



THANH AN 77 JOINT STOCK COMPANY
Address: Dong Muoi Village, Ly Thuong Kiet Ward, Ninh Binh Province

INVITATION LETTER OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dear: Esteemed Shareholders of Thanh An 77 Joint Stock Company

According to “Articles of organisation and operation” of Thanh An 77 Joint Stock Company, the Board of Directors hereby invites our esteemed Shareholders of the Company to attend the 2026 Annual General Meeting of Shareholders (AGM).

- 1. Eligibility for attending the AGM:** All shareholders owning shares of Thanh An 77 Joint Stock Company who are on the list of shareholders dated April 29, 2026.
- 2. Date and Time:** 8:30 am, May , 2025.
- 3. Venue:** 3rd Floor Hall - Thanh An 77 Joint Stock Company
(Dong Muoi Village, Ly Thuong Kiet Ward, Ninh Binh Province)
- 4. Content of the AGM**
Documents of the 2026 Annual General Meeting are uploaded by the Company on the website: www.thanhhan77.com and will be sent to Shareholders during their AGM attendance.
- 5. Registration to attend the AGM**
To ensure the reception of our Shareholders to be as thoughtful as possible, please either:
 - Register to attend the AGM directly at the Personnel Organisation and Administrative Division (POAD) of Thanh An 77 Joint Stock Company
 - Send your *AGM Attendance Registration Form* to the AGM Organisation Board
 - Register via phone call to the AGM Organisation Board before May , 2026.
- 6. Authorisation to attend**
Shareholders can authorise a representative to attend the AGM by filling in the *AGM Authorisation Letter* form and send the signed Authorisation Letter to the AGM Organisation Board before 16:00 pm on May , 2026 or present it when the Authorised representative(s) attend the AGM.
(Note: The Authorisation Letter must be the original version. In the event that the Shareholder is an authorised organisation, the stamp of the organisation is required).
- 7. Address for sending documents and contact for support:**
Thanh An 77 Joint Stock Company – AGM Organisation Board or POAD
Address: Dong Muoi Village, Ly Thuong Kiet Ward, Ninh Binh Province
- 8. The Shareholders or Authorised representatives at the AGM shall be kindly requested to present:**
 - The Invitation Letter and the Authorisation Letter (if applicable)
 - Original Identity Card or Passport of the attendee(s)

(Food, accommodation, and all other expenses are to be covered by Shareholders themselves)

It is a pleasure to host our esteemed Shareholders at the 2026 AGM of the Company.

Cordially invited!

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



BUI THI NGUYEN HANH



THANH AN 77 JOINT STOCK COMPANY
Address: Dong Muoi Village, Ly Thuong Kiet Ward, Ninh Binh Province

Ninh Binh, May , 2025

**WORKING REGULATION
2026 ANNUAL GENERAL MEETING OF
THANH AN 77 CEMENT JOINT STOCK COMPANY**

Pursuant to the Enterprise Law No. 59/2020/QH14 passed on 17/6/2020 and the Charter of organisation and operation of Thanh An 77 Joint Stock Company, the Organising Committee reports at the General Meeting of Shareholders of Thanh An 77 Joint Stock Company to approve the AGM working regulations as follows:

Target:

- Ensure the principles of publicity, fairness and democracy.
- Facilitate the organisation and procedure of the AGM.

I/ ORDER OF THE AGM

- Shareholders entering the AGM room must sit in the correct position or area arranged by the Organising Committee of the AGM.
- Do not talk privately or use mobile phones during the AGM. All mobile phones must be set to silent mode.

II/ VOTING ON ISSUES AT THE AGM

- **Principle:** All issues on the agenda of the AGM must be approved by voting by raising voting cards of all shareholders. Each shareholder is given a voting card with a voting code. The voting rights according to the voting card correspond to the number of shares that shareholder registers to own or represent.
- **Voting method:** Shareholders vote (agree, disagree, have other opinions) on an issue by raising a voting card. When voting to approve an issue, shareholders who agree to approve will raise their voting cards according to the instructions of the Chairman of the AGM.
- **Voting rules:** All issues to be voted on at the AGM shall be approved when the number of shareholders owning or representing at least 51% of the total number of votes of all shareholders attending the meeting approve.

III/ EXPRESSING OPINIONS AT THE AGM

- **Principle:** Shareholders attending the AGM who want to express their opinions must register their speech content and obtain the Chairman's consent.
- **Method of Expression:** Shareholders speak briefly and focus on the key issues that need to be discussed, in accordance with the approved agenda of the AGM. The Chairman will arrange for shareholders to speak in the order of registration, and at the same time answer shareholders' questions.

IV/ RESPONSIBILITIES OF THE CHAIRMAN



1. Conduct the AGM in accordance with the agenda and regulations approved by the AGM.
2. Guide the AGM to discuss and vote on issues within the agenda and related issues during the AGM.
3. Resolve issues arising during the AGM.

VI/ RESPONSIBILITIES OF THE SECRETARIAT

1. Record fully and honestly the entire content of the AGM and the issues that have been approved or noted by shareholders at the AGM.
2. Draft the minutes of the AGM and resolutions on the issues approved at the AGM.

VII/ RESPONSIBILITIES OF THE VOTE COUNTING COMMITTEE

1. Determine the voting results of shareholders on issues approved at the AGM.
2. Promptly notify the Secretariat of the voting results.

VIII/ MINUTES OF THE AGM OF SHAREHOLDERS

All contents of the AGM of Shareholders must be recorded by the AGM Secretary in the minutes of the AGM of Shareholders. Resolutions and Minutes of the AGM of Shareholders must be read and approved before the closing of the AGM.

Above are the entire working regulations of the Annual General Meeting of Shareholders of Thanh An 77 Joint Stock Company. Respectfully submit the General Meeting of Shareholders for consideration and approval.

To ensure the success of the AGM, all shareholders attending the AGM are required to strictly follow the working regulations of the AGM.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN



BUI THI NGUYEN HANH



Ninh Binh, May , 2026

PROPOSAL

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

Re: Selection of the Audit Firm for the Fiscal Year 2026

Respected Shareholders and Delegates!

In accordance with the provisions of law and the Articles of Association of Thanh An 77 Joint Stock Company, the interim and annual financial statements of the Company must be reviewed and audited by an audit firm approved by the Ministry of Finance.

The Board of Directors recommends that the criteria for selecting an audit firm should meet the following requirements: the firm must be reliable, charge reasonable service fees, and be approved by the State Securities Commission to audit listed enterprises.

Based on the provisions of law and the aforementioned selection criteria, the Board of Directors of Thanh An 77 Joint Stock Company respectfully submits to the General Meeting of Shareholders a proposal to authorize the Board of Directors, based on actual conditions, to select one of the following audit firms to review and audit the Company's financial statements for the year 2026:

1. Vietnam Audit and Valuation Co., Ltd.
2. AASC Auditing Firm Company Limited
3. UHY Audit and Advisory Services Joint Stock Company.
4. International Auditing Company Limited
5. VACO Audit Co., Ltd.

The Board of Directors respectfully requests that the General Meeting of Shareholders approve this proposal.

Respectfully Submitted!

Recipients:

- General Meeting of Shareholders 2026.
- Filed at the Board of Directors' Office.

ON BEHALF OF THE BOARD OF
DIRECTORS CHAIRWOMAN



BUI THI NGUYEN HANH

**THANH AN 77 JOINT STOCK
COMPANY**

No. 02 /TTr-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

Ninh Binh, May , 2026

REPORT

On Remuneration Payment for the Board of Directors and the Supervisory Board in 2025

Pursuant to the total remuneration for members of the Board of Directors (BOD) and the Supervisory Board (SB) as approved by the General Meeting of Shareholders in 2025, the Board of Directors and the Supervisory Board have agreed on the remuneration payments for 2025 as follows:

- Total remuneration for 5 BOD members and the BOD secretary: 0 VND
- Total remuneration for 3 SB members: 0 VND

Grand total: 0 VND

In words: Zero dong./.

The Board of Directors hereby reports to the General Meeting of Shareholders on the remuneration payments for the Board of Directors and the Supervisory Board in 2025 as presented above.

**ON BEHALF OF THE BOARD OF
DIRECTORS CHAIRWOMAN**

Recipient:

- General Meeting of Shareholders 2026
- Filed at BOD Office



BUI THI NGUYEN HANH

Ninh Binh, May , 2026

PROPOSAL

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

Re: Remuneration for BOD and SB Members in 2026

Respected Shareholders and Delegates,

The Annual General Meeting of Shareholders in 2025 has approved the total remuneration for the Board of Directors (BOD) members and the Supervisory Board (SB) members at 0 VND for the fiscal year 2025.

It is expected that the number of members of the Board of Directors and the Supervisory Board for the current term will remain unchanged. Members of the Board of Directors and the Supervisory Board will be required to dedicate more time and effort to the Company's operations.

Based on legal regulations and the Company's practical conditions, the Board of Directors respectfully submits to the General Meeting for approval of the total remuneration for the Board of Directors and the Supervisory Board in 2026 as: 0 Vietnam Dong (Zero Dong).

Respectfully submitted!

Recipients:

- Annual General Meeting of Shareholders 2026
- Filed at BOD Office

**ON BEHALF OF THE BOARD OF
DIRECTORS CHAIRWOMAN**



BUI THI NGUYEN HANH

Ninh Binh, May , 2026

REPORT
OF THE BOARD OF DIRECTORS AND MANAGEMENT BOARD
Presented at the Annual General Meeting of Shareholders 2026

Distinguished Shareholders!

Today, our valued shareholders have gathered here to conduct the Annual General Meeting of Shareholders as stipulated by law, to evaluate the past year's operations, summarize experiences, and together find solutions to build objectives for 2026.

On behalf of the Board of Directors and Management Board, I extend my best wishes for good health, happy families, peace, and prosperity to all distinguished delegates.

Allow me to present to the Annual General Meeting of Shareholders in 2026:
"Report on the summary of production and business activities in 2025 and the direction of production and business tasks for 2026" with the following specific content:

PART ONE
SUMMARY OF ACTIVITIES IN 2025

I. Implementation of Tasks in 2025:

In 2025, the Board of Directors and the Management Board held periodic and ad-hoc meetings to strengthen corporate governance and supervise the company's production and business situation. All members fully attended the meetings, and the decisions made were unanimously supported by the Board of Directors and the Management Board. The contents were practical, timely, and suitable for the company's actual conditions in 2025.

II. Company Operations

The Board of Directors intensified its supervision and management, directing the Management Board to implement operations in accordance with the company's charter, resolutions of the General Meeting of Shareholders, resolutions of the Board of Directors, and the working regulations of the Board of Directors and the General Director.

1. Difficulties encountered in achieving the planned targets for 2025:

In 2025, the Company continued to face pressures related to the payment of due and overdue debts, damaged production machinery, outdated technology, and a lack of capital for production.

2. Assessment of production and business results

Revenue in 2025 was VND 1,171,321,818.

This revenue was generated from business cooperation contracts with partners. The business results for 2025 are as follows:



Content	Work, Product	Value (VND)
Service revenue	Leasing of production lines, port, office, warehouse,...	1,171,321,818
Total revenue		1,171,321,818

3. General assessment

Throughout 2025, the Board of Directors and the Board of Directors made significant efforts to find business directions suitable for the current situation. However, due to significant accumulated financial burdens, a lack of operating capital, and the impact of negative economic developments in previous years, the company's situation has not improved.

III. Plan, Direction, and Tasks for 2026

Acknowledging that the current situation and difficulties of the Enterprise in 2025 will continue into 2026, nevertheless, by making efforts to overcome difficulties and restore production, the Board of Directors sets the company's operational direction for 2026 as continuing to implement cooperation contracts with partners, maintaining the company's management apparatus as lean as possible, in line with the company's current actual situation, while actively seeking business partners to increase enterprise revenue.

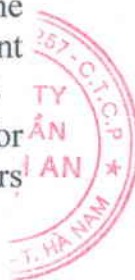
The above is the report of the Board of Directors and the Management Board for 2025 and the plan for 2026. Submitted to the Annual General Meeting of Shareholders in 2026.

Sincerely your!

**ON BEHALF OF THE BOARD OF
DIRECTORS CHAIRWOMAN**



NGUYEN THUY PHUONG



Ninh Binh, May , 2026

REPORT OF THE INSPECTION COMMITTEE

Presented at the 2026 Annual General Meeting of Shareholders

Dear:- Chairman of the Congress!

Dear Shareholders!

Based on the functions, duties, and powers of the Supervisory Board as stipulated in the Charter of Thanh An 77 Joint Stock Company, the Supervisory Board reports on the performance of its functions and duties for the year 2025 as follows:

I. RESULTS OF THE 2025 TASK IMPLEMENTATION:

1. Perform the control function:

Regularly attend Board of Directors meetings, contribute ideas for reports and propose certain content during the drafting and implementation of regulations, resolutions of the Board of Directors, and company decisions.

Perform the supervisory role at the company: Appraising the business performance reports and the annual financial statements.

Supervise the activities of the Board of Directors and the Executive Committee in implementing the resolutions of the 2025 Annual General Meeting of Shareholders.

Check the reasonableness, legality, honesty, and level of caution in management, administration, and all aspects of production and business activities.

2. The implementation status of the 2025 General Shareholders' Meeting Resolution;

The business results for 2025 are as follows:

Content	Work, product	Value (VND)
Service revenue	Renting production lines, port leasing, office buildings, warehouses, etc.	1.171.321.818
Total		1.171.321.818

The control board has unified all the reporting data on business results that the Board of Directors and the Executive Board have presented. The Board of Directors has strengthened supervision and management with the Executive Board and departments to implement in accordance with the resolutions of the General Meeting of Shareholders, the resolutions of the Board of Directors, and the company's charter.

3. Carry out other activities in accordance with the General Meeting of Shareholders' Resolution for 2025.

- The total remuneration and salary for the Control Board members in 2025 is: 0 VND, in accordance with the General Meeting of Shareholders' resolution; the company does not incur any other expenses for the activities of the Control Board.

- In 2025, the Board of Directors has selected International Audit Limited Company as the auditing firm for the company's 2025 fiscal year.

4. Appraisal results:

The 2025 financial statements have been audited by International Audit Co., Ltd. The Supervisory Board has also appraised and confirmed that the financial statements have been prepared in accordance with accounting standards, the accounting regime of Vietnam, and relevant legal regulations. The policies and accounting estimates are appropriate. The financial statements fairly and accurately reflect the company's financial position, business results, and cash flows for the 2025 fiscal year.

The evidence and accounting book system of the company reflecting the asset situation as of December 31, 2025, amount to 5.791.136.164 VND, which is based on transparent grounds and has been audited and verified by ICPA Vietnam Limited Liability Company.

5. Report on management activities and various operational aspects of the Company

5.1. Activities of the Board of Directors

During the year, the Board of Directors held regular meetings, all of which complied with the company's Charter and internal governance regulations. In these meetings, all members attended fully, and the decisions approved during the sessions were unanimously agreed upon by the Board of Directors.

5.2. Activities of the Executive Committee

The executive board has directed the management of business operations to comply with the resolutions and decisions of the Board of Directors.

II. DIRECTIONS AND TASKS OF THE INSPECTION COMMITTEE FOR 2025

To complete the inspection and supervision tasks in accordance with the company's Charter, the 2026 activity plan of the Supervisory Board focuses on several important tasks, mainly as follows:

- Periodically monitor the implementation and compliance with the Company's Charter, the resolutions of the General Meeting of Shareholders, and the resolutions and decisions issued by the Company's Board of Directors.

- Carry out other urgent tasks requested by the Board of Directors or shareholders within the scope of the Supervisory Board's functions.

- In 2026, the Supervisory Board will work more closely with the specialized departments within the Company to regularly plan inspections of all operational aspects of the Company. Based on this, the Supervisory Board will recommend to the Board of Directors and the Executive Committee to make adjustments and add solutions to ensure strict management, adherence to regulations, and risk avoidance.

Above is the complete report from the Supervisory Board on the situation and results of implementing the tasks for 2025 and the key objectives for 2026. Respectfully submitted for the shareholders' meeting to review and approve.

Respectfully reporting!

ON BEHALF OF THE SUPERVISORY BOARD



NGUYEN THI MINH THANH

