



No: 12 /NQ-DHDCD

Ho Chi Minh City, April 22, 2026

GENERAL MEETING OF SHAREHOLDERS
CHO LON REAL ESTATE JOINT STOCK COMPANY

Pursuant to:

- The Law on Enterprises No. 59/2020/QH14 and Law No. 76/2025/QH15 amending and supplementing a number of articles of the Law on Enterprises No. 59/2020/QH14 (as previously amended by Law No. 03/2022/QH15) and guiding documents;
- The Law on Securities 2019 and guiding documents;
- The Charter on Organization and Operation of Cho Lon Real Estate Joint Stock Company as approved by the General Meeting of Shareholders (“Charter”);
- Minutes of the 2026 Annual General Meeting of Shareholders No.: 11/BB-AGM dated April 22, 2026.

RESOLUTION

Article 1: Approval of the following contents:

1/ Report on activities of the Board of Directors in 2025 and orientation for 2026.

2/ Report on business performance in 2025 and business plan for 2026:

2.1/. Business performance in 2025: (Unit: VND billion)

No.	Indicator	Plan 2025	Actual 2025	%
1	Revenue	50	24,51	49,02 %
2	Profit before tax	9	9,57	106,33 %
3	Dividend	3%	2% in shares	66,67 %

2.2/. Business plan for 2026:

(Unit: VND billion)

No.	Indicator	Plan 2026	Compared to 2025 Plan
1	Revenue	60	+20%
2	Profit before tax	11	+22,22%
3	Dividend	3%	

3/ Audited financial statements for 2025.

4/ Report of the Supervisory Board.

5/ Selection of auditing firm for 2026 financial statements:

Authorize the Supervisory Board and the Board of Directors to jointly select and sign an audit contract with an independent auditing firm that meets the requirements for public companies under the Securities Law, from the list approved by the State Securities Commission, with appropriate working schedule and cost.

Proposed audit firms:

- PKF Vietnam Co., Ltd.
- NVA Auditing Co., Ltd.
- Moore AISC Auditing and Informatics Services Co., Ltd.

6/ Profit distribution for 2025:

6.1 – Profit allocation:

- Profit after tax 2025: VND 7,962,350,694
- Retained earnings from previous years: VND 5,978,486,484
- Total distributable profit: VND 13,940,837,178

Allocation:

No.	Description	Amount (VND)
1	Operating expenses & bonuses (6% of NPAT 2025)	478,000,000
2	Business support fund (8%)	637,000,000
3	Welfare & reward fund (8%)	637,000,000
4	Dividend 2025 (2% charter capital)	2,827,150,200
5	Retained earnings carried forward	9,361,686,978

6.2 – Salary fund:

- Total salary fund 2025: VND 4,884,297,587
- Full-time Chairman salary: VND 780,000,000/year (after PIT)

6.3 – Remuneration:

- BOD, Supervisory Board, Secretary, IR: VND 456,000,000

6.4 – Dividend for 2025:

- Although the planned dividend was 3%, due to business difficulties (legal issues affecting projects and revenue), the dividend is proposed at 2% in shares.

7/. Profit distribution plan for 2026 :

7.1/ Profit distribution:

- Expected dividend: 3% of charter capital
- Funds unchanged from 2025
- Bonus: 10% of profit exceeding plan.

7.2/ Salary fund, chairman salary & remuneration:

- BOD authorized to determine salary fund
- Chairman salary & remuneration: unchanged

8/. Share issuance plan for dividend payment:

1.	Stock name:	Cho Lon Real Estate JSC (Ticker: RCL)
2.	Type	Ordinary shares
3.	Issued shared:	14.135.751 shares
4.	Outstanding shares:	14.135.751 shares
5.	Treasury shares:	0 share
6.	Par value:	VND 10,000/share
7.	Shares to be issued:	282.715 shares
8.	Total value:	2.827.150.000 VND
9.	Issuance ratio:	2%
10.	Exercise ratio:	100:02
11.	Timeline:	Within 2026 (within 45 days after SSC approval)
12.	Eligible shareholders:	Existing shareholders
13.	Source:	Retained earnings (audited 2025 FS)
14.	Fractional shares:	Rounded down, fractions cancelled

- 8.1/ Approval of the increase in the Company's charter capital corresponding to the total par value of the actual number of ordinary shares issued upon completion of the offering.
- 8.2/ Approval of the amendment to Clause 1, Article 5 of the Company's Charter to reflect the new charter capital based on the total par value of the actual number of ordinary shares issued after the completion of the offering.
- 8.3/ Approval of the registration (depository) of the actual number of shares issued after the completion of the offering at the Vietnam Securities Depository and Clearing Corporation, and the listing of such shares on the Hanoi Stock Exchange.
- 8.4/ Authorization to the Company's Board of Directors or the Company's Legal Representative to:
- Decide the timing of the issuance; prepare, finalize, amend and supplement (if any) the share issuance dossier for submission to competent authorities, and decide on other matters related to the issuance.
 - Implement the plan for handling fractional shares as stated above.

