

**GENERAL MEETING OF
SHAREHOLDERS
36 CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, May 21, 2026

No.: 01/2026/BB-DHDCD36

MINUTES

**OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
AND DIRECTORS FOR THE TERM 2026-2031**

Company Name: 36 CORPORATION
Business Code: 0105454762
Head Office Address: No. 141 Ho Dac Di Street, Kim Lien Ward, Hanoi City, Vietnam
Time of Meeting: From 8:00 AM, May 21, 2026

The 36 Corporation convened the 2026 Annual General Meeting of Shareholders (hereinafter referred to as "*the Meeting*") at the Company's Head Office, in accordance with the following agenda and procedures:

A. OPENING SESSION AND ATTENDANCE

I. Opening and Attendees

Mr. Nguyen Tat Thang, representing the Organizing Committee, introduced the attendees as follows:

1. Leadership of the Corporation

- Mr. Nguyen Dang Giap - Chairman of the Board of Directors;
- Members of the Board of Directors, Audit Committee, Board of Management, and the Chief Accountant.

2. Shareholders and Authorized Representatives

- Institutional Shareholders: Truong Loc Construction & Trading Joint Stock Company, Anh Quan Transport and Trading Joint Stock Company;
- Individual shareholders and authorized representatives attending the Meeting.

II. Report on Shareholder Eligibility Verification Results

Ms. Nguyen My Hanh, Head of the Shareholder Eligibility Verification Committee, reported as follows:

- Total number of shareholders: **6,055** shareholders as per the List finalized by the Viet Nam Securities Depository and Clearing Corporation on April 2, 2026.

- Total number of voting shares: **103,745,067** shares

- Number of shareholders and authorized representatives in attendance: As of 8:00 AM on May 21, 2026, **69** participants were present, representing **71.896.081** voting shares, equivalent to **71.896.081** ballots, accounting for **66.96%** of the total voting shares of the Corporation

Pursuant to the Law on Enterprises 2020 and the Articles of Incorporation of 36 Corporation, the 2026 Annual General Meeting of Shareholders, convened on May 21, 2026, is deemed lawful, valid, and qualified for conduct.

III. Approval of the Regulations of the Meeting

Mr. Nguyen Tat Thang, on behalf of the Organizing Committee, presented the “Regulations on the 2026 Annual General Meeting of Shareholders.”

The Meeting unanimously approved the Regulations by show of Voting Cards, with 100% of the participating shareholders voting in favor.

IV. Approval of the Agenda of the Meeting

Mr. Nguyen Tat Thang, on behalf of the Organizing Committee, presented the “Agenda for the 2026 Annual General Meeting of Shareholders.”

The Meeting unanimously approved the Agenda by show of Voting Cards, with 100% of the participating shareholders voting in favor.

V. Election of the Presidium, Secretariat, and Vote Counting Committee

1. Election of the Presidium

The Meeting proceeded to elect the Presidium to preside over the Meeting.

Following the introduction by the Organizing Committee, 100% of the shareholders present and voting approved the composition of the Presidium as follows:

1. Mr. Nguyen Dang Giap - Chairman of the Board of Directors - Chairperson
2. Mr. Nguyen Dang Thuan - Member of the Board of Directors - Member
3. Mr. Tran Thai Binh - Member of the Board of Directors - Member

2. Election of the Secretariat and Vote Counting Committee

To assist the Chairperson in managing the Meeting, recording the Minutes and Resolution of the Meeting, and conducting the vote counting process, after hearing the Chairperson introduce the proposed members for the Secretariat and the Vote Counting Committee:

- The Meeting elected the members of the Secretariat: 100% of the shareholders attending and voting at the Meeting unanimously approved the number and personnel of the Secretariat, consisting of:

- | | |
|-----------------------------|----------------------------|
| 1. Mr. Nguyen Manh Hung, | - Head of the Secretariat; |
| 2. Ms. Nguyen Thi Hong Vinh | - Member. |

- The Meeting elected the members of the Vote Counting Committee: 100% of the shareholders attending and voting at the Meeting unanimously approved the number and personnel of the Vote Counting Committee, consisting of:

- | | |
|----------------------|--------------------------|
| 1. Mr. Tran Van Ngan | - Head of the Committee; |
| 2. Mr Hoang Minh Duc | - Member; |
| 3. Mr. Do Manh Cuong | - Member; |
| 4. Mr. Vu Xuan Thang | - Member; |

B. MATTERS PRESENTED AND APPROVED AT THE MEETING

Note: As of 8:30 AM, 08 additional attendees arrived, bringing the total to 77 shareholders and authorized representatives attending the Meeting, representing **71.965.469** voting shares, equivalent to **71.965.469** voting rights, accounting for **69,37%** of the Corporation's total voting shares.

Total valid votes cast by attending shareholders: **71.965.469** votes.

1. Approval of the Report of the Board of Directors for 2025 and Strategic Directions for 2026

Mr. Tran Thai Binh, Member of the Board of Directors, presented the Report of the Board of Directors for 2025 and Strategic Directions for 2026.

(Details as per Report No. 04/HDQT-TCT36 dated April 4, 2026 of the Board of Directors)

Voting results:

- ✓ Valid votes cast: **71.965.469** votes, accounting for 100% of total votes cast;
- ✓ Invalid votes: 0 votes, accounting for 0% of total votes cast;
- ✓ Votes not submitted: 0 votes, accounting for 0% of total votes cast;
- ✓ For: **71.965.062** votes, accounting for **99,9994%**;
- ✓ Against: 0 votes, accounting for 0%;
- ✓ Abstain: **407** votes, accounting for **0,0006%**

2. Approval of the Report on Business Performance for 2025 and Business Plan for 2026

On behalf of the Chairperson, the Board of Management presented the Corporation's 2025 business performance and 2026 business plan.

2.1. Key Performance Indicators 2025:

No.	Key Indicators	Unit	2025			
			Plan	Actual	% of Plan Achieved	% vs. 2024 Actual
1	Production Volume	VND billion	1,956,760	1,579,570	80.72%	84.20%
2	Total Revenue	VND billion	1,574,955	1,984,852	126.03%	133.77%
3	Profit Before Tax	VND billion	25.332	35.311	139.39%	113.62%
4	Profit After Tax	VND billion	20.265	26.640	131.46%	99.88%
5	Charter Capital	VND billion	1,037.451	1,037.451	100%	100%
6	Dividend Payout Ratio	-	In cash at the rate of 2.31%.			
7	Average Number of Employees	Persons	420	342	81.43%	85.29%
8	Average Monthly Income per Employee	VND million	11.632	15.730	135.23%	141.99%

Voting results:

- ✓ Valid votes cast: **71.965.469** votes, accounting for 100% of total votes cast;
- ✓ Invalid votes: 0 votes, accounting for 0% of total votes cast;
- ✓ Votes not submitted: 0 votes, accounting for 0% of total votes cast;
- ✓ For: **71.965.062** votes, accounting for **99,9994%**;
- ✓ Against: 0 votes, accounting for 0%;
- ✓ Abstain: **407** votes, accounting for **0,0006%**

2.2. Projected Key Targets for 2026:

- Production Volume: **VND 1,820.702 billion**, an increase of 15.3% compared to the 2025 actual performance
- Revenue: **VND 1,875.195 billion**, equivalent to 94.5% of the 2025 actual performance
- Profit before tax: VND 37.027 billion, equivalent to 104.9% of the 2025 actual performance
- Profit after tax: VND 27.691 billion, equivalent to 103.9% of the 2025 actual performance
- Average income: VND 16,520,000/person/month, an increase of 105% of the 2025 actual performance.

(Details as per Report No. 214B/BC-TCT dated April 4, 2026 of 36 Corporation)

Voting results:

- ✓ Valid votes cast: **71.965.469** votes, accounting for 100% of total votes cast;
- ✓ Invalid votes: 0 votes, accounting for 0% of total votes cast;
- ✓ Votes not submitted: 0 votes, accounting for 0% of total votes cast;
- ✓ For: **71.965.062** votes, accounting for **99,9994%**;
- ✓ Against: 0 votes, accounting for 0%;
- ✓ Abstain: **407** votes, accounting for **0,0006%**

3. Approval of the Report on Audit Committee's Performance for 2025 and Plan for 2026

Ms. Mai Thuy Dung, Member of the Audit Committee, sought the Meeting's approval for the Report on Audit Committee's Performance for 2025 and Plan for 2026.

(Details as per Report No. 07/BC-UBKT dated April 6, 2026 of the Audit Committee)

Voting results:

- ✓ Valid votes cast: **71.965.469** votes, accounting for 100% of total votes
- ✓ Invalid votes: 0 votes, accounting for 0% of total votes cast;
- ✓ Votes not submitted: 0 votes, accounting for 0% of total votes cast;
- ✓ For: **71.965.062** votes, accounting for 99,9994%;
- ✓ Against: 0 votes, accounting for 0%;
- ✓ Abstain: **407** votes, accounting for **0,0006%**

4. Approval of the Audited Financial Statements for 2025.

Mr. Nguyen Tuan Anh, Chief Accountant of the Corporation, on behalf of the Chairperson, reported to the Meeting the audited Financial Statements for 2025, which have been disclosed in accordance with applicable regulations.

(Details as per Proposal No. 01/TTr-HDQT dated April 4, 2026 of the Board of Directors)

Voting results:

- ✓ Valid votes cast: **71.965.469** votes, accounting for 100% of total votes
- ✓ Invalid votes: 0 votes, accounting for 0% of total votes cast;
- ✓ Votes not submitted: 0 votes, accounting for 0% of total votes cast;
- ✓ For: **71.965.062** votes, accounting for 99,9994%;

✓ Against: 0 votes, accounting for 0%;

✓ Abstain: 407 votes, accounting for 0,0006%

5.5a. Approval of the Proposal on Performance of Business Targets for 2025 and Profit Distribution Plan.

Mr. Nguyen Tuan Anh, Chief Accountant of the Corporation, on behalf of the Chairperson, presented to the Meeting the Proposal on Performance of Business Targets for 2025 and Profit Distribution Plan.

5a.1. Implementation of 2025 Business Targets:

No.	Item	Target 2025 (VND)	Actual 2025 (VND)
1	Charter Capital	1,037,450,670,000	1,037,450,670,000
2	Total Revenue	1,574,955,241,663	1,984,852,235,677
3	Total Expenses	1,549,623,591,855	1,949,541,332,648
4	Profit Before Tax	25,331,650,075	35,310,903,029
5	Profit After Tax	20,265,320,060	26,639,984,840
6	ROE (Profit After Tax / Capital)	1.95%	2.57%
7	ROS (Profit After Tax / Revenue)	1.29%	1.34%

5a.2. Profit Distribution Plan:

No.	Item	Amount
1	Profit Before Tax in 2025	35,310,903,029
2a	Current Corporate Income Tax Expense	8,429,599,251
2b	Deferred Corporate Income Tax Expense	241,318,938
3	Profit After Tax in 2025 (= 1-2a-2b)	26,639,948,840
4	Appropriations to Funds, including:	2,671,952,092
-	Bonus and Welfare Fund (10% of Profit After Tax)	2,671,952,092
5	Remaining Profit After Appropriations (= 3-4)	23,968,032,748
6	Distribution of Profits in 2023 and 2025	23,968,032,748
7	Dividend Payout Ratio	2.31%

The Board of Directors is authorized to determine the record date for the list of shareholders eligible to receive dividends and the payment date for the cash dividend as approved by the General Meeting of Shareholders. The Board of Directors shall also carry out all necessary procedures and tasks to implement the cash dividend distribution in accordance with applicable laws.

Dividend Recipients: Shareholders of record in the shareholder list of the Corporation as of the record date for exercising the right to receive cash dividends.

Time of Implementation: Quarter IV of 2026

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval of the cash dividend distribution from retained earnings in 2025.

We respectfully submit the above to the General Meeting of Shareholders for review and approval./.

(Details as per Proposal No. 02/TTr-HDQT dated April 4, 2026 of the Board of Directors)

Voting results:

- ✓ Valid votes cast: **71.965.469** votes, accounting for 100% of total votes
- ✓ Invalid votes: 0 votes, accounting for 0% of total votes cast;
- ✓ Votes not submitted: 0 votes, accounting for 0% of total votes cast;
- ✓ For: **71.965.062** votes, accounting for 99,9994%;
- ✓ Against: votes, accounting for 0 %;
- ✓ Abstain: **407** votes, accounting for **0,0006%**

5b. Distribution of Profits in 2021

No.	Item	Amount
1	Remaining Profit After Appropriations	19.415.989.069
2	Distribution of Profits in 2021	19.415.989.069
3	Dividend Payout Ratio	1,87%

The Board of Directors is authorized to determine the record date for the list of shareholders eligible to receive dividends and the payment date for the cash dividend as approved by the General Meeting of Shareholders. The Board of Directors shall also carry out all necessary procedures and tasks to implement the cash dividend distribution in accordance with applicable laws.

Dividend Recipients: Shareholders of record in the shareholder list of the Corporation as of the record date for exercising the right to receive cash dividends.

Time of Implementation: Quarter IV of 2026

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval of the cash dividend distribution from retained earnings in 2025.

We respectfully submit the above to the General Meeting of Shareholders for review and approval./.

(Details as per Proposal No. 09 TTr-HDQT dated May 18, 2026 of the Board of Directors)

Voting results:

- ✓ *Valid votes cast: 71.965.469 votes, accounting for 100% of total votes*
- ✓ *Invalid votes: 0 votes, accounting for 0% of total votes cast;*
- ✓ *Votes not submitted: 0 votes, accounting for 0% of total votes cast;*
- ✓ *For: 71.965.062 votes, accounting for 99,9994%;*
- ✓ *Against: votes, accounting for 0 %;*
- ✓ *Abstain: 407 votes, accounting for 0,0006%*

6. Approval of Regulations on nomination, self-nomination and election of members of the Board of Directors of 36 Corporation and the Proposal on Election of members of the Board of Directors for the term 2026–2031

6.1. Mr. Nguyen Dang Thuan – Deputy General Director, on behalf of the Chairperson of the Meeting, reported to the Meeting the Proposal on Election of members of the Board of Directors for the term 2026–2031.

(Details as per Proposal No. 314/TTr-HDQT dated May 15, 2026 of the Board of Directors)

6.2. Mr. Tran Van Ngan – Shareholder authorized by 36 Corporation, Head of the Vote Counting Committee, on behalf of the Chairperson of the Meeting, read the Regulations on nomination, self-nomination and election of members of the Board of Directors for the term 2026–2031 of 36 Corporation.

(Details as per Regulation No. 255/QC-BTC dated April 17, 2026 of 36 Corporation)

(The nominated and self-nominated candidates consisted of 05 (five) persons, including:

- Mr. Nguyen Dang Giap

- Mr. Vu Xuan Sac
- Mr. Dang Thanh The
- Mr. Bui Quang Bat
- Mr. Vo Van Ba

Voting results:

- ✓ *Valid votes cast: 71.965.469 votes, accounting for 100% of total votes*
- ✓ *Invalid votes: 0 votes, accounting for 0% of total votes cast;*
- ✓ *Votes not submitted: 0 votes, accounting for 0% of total votes cast;*
- ✓ *For: 71.965.062 votes, accounting for 99,9994%;*
- ✓ *Against: 407 votes, accounting for 0,0006%*
- ✓ *Abstain: 0 votes, accounting for 0, %*

*** Conducting the election:**

Mr. Tran Van Ngan– Head of the Vote Counting Committee, on behalf of the Chairperson of the Meeting, read the Regulations on nomination, self-nomination and election of members of the Board of Directors for the term 2026–2031 of 36 Corporation.

7. Approval of the Proposal on Remuneration Finalization for the Board of Directors and Salaries for Managers in 2025, and the Remuneration Payment Plan for 2026

Mr. Nguyen Tat Thang – shareholder of 36 Corporation, on behalf of the Chairperson, presented to the Meeting the Proposal on Remuneration Finalization for the Board of Directors and Salaries for Managers in 2025, and the Remuneration Payment Plan for 2026.

(Details as per Proposal No. 03/TT-HDQT dated April 4, 2026 of the Board of Directors)

Voting results:

- ✓ *Valid votes cast: 71.965.469 votes, accounting for 100% of total votes*
- ✓ *Invalid votes: 0 votes, accounting for 0% of total votes cast;*
- ✓ *Votes not submitted: 0 votes, accounting for 0% of total votes cast;*
- ✓ *For: 71.965.062 votes, accounting for 99,9994%;*
- ✓ *Against: votes, accounting for 0 %;*
- ✓ *Abstain: 407 votes, accounting for 0,0006%*

8. Approval of the Proposal on Selection of an Audit Firm for the 2026 Financial Statements.

No.	Full name	ID Card/ Citizen ID Card/ Passport
1	Mr. Nguyen Dang Giap	040054000328
2	Mr. Vu Xuan Sac	031060009651
3	Mr. Dang Thanh The	034054000399
4	Mr. Bui Quang Bat	035076011459
5	Mr. Vo Van Ba	040075000611

10. The Meeting discussed and answered shareholders' questions:

Question 1

- Please provide additional information about the 6–8 Chùa Bộc project. What obstacles have prevented the project from being implemented so far?
- Recently, the Corporation established and contributed capital to several real estate joint ventures. What are the Corporation's future plans for its real estate projects?
- According to the consolidated financial statements for 2025, some projects have already been finalized. In 2026, are there any real estate projects expected to be handed over and recognized for revenue and profit?
- The Corporation's profit/revenue ratio in the construction segment remains very low. What plans does the Corporation have to improve this margin?

Question 2

According to the 2025 consolidated financial statements, there are several legal disputes mentioned:

- How has COMA 18 handled the recovery of bad debts? When is the recovery of the land plot in Phùng Hưng expected to be completed, and is there any plan to develop a high-rise apartment project there?
- The bad debt recovery related to An Vượng Á Châu has shown no significant progress for nearly five years. What is the Corporation's proposed solution, considering the receivable amount is substantial?
- Please provide further clarification regarding the recent media reports concerning Corporation 36. How has the Corporation addressed these issues?

Question 3

- What are the implementation plan and progress of the Chùa Bộc project? What is the expected product mix and selling price? Will the business strategy focus on retail sales or wholesale distribution to real estate agencies?
- Why were the tax codes of dependent units closed?
- What is the current operating status of the BOT projects on National Highway 19 and National Highway 6?
- Please provide information regarding the CW01 and CW02 projects of the University of Science and Technology.

Question 4

- For the 6–8 Chùa Bộc project, what percentage ownership/value does Corporation 36 hold? Has the project obtained a construction permit yet? Is groundbreaking still scheduled for Q2/2026 as planned?
- Given the low profit margins, risks of bad debts, and intense competition in the construction industry, does the Corporation plan to expand into new business sectors?
- What is the Ministry of National Defence's divestment roadmap?

Question 5

- Regarding the legal issues of the Bạch Mai project, could the Corporation clarify the receivables related to the Ministry of Health (approximately VND 60–70 billion)? What obstacles remain?
- For the ongoing real estate projects, what is the current estimated gross profit margin? Real estate revenue in 2025 was VND 417 billion, while gross profit was only around VND 17 billion, equivalent to approximately 3.5%. This margin is considerably lower than that of other real estate companies in the market. What are the reasons behind this?
- For the Chùa Bộc project, when are the following legal procedures expected to be completed: the 1/500 detailed planning approval, environmental impact assessment approval, and fire prevention and fighting approval? When is the expected groundbreaking date? What is the Corporation's ownership ratio in the project, and is it considered low?
- Since an expressway is being constructed parallel to National Highway 19, will toll revenue face difficulties? Does the Corporation plan to divest from the project or continue subsidizing losses

All shareholders' questions were answered by the Presidium and the Corporation's management at the meeting, and there were no further comments.

11. The Board of Directors for the 2026–2031 term held its first meeting.

After discussing and approving the matters raised during the meeting, the members of the Board of Directors reached a consensus and voted to elect the Chairman of the Board of Directors of Corporation 36 Joint Stock Company for the 2026–2031 term as follows:

Mr. Nguyen Dang Giap

- Date of birth: June 16, 1954
- Permanent residence: 92 Pham Ngoc Thach Street, Kim Lien, Hanoi
- Citizen Identification No.: 040054000328, issued by the Police Department for Administrative Management of Social Order and the National Population Database on January 25, 2018.

Position held: Chairman of the Board of Directors of Corporation 36 Joint Stock Company for the 2026–2031 term.

12. Approval of the Meeting Minutes and the Resolution of the General Meeting of Shareholders

The Minutes of the 2026 Annual General Meeting of Shareholders of Corporation 36 were prepared at 10:20 AM on May 21, 2026, immediately upon conclusion of the agenda of the Meeting.

Mr. Nguyen Manh Hung, Head of the Secretariat, on behalf of the Secretariat, presented the full text of the Meeting Minutes and the Draft Resolution of the 2026 Annual General Meeting of Shareholders, which was approved with 100% of the votes of the shareholders attending and voting at the General Meeting of Shareholders./.

**ON BEHALF OF THE
SECRETARIAT
HEAD OF SECRETARIAT**



Nguyen Manh Hung

**ON BEHALF OF THE
PRESIDIUM
CHAIRPERSON**



Nguyen Dang Giap

