was disclosed on the Company’s website on 15/04/2026, as in the link:
<https://thaiholdings.com.vn/quan-he-co-dong/>

We hereby commit that the information disclosed above is true and correct and we bear the full responsibility before the law for the content of the disclosed information.

**ON BEHALF OF THAIHOLDINGS JSC
REPRESENTATIVE AUTHORIZED TO DISCLOSE INFORMATION**



Đinh Khanh Linh

Attached documents:

- *The Minutes No. 01/2026/BB-ĐHĐCĐ/THD dated 15/04/2026 of the 2026 Annual General Meeting of Shareholders of the Company.*
- *The Resolution No. 01/2026/NQ-ĐHĐCĐ/THD dated 15/04/2026 of the 2026 Annual General Meeting of Shareholders of the Company.*
- *The Reports and Proposals approved by the 2026 Annual General Meeting of Shareholders of the Company.*

**THAIHOLDINGS
JOINT STOCK COMPANY**

No.: 01/2026/BB-DHĐCĐ/THĐ

**THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness**

Hanoi, 15th April 2026

**THE MINUTES
OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
THAIHOLDINGS JOINT STOCK COMPANY**

A. ENTERPRISE’S INFORMATION

- The enterprise’s name: **THAIHOLDINGS JOINT STOCK COMPANY**
(the “**Company**”)
- Headquarters: No. 210 Tran Quang Khai Street, Hoan Kiem Ward, Hanoi, Vietnam
- Enterprise registration certificate number: 0105202998

B. TIME AND VENUE

- **Time:** 08:00 a.m, 15th April 2026.
- **Venue:** Floor 2, Lotus Restaurant 1, Kim Lien Hotel, No. 5 - 7 Dao Duy Anh, Kim Lien Ward, Hanoi City.

C. PROCEDURES FOR OPENING

I. Declaring reasons

Ms. Nguyen Le Hang Nga, on behalf of Organizing Committee of the General Meeting of Shareholders (“**GMS**” or “**the Meeting**”), declared the reasons and introduced the delegates attending the Meeting.

II. Shareholders Eligibility Verification Report

Mr. Nguyen Tien Hung - the Head of the Shareholders’ Verification Committee read the report, specifically as follows:

- As of 12/03/2026 (the official registration date of shareholders to entitle to attend the 2026 Annual GMS (“**AGM**”)), Thaiholdings Joint Stock Company has 384.999.972 shares, equivalent to 384.999.972 voting shares held by 507 shareholders.
- As of 08:35 a.m, 15/04/2026, the total number of shareholders directly attending or authorized representatives attending are 38 shareholders, holding and representing 343.843.504 shares, equivalent to 89,31% of the total voting shares of the Company. Thus, according to Clause 1, Article 145 of the Law on Enterprises 2020 and the Company’s Charter, the 2026 AGM of the Company meets the necessary conditions to proceed.

III. The Presiding Committee

- Mr. Nguyen Chi Kien - Chairman of the BOD, Chairman of the Meeting;
- Mr. Vu Ngoc Dinh - Member;
- Mr. Ngo Quyet Tien - Member.

IV. The Secretaries

- Ms. Dinh Khanh Linh - Head of the Secretaries;
- Ms. Nguyen Hai Yen - Member.

V. The Shareholders' Verification Committee

- Mr. Nguyen Tien Hung - Head of the Shareholders' Verification Committee;
- Ms. Nguyen Thi Thuy Hang - Member.

VI. The Vote Counting Committee

- Mr. Nguyen Tien Hung - Head of the Vote Counting Committee;
- Ms. Dang Thi Thanh Thao - Member.

The shareholders attend the Meeting voted the Vote Counting Committee by raising voting cards, with 100% of the voting shares at the Meeting agreeing to approve.

VII. GMS approved the Agenda, the Regulations on organization of the Meeting

1. The GMS approves the Agenda (attached document) with 100% of voting shares.
2. The GMS approves the Regulations on organization of the 2026 AGM (attached document) with 100% of voting shares.

D. PRESENTATION OF REPORTS AND PROPOSALS

I. The Presiding Committee and the Board of Supervisors present AGM with the Reports and Proposals according to the Agenda approved by the Meeting, including the following:

1.1. Reports:

- 1) Report of the Board of Directors (“**BOD**”) on governance activities, operational results in 2025 and operational plan for 2026;
- 2) Report of the Board of Supervisors (“**BOS**”) on the Company’s business performance, the performance of the BOD and the General Director;
- 3) Self-assessment Report on the performance of the BOS and its members.

1.2. Proposals:

- 1) Proposal for approval of the 2025 Audited Financial Statement;
- 2) Proposal for approval of the List of independent audit firms for the 2026 Financial Statement;
- 3) Proposal for approval of the remuneration settlement for members of the BOD, the BOS for 2025 and the remuneration payment plan for members of the BOD, the BOS for 2026;

- 4) Proposal for approval of the Amendment to the Company Charter.

II. Discussion

No.	Question	Answer
1.	In the face of macroeconomic fluctuations, such as exchange rate volatility and lending rate hikes, coupled with inflationary pressures, what specific response scenarios has the Company developed to manage market risks?	<p>The Company maintains a flexible stance by conducting quarterly risk assessments and establishing an early warning system based on business performance forecasts and key financial indicators.</p> <p>We focus on sustaining high-performing investments, stabilizing capital sources and tightening operational cost controls to safeguard profit margins against market volatility.</p> <p>Thaiholdings views macroeconomic shifts not merely as risks but as opportunities to pursue M&A activities for projects with “clean” land funds at reasonable valuations, laying the groundwork for profit maximization once the market stabilizes.</p>
2.	How does the Company assess its liquidity and available capital for business operations?	<p>Fulfilling financial obligations is paramount for any business. Assessing a company’s solvency serves as a vital benchmark for both the organization and its investors to evaluate creditworthiness and financial capacity.</p> <p>Our current financial standing is robust enough to meet both short-term and long-term debt obligations. This strong position not only fosters growth opportunities but also reinforces the trust of our partners and collaborators.</p> <p>The Company consistently conducts financial reviews to maintain an optimal balance and keep debt ratios within a safe margin. We proactively manage and assess risks to implement timely cash flow improvements and resolve any emerging issues effectively.</p>

No.	Question	Answer
3.	As the Company launched the Digital Technology Integration Project at the end of 2025, what are the Board of Directors' expectations for this initiative? Specifically, how is the project projected to contribute to cost optimization and operational efficiency across the organization?	<p>We have been aggressively digitizing our internal management systems and implementing centralized data solutions to enhance corporate governance. This project marks a significant milestone in building a smart working environment.</p> <p>Our strategy focuses on three core pillars: Process Digitalization by reducing paper-based submissions, Smart Reporting Systems - monitoring project progress and Human Resource Management. The ultimate goal is to optimize operating costs and turnaround times, enabling the Executive Board to maintain oversight and make timely, data-driven decisions through a centralized platform.</p>

E. VOTING AND VOTING RESULTS

At 10:15 a.m, 15th April 2026:

I. Voting results approving the contents of Reports and Proposals

The Head of the Vote Counting Committee on behalf of the Vote Counting Committee announces the voting results at the AGM:

- Total number of voting ballots issued: 39 votes.
- Total number of voting ballots collected: 37 votes.
 - ✓ Valid votes: 37 votes.
 - ✓ Invalid votes: 0 votes.
- Voting results:

No.	Contents	Agree		Not agree		No comment	
		Number of shares	Rate %	Number of shares	Rate %	Number of shares	Rate %
1	Report of the BOD on governance activities, operational results in 2025 and operational plan for 2026	343.843.494	100%	0	0%	0	0%

No.	Contents	Agree		Not agree		No comment	
		Number of shares	Rate %	Number of shares	Rate %	Number of shares	Rate %
2	Report of BOS on the Company's business performance, the performance of the BOD and the General Director	343.843.494	100%	0	0%	0	0%
3	Self-assessment Report on the performance of the BOS and its members	343.843.494	100%	0	0%	0	0%
4	Proposal for approval of the 2025 Audited Financial Statement	343.843.494	100%	0	0%	0	0%
5	Proposal for approval of the List of independent audit firms for the 2026 Financial Statement	343.843.494	100%	0	0%	0	0%
6	Proposal for approval of the remuneration settlement for members of the BOD, the BOS for 2025 and the remuneration payment plan for members of the BOD, the BOS for 2026	343.843.494	100%	0	0%	0	0%
7	Proposal for approval of the Amendment to the Company Charter	343.843.494	100%	0	0%	0	0%

Note: The voting percentage is calculated base on the total number of voting ballots of the shareholders attending and voting at the Meeting.

F. MATTERS APPROVED AT THE MEETING

1. Approval of the Report of the BOD on governance activities, operational results in 2025 and operational plan for 2026 - Voting approval rate: 100% of total votes of shareholders attending and voting at the Meeting.
2. Approval of the Report of the BOS on the Company's business performance, the

performance of the BOD and the General Director - Voting approval rate: 100% of total votes of shareholders attending and voting at the Meeting.

3. Approval of the Self-assessment Report on the performance of the BOS and its members - Voting approval rate: 100% of total votes of shareholders attending and voting at the Meeting.
4. Approval of the 2025 Audited Financial Statement - Voting approval rate: 100% of total votes of shareholders attending and voting at the Meeting.
5. Approval of the List of independent audit firms for the 2026 Financial Statement - Voting approval rate: 100% of total votes of shareholders attending and voting at the Meeting.
6. Approval of the remuneration settlement for members of the BOD, the BOS for 2025 and the remuneration payment plan for members of the BOD, the BOS for 2026 - Voting approval rate: 100% of total votes of shareholders attending and voting at the Meeting.
7. Approval of the Amendment to the Company Charter - Voting approval rate: 100% of total votes of shareholders attending and voting at the Meeting.

G. AGM APPROVED THE 2026 AGM MINUTES AND RESOLUTIONS

1. AGM approved the content of the 2026 AGM Minutes and Resolutions

Ms. Dinh Khanh Linh – Head of the Secretaries presented the full text of the 2026 AGM Minutes and Resolutions and collected shareholders' opinions by raising Voting Cards to approve the content of the Minutes and Resolutions.

The 2026 AGM Minutes and Resolutions of Thaiholdings Joint Stock Company were approved by the AGM with a 100% approval rate of the votes from all attending shareholders.

2. Closing of the 2026 Annual General Meeting of Shareholders

The Chairman of the AGM declared the closing of the 2026 Annual General Meeting of Shareholders.

The 2026 Annual General Meeting of Shareholders ended at 10:45 a.m on the same day.

SECRETARY

Head of the Secretaries



Dinh Khanh Linh

ON BEHALF OF GMS

Chairman



Nguyen Chi Kien

**THE RESOLUTION
OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
THAIHOLDINGS JOINT STOCK COMPANY**

- Pursuant to Law on Enterprise No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17th, 2020 and as amended and supplemented from time to time;
- Pursuant to Law on Securities No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26th, 2019 and as amended and supplemented from time to time;
- Pursuant to the Charter of organization and operation of Thaiholdings Joint Stock Company and the Amendments to the Charter (the “**Charter**”);
- Pursuant to the Minutes of the 2026 Annual General Meeting (“**AGM**”) of Shareholders of Thaiholdings Joint Stock Company No. 01/2026/BB-ĐHĐCĐ/THD on 15th April 2026,

RESOLVES TO:

Article 1. Approve the Report of the Board of Directors (“**BOD**”) on governance activities, operational results in 2025 and operational plan for 2026.

Article 2. Approve the Report of the Board of Supervisors (“**BOS**”) on the business performance of Thaiholdings Joint Stock Company (the “**Company**”), the performance of the BOD and the General Director.

Article 3. Approve the Self-assessment Report on the performance of the BOS and its members.

Article 4. Approve the 2025 Audited Financial Statement.

Article 5. Approve the List of independent audit firms for the 2026 Financial Statement. Details as follows:

1. Approve the the List of Audit firms for the 2026 Financial Statement of the Company (*Details as the List of Audit firms attached to the Proposal No. 01/2026/TTr-BKS/THD dated 15/04/2026 of the Board of Supervisors*).
2. Implementation:
 - Assign the BOD to select 01 (one) audit firm from the List mentioned above to



audit the Company's 2026 Financial Statement.

- Assign the Company's legal representative to negotiate and sign the Audit Contract, as well as other related documents with the selected audit firm; and direct the relevant departments to coordinate and implement to ensure the maximum benefit for the Company and in compliance with legal regulations.

Article 6. Approve the remuneration settlement for members of the BOD, the BOS for 2025 and the remuneration payment plan for members of the BOD, the BOS for 2026, details as follows:

- Remuneration of members of the BOD and the BOS in 2025: Based on the current number of the BOD and the BOS members of the Company, the total remuneration paid to the BOD and the BOS for 2025 is: **492.000.000 VND**.
- The remuneration payment plan for the BOD and the BOS members in 2026:

Board of Directors	Board of Supervisors
Chairman: 10.000.000 VND/month	The head: 5.000.000 VND/month
Member: 5.000.000 VND/person/month	Member: 3.000.000 VND/person/month

Article 7. Approval of issuance of the Amendment to the Company Charter. In which, updating the head office address due to changes in administrative boundaries.

Article 8. This resolution is fully approved by the General Meeting of Shareholders of the Company during the 2026 AGM.

Article 9. This Resolution takes effect from the date of signing. All shareholders of the Company, the BOD, the BOS, the Board of Director and related individuals and departments are responsible for implementing this Resolution./.

Recipients:

- Shareholders;
- BOD, BOS;
- Disclosure of Information;
- Archived: ERD, LD.

ON BEHALF OF THE GMS

CHAIRMAN



Nguyen Chi Kien

**REPORT OF THE BOARD OF DIRECTORS ON GOVERNANCE,
PERFORMANCE RESULTS IN 2025 AND PERFORMANCE PLAN FOR 2026**

To: The General Meeting of Shareholders of Thaiholdings Joint Stock Company

The Board of Directors of Thaiholdings Joint Stock Company (*the “Company” or “THD”*) respectfully reports to the General Meeting of Shareholders (*“GMS”*) on the governance, performance results of the Board of Directors (*“BOD”*) in 2025 and the performance plan for 2026 as follows:

I. GENERAL INFORMATION ABOUT THE BOARD OF DIRECTORS

In 2025, THD’s Board of Directors consists of 05 (five) members, including 01 (one) independent member. The current BOD structure is considered balanced and appropriate, which consists of members possessing experience, knowledge and understanding of governance, law, finance and business operations, as well as the roles and responsibilities of those members (executive members, non-executive members and independent members). This structure complies with legal requirements, ensuring that there is at least 01 (one) independent member and 01 (one) non-executive member when the company has between 03 (three) and 05 (five) members on the BOD to ensure independence and objectivity in the BOD’s activities.

**II. BOARD OF DIRECTORS’ EVALUATION OF GOVERNANCE AND
PERFORMANCE RESULTS IN 2025**

1. Summary of the BOD’s meetings and decisions

In 2025, the BOD held 08 meetings, both online and in person, and issued 08 Resolutions to approve matters within the BOD’s authority. The BOD’s meetings were organized and conducted in accordance with the Company’s Charter and internal regulations. The Minutes, Resolutions of the BOD were all made with the consensus of the members and were properly archived in compliance with legal requirements. A list of the Resolutions issued by the BOD has been outlined and published in the Company’s Governance Report in 2025.

2. Activities of the BOD’s independent member and their evaluation of the BOD’s performance

The BOD’s independent member attended and gave opinion at all 08/08 BOD’s meetings, ensuring compliance with independence, objectivity and contributing to the

evaluation of the effectiveness of the Company's governance activities, in accordance with legal regulations, the Company's Charter and the BOD's operational regulations.

3. Supervision of the Board of Management

In accordance with the Company's Charter on organization and operation (*the "Charter"*), the BOD's operational regulations and the internal governance regulations, the BOD has fulfilled its functions and responsibilities regarding the activities of the Board of Management (*"BOM"*) as follows:

- Chaired, directed and successfully organized the 2025 AGM.
- Supervised the BOM in implementing the Resolution approved at the 2025 AGM and the Resolutions issued by the BOD to enhance corporate governance effectiveness and boost business production plans in the new period.
- Supervised the preparation of the Company's Annual, Semi-annual and Quarterly Financial Statements.
- Directed and supervised the BOM in researching and implementing investment plans; ensuring the objectives of capital preservation and profit optimization.
- Directed and supervised the disclosure of information to ensure transparency and compliance with legal regulations in a timely manner.
- Directed and supervised the updating, adjustment and completion of procedures, regulations and rules of specialized Departments and Divisions; the centralized financial and accounting management system; internal management reports; etc., to enhance work efficiency and performance.
- Coordinated with the Board of Supervisors (*"BOS"*) in monitoring the BOM's management of the Company's daily business operations.

4. Supervision of the BOD over other management personnel

The BOD, together with the BOM and heads of Departments/Units, has diligently carried out regular and ad-hoc inspections. As a result, no significant material losses or violations in management and operations have occurred. The BOD has successfully minimized waste and reduced costs in production and business operations to the lowest possible level.

Overall, the management personnel have made significant efforts in their work and have provided valuable advice to the BOM on matters related to the daily business operations of the Company.

III. BOARD OF DIRECTORS' EVALUATION OF BUSINESS PERFORMANCE IN 2025

The year 2025 marked a distinct recovery for the real estate market in general, serving as a pivotal year for a new growth cycle. The enforcement of new legislation (the Land Law,

the Housing Law and the Law on Real Estate Business) successfully resolved legal bottlenecks and established a transparent corridor for enterprises. Primary supply and absorption rates in major municipalities experienced steady growth, particularly within the end-user residential segment. However, price levels remained high due to rising input costs and increased land use fees under the new land price frameworks.

The Company proactively accelerated the perfection of legal dossiers for existing projects to ensure compliance with the new regulations, thereby expediting implementation progress. Our strategy focused on identifying and acquiring clean land funds in areas with robust infrastructure connectivity through M&A activities. The Company prioritized the development of high-liquidity projects that meet genuine market demand to optimize investment efficiency. All operational activities adhered to the principles of capital preservation and achieved target rates of return.

Regarding financial position and capital resources, following the successful mitigation of short-term and long-term debt pressures and the re-establishment of a healthy debt structure, financial leverage ratios were maintained at safe levels, minimizing liquidity risks. Cash flow management was strictly executed, ensuring solvency and sustainable reinvestment capacity.

Business results for 2025 recorded year-on-year growth in both revenue and profit, both of which exceeded the business plan established at the beginning of the year. Operating efficiency remained stable, creating a solid financial foundation for the BOD to approve expansion plans for the subsequent phase.

Unit: VND

Target	Implemented in 2025	Planned in 2025	Implemented/ Planned in 2025
Net revenue	978.528.231.713	902.543.559.060	108%
Profit before tax	126.198.226.550	117.021.419.995	107%
Profit after tax	100.602.482.840	94.417.135.996	106%

IV. OBJECTIVES AND DIRECTIONS FOR THE BOARD OF DIRECTORS' OPERATION IN 2026

1. Objectives and directions in 2026

With the goal of sustainable development and a clear commitment to vision, mission, and core values for the period 2024-2030, the BOD has determined that THD will continue to develop with a strategic focus on its two core strengths are financial investment and real estate.

In the field of financial investment, the BOD is committed to adhering to the

principles of safe and transparent investment, maintaining risk control within warning thresholds and strictly managing financial risks. By focusing on financial investment, the Company aims to optimize capital efficiency and enhance enterprise value. At the same time, the BOD prioritizes the application of advanced risk management practices to ensure capital security and generate sustainable profits.

In the real estate sector, the Company will continue to implement and complete existing projects, including:

- The Kim Lien Complex Project.
- The Enclave Phu Quoc Resort Complex Project.

Additionally, the BOD has outlined the following key governance directions for 2026:

- Strengthening the digitalization of Base software and applying AI technology to innovate business models, increase operational efficiency and create new opportunities.
- Continuously improving the processes to meet the job requirements in the modern era and enhance labor productivity.
- Ensuring safe business operations, maintaining strict risk control and ensuring transparency with stakeholders.
- Strengthening the organizational structure and optimizing the operating costs to maximize the business efficiency.
- Completing the production and business targets in 2026, specifically:
 - Net revenue: VND 967 billion.
 - Pre-tax profit: VND 114 billion.
 - After-tax profit: VND 91 billion.

2. Implementation solutions

To achieve these objectives, the BOD will continue to:

- Direct the BOM to implement and comply with Resolutions passed by the GMS and the BOD.
- Complete the system of internal documents and regulations to enhance corporate governance efficiency.
- Strengthen the THD's transparent, timely information disclosure and proactive activities in compliance with legal regulations.
- Enhance the supervision and provide a comprehensive strategic direction for business activities while optimizing risk management practices.
- Intensify the market research and real estate investment trend analysis for the 2026 – 2030 period.
- Collaborate with strategic partners to develop high-value-added real estate products.
- Apply technology to real estate project management and operations to improve

customer experience and business performance.

- Utilize technology and big data in analysis, evaluation and investment portfolio management.
- Strengthen the financial expertise of investment professionals to improve the quality of analysis and investment decisions.
- Optimize cash flow and capital structure to ensure efficient financial resource utilization.
- Strengthen internal control and compliance with legal regulations to ensure transparency in investment activities.

Above is the BOD's report on governance activities in 2025 and the performance plan for 2026 of Thaiholdings Joint Stock Company. With the determination and efforts of the BOD, the Company's Management and the valuable contributions of Shareholders, the BOD is confident that THD will successfully achieve the objectives approved by the 2026 Annual General Meeting of Shareholders.

Sincerely!

Recipients:

- *As respectfully submitted;*
- *Disclosure of Information;*
- *Archived: HRD, LD.*

ON BEHALF OF BOARD OF DIRECTORS

CHAIRMAN

Nguyen Chi Kien



REPORT OF THE BOARD OF SUPERVISORS
ON THE COMPANY’S BUSINESS PERFORMANCE, THE PERFORMANCE
OF BOARD OF DIRECTORS AND THE GENERAL DIRECTOR

To: The General Meeting of Shareholders of Thaiholdings Joint Stock Company

The Board of Supervisors of Thaiholdings Joint Stock Company (the “**Company**”) respectfully reports to the General Meeting of Shareholders (“**GMS**”) on the Company’s business performance, the performance of the Board of Directors (“**BOD**”) and the General Director (“**GD**”), specifically as follows:

PART I
SUPERVISING RESULTS ON THE IMPLEMENTATION OF THE BUSINESS
PRODUCTION PLAN AND THE FINANCIAL STATUS IN 2025

I. Due diligence of 2025 Financial statement

- The Company’s 2025 Financial statements were prepared in accordance with current Vietnamese accounting standards and regimes and had been audited by UHY Auditing and Consulting Company Limited, an audit firm approved by the State Securities Commission of Vietnam to audit the public interest entities in 2025.
- Opinion of UHY Auditing and Consulting Company Limited on the Company’s 2025 Financial statements: The financial statements “*give a true and fair view, in all material respects, of the financial position of Thaiholdings Joint Stock Company as at 31/12/2025, and of the results of its operations and its cash flows for the year then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and related legal regulations on the preparation and presentation of the financial statements*”.

1. The Company’s business performance in the Financial statements:

Unit: VND

Target	Dec 31 st , 2024	Dec 31 st , 2025
Net revenue from sale of goods and rendering of services	973.630.725.931	978.528.231.713
Financial revenue	91.356.348.078	98.387.089.592
Other revenue	440.499.029	686.989.661

Target	Dec 31 st , 2024	Dec 31 st , 2025
Cost of goods sold	950.470.076.708	956.284.895.376
Financial expenses	-20.427.726.974	-30.993.422.202
Selling expenses	1.706.285.048	2.811.107.035
Administrative expenses	26.442.081.590	21.072.457.251
Other expenses	1.539.960.937	2.229.046.956
Profit before tax	105.696.895.729	126.198.226.550
Profit after tax	84.195.461.483	100.602.482.840

According to the Company's Financial statements:

- The Company's net revenue in 2025 reached 978.528.231.713 VND, representing a 0,5% year-on-year increase compared to the 2024 net revenue of 973.630.725.931 VND.
- The Company's profit after tax in 2025 reached 100.602.482.840 VND, an increase of 19,49% year-on-year compared to the 2024 profit after tax of 84.195.461.483 VND.

Reasons:

- Financial expenses in 2025 decreased to negative 30,9 billion VND, compared to negative 20,4 billion VND in 2024, driven by a 51,72% year-on-year increase in provision reversals. General and administrative expenses for 2025 were 21 billion VND, a 20,31% year-on-year decrease from the 26,4 VND billion recorded in 2024.

2. Supervising results on financial situations:

Unit: VND

Targets	Dec 31 st , 2024	Dec 31 st , 2025	Increase/ Decrease
ASSETS	4.459.661.592.025	4.541.466.175.561	+1,83%
A. Current assets	1.713.791.495.124	1.748.302.449.262	+2,01%
1. Cash and cash equivalents	68.290.609.155	19.182.991.799	-71,91%
2. Accounts receivable	1.634.803.392.404	1.720.844.139.422	+5,26%
3. Other current assets	10.697.493.565	8.275.318.041	-22,64%
B. Non-current assets	2.745.870.096.901	2.793.163.726.299	+1,72%
1. Long term receivables	92.666.972.038	92.996.257.038	+0,36%
2. Fixed assets	236.458.228	198.976.048	-15,85%
3. Long term assets in progress	17.917.376.633	18.458.741.633	+3,02%
4. Long-term financial investments	2.532.738.653.217	2.589.982.075.419	+2,26%
5. Other non-current assets	102.310.636.785	91.527.676.161	-10,54%
CAPITAL	4.459.661.592.025	4.541.466.175.561	+1,83%
C. Debts	146.088.388.141	127.290.488.837	-12,87%

Targets	Dec 31st, 2024	Dec 31st, 2025	Increase/ Decrease
1. Short-term debt	138.116.817.852	116.610.018.349	-15,57%
2. Long-term debt	7.971.570.289	10.680.470.488	+33,98%
D. Equity	4.313.573.203.884	4.414.175.686.724	+2,33%
1. Owner's investment	3.849.999.720.000	3.849.999.720.000	+0,00%
2. Retained earnings	(248.500.000)	(248.500.000)	+0,00%
3. Development investment fund	11.488.684.620	11.488.684.620	+0,00%
4. Undistributed profit after tax	452.333.299.264	552.935.782.104	+22,24%

- a. Assets and capital in the Company's Financial statements
 - The Capital in the Company's Financial statements as of Dec 31, 2025 is 4.541.466.175.561 VND, increases by 1,83% compared to Dec 31, 2024, specifically:
 - + Undistributed profit after tax increases by 22,24%.
 - + Total liabilities decreased by 12,87%; specifically, short-term liabilities fell by 15,57%, while long-term liabilities rose by 33,98% compared to Dec 31, 2024.
 - Total assets as of Dec 31, 2025, also increased by 1,83% compared to Dec 31, 2024, in which:
 - + Current assets increased by 2,01%.
 - + Non-current assets decreased by 1,72%.
 - The Company invested 805.739.620.000 VND in capital contributions to other entities.
 - The Company made a provision for long-term financial investments amounting to 15.757.544.581 VND.
 - As of Dec 31, 2025, the Company has no loans and financial lease debts.
- b. Report on increase or decrease of charter capital

During the year, the Company had no changes in charter capital.
- c. Investment in Subsidiaries

As of Dec 31, 2025, the Company had no investments in subsidiaries.
- d. Investment in Joint Ventures and Associates

Company name	Address	Interest percentage	Voting rights percentage	Main business activities
Thaigroup Joint Stock Company	Ninh Binh Province	48,00%	48,00%	Commercial Business and Real Estate Investment
Ton Dan Ha Noi Joint Stock Company	Hanoi City	19,52%	19,52%	Real Estate Business
Kim Lien Tourism Joint Stock Company	Hanoi City	17,2%	17,2%	Accommodation, Restaurant, and Tourism Services

3. Several financial indicators

Target	Unit	In 2024	In 2025
Assets structure			
- Current asset/Asset	%	38,43%	38,50%
- Non-current asset/Asset	%	61,57%	61,50%
Capital structure			
- Debts/Capital	%	3,28%	2,80%
- Equity/Capital	%	96,72%	97,20%
Solvency ratios			
- Current ratio (current assets/current Liabilities)	Time	12,41	14,91
- Quick ratio	Time	0,49	0,16
Profitability ratios			
- Return on Sales (ROS)	%	8,65%	10,28%
- Return on Assets (ROA)	%	1,91%	2,24%
- Return on Equity (ROE)	%	1,97%	2,31%

- The proportion of current assets to total assets in 2025 increased compared to 2024; accordingly, the weight of both current and non-current assets saw upward trends.
- The Company's capital structure:
 - + The debt ratio for 2025 decreased slightly compared to 2024.
 - + The equity-to-capital ratio (Equity/Total Capital) saw a slight increase, reflecting the Company's stable financial autonomy compared to 2024.
- + The current ratio increased from 12,41 to 14,91; however, the quick ratio decreased from 0,49 to 0,16.
- + The ROS rose from 8,65% in 2024 to 10,28% in 2025, indicating an improvement in revenue-based profitability.
- + The ROA for 2025 increased slightly from 1,91% to 2,24%, showing enhanced efficiency in asset management.
- + The ROE increased from 1,97% in 2024 to 2,31% in 2025, demonstrating the Company's improved management and utilization of its own equity.

II. Remuneration of the Board of Directors and the Board of Supervisors

In 2025, the remuneration of the BOD and the BOS had been paid by the Company was 492.000.000 VND which in accordance with the remuneration plan approved by the Company's 2025 Annual General Meeting of Shareholders.

PART II

COMMENTS AND RECOMMENDATIONS

I. Assessment of the implementation of the 2025 plan

In 2025, the BOD has always paid attention to directing and supervising the BOM in implementing the plan of business production, mobilizing and managing investment capital.

The Chairman regularly attends the monthly meetings to grasp the business situation and provides the direction, guidance as well as resolves the proposals and recommendations in the Company's business activities.

II. Supervising results on activities of Board of Directors and Executive Board

The BOS attended a number of meetings as a supervisor to grasp the situation of business production activities and contributed opinions within the responsibilities and powers of the BOS.

In 2025, the BOD held meetings and issued 08 Resolutions. The BOM and management personnels fully implemented the Resolution of the 2025 Annual General Meeting of Shareholders and the BOD's Resolutions.

III. Assessment of the coordination between the Board of Supervisors, Board of Directors, Board of Management and shareholders

In 2025, the BOD and the BOM created favorable conditions for the BOS to perform the functions and tasks prescribed in the Company's Charter and the BOS's Operating Regulations.

In 2025, the BOS did not receive any complaints from shareholders regarding violations by the BOD, the BOM and the Company's management personnels in the performance of their duties.

IV. Recommendations

After a serious working process, based on the provided documents, the BOS recommends the Company the following issues:

1. Calculate and consider the effectiveness of investments. In a difficult economic context, if necessary, investments can be reduced to preserve the capital for the Company.
2. Calculate and consider the effectiveness of traditional business plans, search for new business plans to increase revenue and profit for the Company.
3. Urge the collection of receivables, advance payments in financial investment, commercial business, to avoid prolonged debt.
4. Expenses must comply with accounting regulations.
5. Develop the regulations on the authority to approve the capital in investment and in business activities of the BOD and General Director.
6. Review and amend the process of checking and circulating accounting documents.

7. Train to improve professional skills for managers and professional staff.
8. Upgrade and apply the information technology systems to business operations and brand promotion.

The above is the Report of the BOS on the Company's business performance, the performance of BOD and the General Director.

Sincerely!

Recipients:

- *As respectfully submitted;*
- *Disclosure of Information;*
- *Archived: BOS, HRD, LD.*

ON BEHALF OF THE BOARD OF SUPERVISORS

THE HEAD



Nguyen Thu Van



**SELF-ASSESSMENT REPORT ON THE PERFORMANCE OF
THE BOARD OF SUPERVISORS AND ITS MEMBERS**

To: The General Meeting of Shareholders of Thaiholdings Joint Stock Company

The Board of Supervisors (“**BOS**”) of Thaiholdings Joint Stock Company (the “**Company**”) respectfully reports to the General Meeting of Shareholders (“**GMS**”) on the performance of the Board of Supervisors and its members in 2025 as follows:

1. Members and structure of the Board of Supervisors:

No.	BOS’s member	Position	Start date as a member	Percentage of voting shares owned
1	Ms. Nguyen Thu Van	Head of the BOS	23/04/2024	
2	Ms. Du Thi Hai Yen	Member of the BOS	23/04/2024	
3	Ms. Bui Thi Thanh Nhan	Member of the BOS	23/04/2024	3,87%

2. Activities of the Board of Supervisors:

No.	BOS’s member	Number of meetings attended	Attendance rate	Reason for absence
1	Ms. Nguyen Thu Van	03/03	100%	
2	Ms. Du Thi Hai Yen	03/03	100%	
3	Ms. Bui Thi Thanh Nhan	03/03	100%	

3. Supervisory activities of the Board of Supervisors over the Board of Directors, Board of Management, and shareholders:

The Company’s BOS has assigned specific responsibilities to each member. Accordingly, the BOS has performed the following roles:

- Supervising the Board of Directors (“**BOD**”) and the Board of Management (“**BOM**”) in implementing the Resolution of the 2025 Annual General Meeting of Shareholders.

- Inspecting and supervising the preparation of the 2024 Financial statements and the quarterly and semi-annual Financial statements in 2025 of the Company.
- Monitoring the compliance with accounting regulations set by the Ministry of Finance to ensure shareholders' rights.
- Attending the BOD's meetings, providing opinions within its responsibilities and authority; making recommendations to the BOD and the BOM on unresolved matters.
- Coordinating with the Internal Audit Department and monitoring the Internal Audit Department's activities in performing assigned functions and tasks to enhance control capacity in line with the company's development.
- Advising the Chief Accountant on recording and accounting practices, ensuring timely updates and reporting the difficulties in financial accounting to the BOM for guidance.
- Always being open to receiving opinions from shareholders or shareholder groups and conducting inspections and evaluations upon their requests.

In 2025, the BOS did not receive any complaints from shareholders or shareholder groups regarding violations by the BOD, the BOM and management personnels of the Company in carrying out their duties.

4. The coordination among the Board of Supervisors, the Board of Directors, the Board of Management and other management personnel:

- The BOS, the BOD, the BOM and other management personnels of the Company have maintained a collaborative and well – coordinated relationship based on the principle of serving the best interests of the Company and its Shareholders, while complying with legal regulations, the Company's Charter and internal management regulations;
- The opinions of the BOS are well-received by the BOD and the BOM with prompt feedback provided.

5. Other activities of the Board of Supervisors:

In addition to monitoring and supervising activities, the BOS has also carried out the following tasks:

- To provide recommendations and advice to the BOD and the BOM regarding the corporate governance, administration and execution of business operations of the Company;
- Coordinated with the Internal Audit Department to conduct the periodic and ad-hoc audits and controls of operational activities in the Company;
- Assisted and provided feedback to standardize the Internal management reporting

system, as well as the Company's procedures and regulations;

- Independently analyzed and evaluated the Company's business operations, provided timely the recommendations and corrective measures to address errors and minimize risks in business activities;
- Contributed the suggestions to improve and finalize the 2025 business plan and other operational objectives of the Company.

6. Work plan of the Board of Supervisors for 2026:

To fulfill the control responsibilities as required by law and the Company's Charter, the BOS respectfully submits the work plan for 2026 to the GMS as follows:

- Conduct audits, supervise the operational and management activities of the BOD and the BOM;
- Perform the periodic controls of the Company every 6 months and annually;
- Conduct the audits of the Company as requested by the BOD or a group of shareholders as stipulated in the Company's Charter;
- Attend meetings of the BOD and provide opinions to ensure transparency, objectivity, and multi-dimensional perspectives in decision-making of the BOD;
- Maintain the close coordination between the BOS, the BOD, the BOM, and the functional departments/units within the Company.

The above is Self-assessment report on the performance of the BOS and its members in 2025 as well as work plan for 2026.

The BOS wishes to express its sincere gratitude to the shareholders for their continued trust and confidence. We also extend our appreciation to the BOD, the BOM and all relevant departments for their cooperation and support in enabling us to fulfill our duties.

Sincerely!

Recipients:

- *As respectfully submitted;*
- *Disclosure of Information;*
- *Archived: BOS, HRD, LD.*

ON BEHALF OF THE BOARD OF SUPERVISORS

THE HEAD



Nguyen Thu Van

PROPOSAL

Re: Approval of the 2025 Audited Financial Statement

To: The General Meeting of Shareholders of Thaiholdings Joint Stock Company

- Pursuant to Law on Enterprise No. 59/2020/QH14, passed by the National Assembly of the Socialist Republic of Vietnam on June 17th, 2020 and as amended and supplemented from time to time;
- Pursuant to Law on Securities No. 54/2019/QH14, passed by the National Assembly of the Socialist Republic of Vietnam on November 26th, 2019 and as amended and supplemented from time to time;
- Pursuant to the Charter of organization and operation of Thaiholdings Joint Stock Company and the Amendments to the Charter (the “**Charter**”);
- Pursuant to the Resolution No. 01/2025/NQ-ĐHĐCĐ/THD on April 15th, 2025 of the 2025 Annual General Meeting of Shareholders of Thaiholdings Joint Stock Company;
- Pursuant to the Resolution No. 04/2025/NQ-HĐQT/THD on May 26th, 2025 of the Board of Directors of Thaiholdings Joint Stock Company;
- Pursuant to the 2025 Audited Financial Statement by UHY Auditing and Consulting Company Limited,

The Board of Directors (“**BOD**”) of Thaiholdings Joint Stock Company (the “**Company**”) respectfully submits the 2025 Audited Financial Statement which was audited by UHY Auditing and Consulting Company Limited to the General Meeting of Shareholders (“**GMS**”), specifically as follows:

1. The full version of the 2025 Audited Financial Statement was published on the Company’s website on March 31st, 2026 at the following link:
<https://thaiholdings.com.vn/quan-he-co-dong/>
Tab “Báo cáo định kỳ” - “Báo cáo tài chính”.

2. The key indicators on the 2025 Audited Financial Statement are as follows:

Unit: VND

No.	The key indicators	The 2025 Audited Financial Statement
1	Total Assets	4.541.466.175.561
2	Net Revenue	978.528.231.713
3	Profit before tax	126.198.226.550
4	Profit after tax	100.602.482.840

The BOD respectfully submitted to the GMS for consideration and approval of the 2025 Audited Financial Statement./.

Sincerely!

Recipients:

- As stated above;
- Disclosure of Information;
- Archived: HRD, LD.

ON BEHALF OF THE BOD
CHAIRMAN



Nguyen Chi Kien



PROPOSAL

Re: Approval of the List of independent audit firms for the 2026 Financial Statement

To: The General Meeting of Shareholders of Thaiholdings Joint Stock Company

- Pursuant to Law on Enterprise No. 59/2020/QH14, passed by the National Assembly of the Socialist Republic of Vietnam on June 17th, 2020 and as amended and supplemented from time to time;
- Pursuant to Law on Securities No. 54/2019/QH14, passed by the National Assembly of the Socialist Republic of Vietnam on November 26th, 2019 and as amended and supplemented from time to time;
- Pursuant to the Charter of Organization and Operation of Thaiholdings Joint Stock Company and the Appendixes on Amendment to the Charter (the “**Charter**”),

The Board of Supervisors (“**BOS**”) of Thaiholdings Joint Stock Company (the “**Company**”) submits to the General Meeting of Shareholders (“**GMS**”) to consider and approve the List of independent audit firms for conducting the audit of the 2026 Financial Statement of the Company, specifically as follows:

1. Based on the list of audit firms approved by the State Securities Commission to audit the public interest entities in the securities sector for 2026, the BOS respectfully submits to the GMS for approval of the List of independent audit firms to audit the Company’s 2026 Financial Statement. *(Details are provided in the List of audit firms attached to this Proposal).*
2. **Implementation:**
 - 2.1. Assign the Board of Directors to select 01 (one) audit firm from the List attached to this Proposal to audit the Company’s 2026 Financial Statement.
 - 2.2. Assign the Company’s legal representative to negotiate and sign the Audit Contract, as well as other related documents with the selected audit firm; and direct the relevant departments to coordinate and implement to ensure the maximum benefit for the Company and in compliance with legal regulations.

The BOS respectfully submitted for GMS’s consideration and approval./.

Sincerely!

Recipients:

- As stated above;
- Disclosure of Information;
- Archived: HRD, LD.

ON BEHALF OF THE BOS

THE HEAD



Nguyễn Thu Van

LIST OF AUDIT FIRMS

(Attached to Proposal No. 01/2026/TTr-BKS/THD dated 15th April 2026 of the Board of Supervisors of Thaiholdings Joint Stock Company at the 2026 Annual GMS)

No.	NAME OF AUDIT FIRMS
1	KPMG Limited
2	AASC Auditing Firm Company Limited
3	A&C Auditing and Consulting Company Limited
4	Moore AISC Auditing and Informatics Services Company Limited
5	PwC (Viet Nam) Limited
6	Grant Thornton (Viet Nam) Limited
7	AAC Auditing and Accounting Company Limited
8	Southern Auditing and Accounting Financial Consulting Services Company Limited
9	PKF-TTG Auditing and Advisory Company Limited
10	RSM Vietnam Auditing & Consulting Company Limited
11	Viet Nam Auditing & Evaluation Company Limited
12	BDO Audit Services Company Limited
13	Deloitte Company Limited
14	Viet Values Audit and Consulting Company Limited
15	International Auditing Company Limited
16	Ernst & Young Viet Nam Limited
17	UHY Auditing and Consulting Company Limited
18	Nhan Tam Viet Auditing Company Limited
19	AFC Vietnam Auditing Company Limited
20	Vaco Auditing Company Limited
21	Ecovis AFA Vietnam Auditing – Appraisal and Consulting Company Limited
22	ASCO Firm Auditing and Valuation Company Limited
23	NVA Auditing Company Limited
24	An Viet Auditing Company Limited
25	International Auditing and Valuation Company Limited
26	Viet Nam Auditing and Valuation Company Limited
27	CPA Vietnam Auditing Company Limited
28	FAC Auditing Company Limited



PROPOSAL

Re: Approval of the Remuneration settlement for members of the Board of Directors, the Board of Supervisors for 2025 and the Remuneration payment plan for members of the Board of Directors, the Board of Supervisors for 2026

To: The General Meeting of Shareholders of Thaiholdings Joint Stock Company

- Pursuant to Law on Enterprise No. 59/2020/QH14, passed by the National Assembly of the Socialist Republic of Vietnam on June 17th, 2020 and as amended and supplemented from time to time;
- Pursuant to Law on Securities No. 54/2019/QH14, passed by the National Assembly of the Socialist Republic of Vietnam on November 26th, 2019 and as amended and supplemented from time to time;
- Pursuant to the Charter of organization and operation of Thaiholdings Joint Stock Company and the Amendments to the Charter (the “**Charter**”);
- Pursuant to the Resolution No. 01/2025/NQ-ĐHĐCĐ/THD on April 15th, 2025 of the 2025 Annual General Meeting of Shareholders of Thaiholdings Joint Stock Company,

The Board of Directors (“**BOD**”) of Thaiholdings Joint Stock Company (“**the Company**”) respectfully submits to the General Meeting of Shareholders (“**GMS**”) to approve the remuneration settlement for members of the BOD, the Board of Supervisors (“**BOS**”) for 2025 and the remuneration payment plan for members of the BOD, BOS for 2026, specifically as follows:

1. The remuneration for members of the BOD and the BOS in 2025:

a) The remuneration payment plan approved by GMS for 2025:

Board of Directors	Board of Supervisors
Chairman: 10.000.000 VND/month	The Head: 5.000.000 VND/month
Member: 5.000.000 VND/person/month	Member: 3.000.000 VND/person/month

- b) Implementation: Based on the current number of BOD and BOS members of the Company, the total remuneration paid to the BOD and BOS in 2025 is: **492.000.000 VND** (*Details are provided in the Remuneration Calculation Table attached to this Proposal*).

2. The remuneration payment plan for the BOD and the BOS members for 2026

The remuneration payment plan for 2026 submitted to GMS to approve:

Board of Directors	Board of Supervisors
Chairman: 10.000.000 VND/month	The Head: 5.000.000 VND/month
Member: 5.000.000 VND/person/month	Member: 3.000.000 VND/person/month

The BOD respectfully submitted to the GMS for consideration and approval./.

Sincerely!

Recipients:

- As stated above;
- Disclosure of Information;
- Archived: HRD, LD.

ON BEHALF OF THE BOD

CHAIRMAN

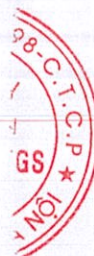


Nguyễn Chi Kien

REMUNERATION CALCULATION TABLE
THE BOARD OF DIRECTORS AND THE BOARD OF SUPERVISORS IN 2025

Unit: VND

No.	Full name	Position	In 2025	Note
1	Nguyen Chi Kien	Chairman of BOD	120.000.000	
2	Vu Ngoc Dinh	Member of BOD	60.000.000	
3	Vu Thanh Hue	Member of BOD	60.000.000	
4	Phan Manh Hung	Member of BOD	60.000.000	
5	Tran Thi Thanh Giang	Independent member of BOD	60.000.000	
6	Nguyen Thu Van	Head of the BOS	60.000.000	
7	Du Thi Hai Yen	Member of BOS	36.000.000	
8	Bui Thi Thanh Nhan	Member of BOS	36.000.000	
Total			492.000.000	



PROPOSAL

Re: Approval of issuance of the Amendment to the Company Charter

To: The General Meeting of Shareholders of Thaiholdings Joint Stock Company

- Pursuant to Law on Enterprise No. 59/2020/QH14, passed by the National Assembly of the Socialist Republic of Vietnam on June 17th, 2020 and as amended and supplemented from time to time;
- Pursuant to Law on Securities No. 54/2019/QH14, passed by the National Assembly of the Socialist Republic of Vietnam on November 26th, 2019 and as amended and supplemented from time to time;
- Pursuant to Resolution No. 1656/NQ-UBTVQH15 dated June 16th, 2025 of the Standing Committee of the National Assembly on the reorganization of commune-level administrative units of Hanoi City in 2025 (“**Resolution No. 1656**”);
- Pursuant to the Charter of organization and operation of Thaiholdings Joint Stock Company and the Amendments to the Charter (the “**Charter**”);
- Pursuant to the Resolution no. 01/2025/NQ-ĐHĐCĐ/THD on April 15th, 2025 of the 2025 Annual General Meeting of Shareholders of Thaiholdings Joint Stock Company;
- Pursuant to the Enterprise Registration Certificate No. 0105202998 issued by the Business Registration and Corporate Finance Division – Hanoi Department of Finance 21st time on July 23rd, 2025 (“**ERC 21st**”),

The Board of Directors (“**BOD**”) of Thaiholdings Joint Stock Company (the “**Company**”) respectfully submits to the General Meeting of Shareholders (“**GMS**”) for consideration and approval the issuance of the Amendment to the Company’s Charter, specifically as follows:

1. Issuance of the Amendment to the Company’s Charter to update the Company’s head office address due to changes in administrative boundaries pursuant to Resolution No. 1656 and the ERC 21st, specifically:
 - **Previous head office address:** No. 210 Tran Quang Khai Street, Trang Tien Ward, Hoan Kiem District, Hanoi City, Vietnam.

- **Updated head office address:** No. 210 Tran Quang Khai Street, Hoan Kiem Ward, Hanoi City, Vietnam.
(Details are provided in the Draft Amendment to the Company's Charter attached to this Statement).
- 2. Effective date of the Amendment to the Company's Charter: Immediately upon approval by the GMS.
The BOD respectfully submitted to the GMS for consideration and approval./.
Sincerely!

Recipients:

- As stated above;
- Disclosure of Information;
- Archived: HRD, LD.

ON BEHALF OF THE BOD

lmv **CHAIRMAN**



lmv
Nguyễn Chi Kien

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SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

**AMENDMENT TO THE CHARTER OF
THAIHOLDINGS JOINT STOCK COMPANY**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 of the Socialist Republic of Vietnam, as amended and supplemented from time to time and its guiding documents;
- Pursuant to the Charter on organization and operation of Thaiholdings Joint Stock Company and the Amendments to the Charter (“**the Charter**”);
- Pursuant to Resolution No. /2026/NQ-ĐHĐCĐ/THD dated /.... /2026 of the 2026 Annual General Meeting of Shareholders of Thaiholdings Joint Stock Company,

Article 1. To amend Clause 3, Article 2 regarding the registered head office information of Thaiholdings Joint Stock Company (the “**Company**”) as follows:

“Article 2. Name, legal form, head office, branches, representative offices, business locations, and term of operation of the Company

...

3. Registered head office of the Company

Head office address: No. 210 Tran Quang Khai Street, Hoan Kiem Ward, Hanoi City, Vietnam.

...”

Article 2. This Amendment to the Charter shall take effect from 2026.

All other contents of the Company’s Charter and the Amendments to the Charter, which are not inconsistent with the provisions of this Amendment, shall remain in full force and effect.

**THAIHOLDINGS JOINT STOCK COMPANY
GENERAL DIRECTOR**

Vu Ngoc Dinh

