

No: 01/BB-ĐHĐCĐ

Quang Ninh, 23th April 2026

MINUTES OF THE ANNUAL
GENERAL MEETING OF SHAREHOLDERS 2026

- Company name: CAI LAN PORT INVESTMENT JOINT STOCK COMPANY (CPI)
- Head office: No. 01, Cai Lan Street, Bai Chay Ward, Quang Ninh Province
- Enterprise code: 5700688013 issued by the Department of Planning and Investment of Quang Ninh Province

A. MEETING INFORMATION

1. Meeting time: 09:00 AM, April 23, 2026
2. Venue: Meeting Hall – 6-storey Administration Building of Quang Ninh Port Joint Stock Company, No. 01, Cai Lan Street, Bai Chay Ward, Quang Ninh Province

B. ATTENDEES

1. Shareholders and shareholder representatives: 20 persons
2. Members of the Board of Directors, Supervisory Board, and Executive Board of CPI

C. MEETING AGENDA

1. The Organizing Committee stated the purpose of the meeting, introduced the attendees, presented the Report on verification of shareholders' eligibility to attend the meeting, and declared the opening of the meeting. The attending shareholders and their authorized representatives hold and represent 25,096,638 shares, equivalent to 68,75 % of the total voting shares, satisfying the conditions for convening the meeting in accordance with the Company's Charter.
2. The Organizing Committee introduced and sought approval from shareholders regarding the Presidium to chair the Meeting. The Presidium includes:
 - Mr. Do Duc An – Chairman of the Board of Directors – Chairman of the Meeting
 - Mr. Doan Ngoc Tu – Member of the Board of Directors, General Director
 - Mr. Nguyen Van Manh – Member of the Board of Directors

Approval voting rate: 100%

3. The Chairman submitted to the General Meeting of Shareholders for approval the Working Regulations; Meeting Agenda; list of the Secretariat; and list of the Vote Counting Committee with 100% approval from attending shareholders/representatives.

a. Meeting Agenda:

1. Approval of the 2025 performance report and the 2026 operational plan of the Board of Directors;
2. Approval of the Supervisory Board's report at the 2026 Annual General Meeting of Shareholders;
3. Approval of the 2025 production and business results report and the 2026 production and business plan;
4. Approval of remuneration implemented in 2025 and approval of the remuneration plan for the Board of Directors and Supervisory Board in 2026;
5. Approval of the audited financial statements for 2025;
6. Approval of the proposal authorizing the Board of Directors to select the auditing firm for the 2026 financial statements;

b. Secretariat:

1. Mr. Tran Nam Quang – Head of Administration and Organization – Chief
2. Ms. Mac Thi Lan Anh – Secretary of the Board of Directors – Member

c. Vote Counting Committee:

- 1) Mr. Do Vu Linh – Head of Finance and Accounting Department – Chief
- 2) Mr. Tran Nam Quang – Head of Administration and Organization – Member
- 3) Mr. Le Trung Thong – Head of Investment and Business – Member
- 4) Ms. Mac Thi Lan Anh – Deputy Head of Investment and Business – Member
- 5) Ms. Hoang Thi Lan Phuong – Administration and Organization Department – Member
4. Mr. Do Duc An – Chairman of the Board of Directors of CPI presented the 2025 performance report and the 2026 operational plan of the Board of Directors.
5. The Chairman invited Ms. Nguyen Thi Minh Thu – Head of the Supervisory Board to present the Supervisory Board's report at the 2026 Annual General Meeting of Shareholders.
6. The Chairman invited Mr. Doan Ngoc Tu – Member of the Board of Directors, General Director of CPI to present the 2025 production and business results report and the 2026 production and business plan.
7. Mr. Do Duc An – Chairman of the Board of Directors of CPI presented proposals to the General Meeting of Shareholders on: approval of remuneration

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implemented in 2025, approval of the remuneration plan for the Board of Directors and Supervisory Board in 2026, and approval of the audited financial statements for 2025.

8. The Chairman invited Mr Vu Manh Duy – Member of the Supervisory Board to present the proposal authorizing the Board of Directors to select the auditing firm for the 2026 financial statements.

9. Opinions from shareholders/shareholder representatives on the reported contents:

9.1. Ms. Nguyen Thi Ty, Code: 017

Clarify to shareholders the payment of land lease fees to the State for the project up to the present time?

Expected plan for dividend payment to shareholders?

9.2. Mr. Nguyen Trong Thong, Code: 014

Request the company to learn from experience in sending invitations, meeting information, and meeting documents to ensure that all shareholders are informed and that procedures and regulations in organizing the General Meeting comply with Article 42 of the Law on Enterprises (the meeting may only proceed when more than 50% of shares are represented).

9.3. Mr. Tran Quang Cham, Code: 013

CPI and CICT Port began operations in 2012 and have incurred losses for 12 years, while Quang Ninh Port nearby has been highly profitable. Request the Board of Directors to provide explanations and plans to protect shareholders' interests.

Request the company's supervising authority to review, reassess, and provide specific solutions for the current business situation; otherwise, shareholders will raise the matter to higher authorities.

9.4. Mr. Pham Van Toan, Code: 007

Currently, some shares at Quang Ninh Port have not yet been transferred; kindly request support from Quang Ninh Port and CPI to complete the transfer.

Regarding business operations: profit in 2024 exceeded USD 4 million; in 2025 profit exceeded USD 1 million; in 2026 profit is expected to decrease to below USD 1 million — request clarification.

Request the company to respond to Mr. Nguyen Duy Hung's comments at the 2021 Annual General Meeting of Shareholders.

Opinion on the joint venture relationship between Vietnam and the United States; personnel organization at CICT should ensure compliance with regulations and efficiency.

* The Presidium responds to shareholders' comments:

Regarding payment of land lease fees to the State: CPI has fulfilled all obligations to the State in accordance with regulations and deadlines.

Regarding business operations and dividend payments: All shareholders' funds and some other sources have been used by CPI to contribute capital to CICT to build the

CICT Port project – container operations (joint venture with SSA). In 2012, CICT began operations; however, due to a sharp decline in the container market, CICT had to shift its model to bulk cargo operations (mainly wood chips with lower profit margins than agricultural products). In addition, CICT was invested with modern infrastructure and equipment for container operations, along with large loan interest (loan of approximately USD 100 million), and its operations were insufficient to cover interest expenses, resulting in inefficiency. Up to now, no dividends have been paid to the contributing parties (CPI and SSA), leading to CPI being unable to pay dividends to shareholders (as CPI's logistics business has thin margins insufficient for dividend payments). In this situation, the contributing parties have implemented a debt restructuring plan for CICT to reduce interest expenses, and in 2024 CICT had approximately USD 7 million of interest written off, resulting in total profit of over USD 4 million. In 2025, without interest write-off, profit of over USD 1 million comes from business operations and partly from liquidation of container-related assets (as they are no longer used and would incur costs and depreciation if retained). The plan for 2026 is profit below USD 1 million, as it will only include net operating profit without liquidation gains as in 2025. Regarding personnel, management, and costs at CICT: all are in compliance with legal and company regulations. CICT's operations are supervised by both Vietnamese and U.S. parties, ensuring transparency.

Other shareholder comments: The Board of Directors and Executive Board of CPI acknowledge all feedback and will learn from it to improve organization and operations. CPI always welcomes shareholders to visit its office at the CICT building, No. 01 Cai Lan Street, for clarification of any questions, comments, or requests.

The Chairperson thanks shareholders for their contributions.

10. The Chairman conducted voting on the matters presented at the Meeting.

The Chairman invited the Vote Counting Committee to guide shareholders in voting and to conduct vote counting. Mr. Do Vu Linh – Head of the Vote Counting Committee announced the voting results as follows:

10.1. Approval of the 2025 performance report and the 2026 operational plan of the Board of Directors:

- In favor: 25.073.888 votes, rate: 99,91%
- Against: 0 votes, rate: 0%
- No opinion: 18.750 votes, rate: 0,09%

10.2. Approval of the Supervisory Board's report at the 2026 Annual General Meeting of Shareholders:

- In favor: 25.073.888 votes, rate: 99,91%
- Against: 0 votes, rate: 0%
- No opinion: 18.750 votes, rate: 0,09%

10.3. Approval of the 2025 production and business results and the 2026 production and business plan:

- In favor: 25.073.888 votes, rate: 99,91%
- Against: 0 votes, rate: 0%
- No opinion: 18.750 votes, rate: 0,09%

10.4. Approval of remuneration implemented in 2025 and the remuneration plan for the Board of Directors and Supervisory Board in 2026:

- In favor: 25.045.898 votes, rate: 99,8%
- Against: 1.000 votes, rate: 0,0001%
- No opinion: 18.750 votes, rate: 0,09%

10.5. Approval of the Board of Directors' proposal on the audited financial statements for 2025:

- In favor: 25.073.888 votes, rate: 99,91%
- Against: 0 votes, rate: 0%
- No opinion: 18.750 votes, rate: 0,09%

10.6. Approval of the proposal authorizing the Board of Directors to select the auditing firm for the 2026 financial statements:

- In favor: 1.242.360 votes, rate: 98,2%
- Against: 0 votes, rate: 0%
- No opinion: 18.750 votes, rate: 1,8%

The meeting concluded at 11:30 AM on the same day. The Minutes were read by the Secretariat before the General Meeting of Shareholders of Cai Lan Port Investment Joint Stock Company and were approved with 100% agreement from attending shareholders. These Minutes are made in one (01) original copy and kept at the Company's head office.

SECRETARIAT



Tran Nam Quang



Mac Thi Lan Anh



CHAIRMAN

Đỗ Đức An

