



No. 01/2026/NQ-DHDCD

RESOLUTION
OF THE ANNUAL SHAREHOLDERS' MEETING OF 2026
FOR REAL ESTATE 11 JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on 17 June 2020;
- Pursuant to the Charter of Real Estate 11 Joint Stock Company;
- Based on the Minutes of the 2026 Annual Shareholders' Meeting on June 8, 2026;
- Based on the minutes of the voting checking results of the 2026 Annual General Meeting of Shareholders of Real Estate 11 Joint Stock Company,

RESOLVE

Article 1. Approval of the "Report on the activities of the Board of Directors, business production results for 2025, and the directions for 2026."

Article 2. Approval of 2025 business results

- Revenue: 233.11 billion dong
- Profit before tax: 10.19 billion dong
- Profit after tax: 8.64 billion dong
- Dividend distribution: 4% Charter capital

Article 3. Approval of the audited 2025 financial statements.

Article 4. Approval of the 2025 report of the independent member of the Board of Directors

Article 5. Approval of the 2025 Supervisory Board's report.

Article 6. Approval of the profit distribution plan of 2025.

- Profit balance at the beginning of 2025 : 29,360 million dong
- + Dividend distribution for 2021 (12%) : 8,803 million dong
- + Expected dividend distribution for 2022 (10%) : 8,219 million dong
- + Expected dividend distribution for 2023 (6%) : 5,424 million dong
- + Expected dividend distribution for 2024 (6%) : 5,750 million dong
- Remaining profit at the beginning of 2025 : 1,164 million dong
- Profit before tax in 2025 : 10,190 million dong
- + Corporate income tax in 2025 according to regulations : 1,545 million dong
- Profit after corporation income tax : 8,645 million dong
- + Allocating for operation expenditure



of the Board of Directors in 2025	:	200 million dong
+ Allocating for bonus and welfare fund (15%)	:	1,267 million dong
+ Allocating bonus for the Board of Directors, Supervisory Board for 2024	:	200 million dong
+ Allocating other funds under owners' equity	:	3,691 million dong
(Allocating for operation expenditure of the Board of Directors and funds according to the Resolution No. 01/2025/NQ-ĐHĐCĐ dated 26 June, 2025 and the Resolution No. 26/2025/NQ-HĐQT dated 24 December, 2025)		
- Profit at the end of 2025	:	4,451 million dong

The above allocations may change depending on the tax finalization result, which can impact on distributed profit. The Board of Directors will report this change to the General Meeting of Shareholders after receiving tax finalization

Article 7. Approval of the 2026 production and business plan.

- Revenue	:	102.20 billion dong
- Before-tax profit	:	5.68 billion dong
- After-tax profit	:	4.55 billion dong
- Dividend	:	4%/charter capital

Article 8. Approval of the expected 2026 profit distribution

- Expected profit balance at the beginning of 2026	:	4,451 million dong
+ Expected dividend distribution for 2025 (4%)	:	3,287 million dong
- Remaining profit at the beginning of 2026	:	1,164 million dong
- Before-tax profit plan in 2026	:	5,688 million dong
+ Corporate income tax in 2026 according to regulations	:	1,138 million dong
- Profit after corporate income tax		
for expected distribution	:	4,550 million dong
+ Expected allocation for bonus and welfare fund (15%):		683 million dong
+ Expected allocation for operation expenditure of the Board of Directors	:	200 million dong
+ Expected bonus allocation for the Board of Directors, Supervisory Board, Board of Managers, and employees in 2025	:	200 million dong
+ Expected allocation for other funds under owners' equity	:	1,015 million dong

After allocating to the above funds and paying dividends to shareholders for 2026, the remaining amount will be allocated to "other funds under owners' equity," depending on the actual business performance achieved in 2026.

- Expected remaining profit for distribution	:	2,452 million dong
- Expected profit balance at the end of 2026	:	3,616 million dong

* Expected dividend distribution for 2026 is 4% of the charter capital.

The bonuses of the Board of Directors, the Supervisory Board, and the Board of Managers for 2026 will be considered based on the actual business performance

results. This will be reviewed at the Annual General Meeting of Shareholders in 2027.

Article 9. Approval of the remuneration for the Board of Directors, Supervisory Board, Administrator, and Secretary of the Company in 2026 as follows:

- Chairman of Board of Directors : 8,000,000 dong/ person/ month
- Member of Board of Directors: 6,000,000 dong/ person/ month
- Head of Supervisory Board: 4,000,000 dong/ person/ month
- Member of Supervisory Board: 1,000,000 dong / person/ month
- Corporate Administrator: 4,000,000 dong / person/ month
- Secretary of Board of Directors: 3,000,000 dong / person/ month

Article 10. Approval of the General Meeting of Shareholders authorizes the Board of Directors to decide: The Company's investments valued at 35% or more of the total asset value recorded in the latest financial statements. Authorization period: in 2026 to the date of the 2027 Annual General Meeting of Shareholders.

Article 11. Approval of the dividend distribution in cash for the year 2025 (4%) (attached plan)

Article 12. Approval of the dividend distribution in shares for the year 2022 (10%) to increase charter capital (attached plan).

Article 13. Approval of the 2023 dividend distribution in the form of shares, which was approved by the 2024 General Meeting of Shareholders, and will be resubmitted to the 2027 General Meeting of Shareholders.

Article 14. Approval of the 2024 dividend distribution in the form of shares, which was approved by the 2025 General Meeting of Shareholders, and will be resubmitted to the 2028 General Meeting of Shareholders.

Article 15. Approval of the General Meeting of Shareholders authorizes the Board of Directors and the legal representative to make decisions regarding all matters of dividend distribution in shares for the year 2022.

- Carrying out necessary procedures to implement the plan of distributing dividends for the year 2022 in the form of shares.
- Selecting appropriate time to close the list of shareholders and the time to pay dividends in shares after obtaining approval from the competent authorities.
- Proactively preparing and providing detailed explanations for the securities issuance application; adjusting, supplementing, and revising the plan and other related documents as required by the State Securities Commission and other competent authorities.
- Carrying out procedures for registering, depositing, and additionally listing all issued shares (excluding decimal share) after issuance.
- Carrying out procedures to update the company's business registration with the relevant authority, specifically concerning changes in charter capital based on the results of the above-mentioned issuance round.
- Amending the company's charter regarding provisions related to charter capital, shares, and stocks after completing the issuance round.
- Making decisions related to all other relevant matters.

Article 16. Approval of the amending the company's Charter regarding provisions related to charter capital, shares after completing the issuance round in shares for the year 2022 to increase the charter capital.

Article 17. Approval of the list of independent auditing firms for 2026, as follows:

1. A&C Auditing and Consulting Company Limited

Address: 02 Truong Son Street, Tan Son Hoa Ward, HCM City.

2. International Auditing Company Limited - Sai Gon Branch

Address: 4th floor Hai Au TIC Building, 39B Truong Son Street, Tan Son Nhat Ward, HCM City.

The Board of Directors selects one of the above two auditing firms to audit the 2026 Financial Statements.

Article 18. Approval of the resignation of Mr. Dang Phuoc Tri from his position as a member of the Board of Directors.

Article 19. Approval of the resignation of Mr. Pham Van Dan Duy from his position as a member of the Board of Directors.

Article 20. Approval of the resignation of Mr. Du Than Danh from his position as a member of the Board of Directors.

Article 21. Approval of the reduction in the number of Board of Directors members from 7 to 5.

Article 22. The election of an additional member to the Board of Directors for the 2023–2028 term: Mr. Nguyen Trung Truc.

Article 23. This Resolution shall be effective from the signing date.

Article 24. All shareholders, the Board of Directors, the Servisory Board, the Board of Managers, and all employees of Real Estate 11 Joint Stock Company are required to execute the tasks in accordance with this Resolution.

Recipients:

- Shareholders of Company;
- Board of Directors; Supervisory Board;
- Board of managers;
- Departments of Company;
- File in office;
- File in the records of the shareholders' meeting.

ON BEHALF OF GENERAL MEETING OF SHAREHOLDERS
CHAIRWOMAN



TRẦN THỊ KIM HUE

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.

**DIVIDEND PAYMENT PLAN FOR 2025 and 2022**

(Attached with Resolution No.01/2026/NQ-DHDCD dated 08/06/2026

of General Meeting of Shareholders)

I. Distributing dividends in cash for 2025 (4%) and stock dividends for 2022 (10%)**1. Legal basic**

- The Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- The Law on Securities No. 54/2019/QH14 dated November 26, 2019;
- The Government's Decree No. 155/2020/NĐ-CP dated December 31, 2020 elaboration of some articles of the Law on Securities;
- The Ministry of Finance's Circular No. 118/2020/TT-BTC dated December 31, 2020 about providing guidance on offering and issuance of securities, tender offer, share repurchase, registration and delisting of public companies;

2. Dividend distribution plan**2.1. Current stock situation of the company**

No	Items	Quantity of shares
1	Outstanding shares	8,218,456
2	Treasury shares	
	Total	8,218,456

2.2. Dividend distribution in cash for the year 2025

- Dividend rate: 4% per share (01 share receives VND 400).
- Payment timing: The payment of dividends in cash and dividends in shares will be carried out simultaneously in accordance with the dividend distribution plan for 2025 and 2022 as approved by the General Meeting of Shareholders.
- Recipients of cash dividends: Existing shareholders listed by the Vietnam Securities Depository and Clearing Corporation (VSDC) on the record date for receiving dividends in cash for the year 2025 and dividends in shares for the years 2022.
- Source of funds: VND 3,287,382,400, taken from undistributed after-tax profit for 2025.

2.3. Dividend distribution in shares for the year 2022

- a. **Distribution structure:** Stock dividends will be distributed to existing shareholders listed on the record date for receiving at a ratio of 100:10, equivalent to 821,845 shares.
 - Type of securities issued: Common shares.

- Distribution ratio: 100:10 (For every 100 shares held, shareholders will receive an additional 10 new shares). The number of shares received will be rounded down to the nearest whole number; and decimal share (if any) will be cancelled.
 - Example: On the closing date of the list of shareholders, Mr. Nguyen Van A holds 115 shares of the Real Estate 11 Joint Stock Company. Mr. A has the right to receive $(115 \times 10) / 100 = 11.5$ shares. Following the rounding principle to the nearest whole number, Mr. A will receive 11 shares, while the remaining 0.5 shares will be canceled.
 - Total additional shares issued: 821,845 shares.
 - Payment timing: The payment of dividends in cash and dividends in shares will be carried out simultaneously in accordance with the dividend distribution plan for the year 2025 and the year 2022 as approved by the General Meeting of Shareholders.
 - Recipients of cash dividends: Existing shareholders listed by the Vietnam Securities Depository and Clearing Corporation (VSDC) on the record date for receiving dividends in cash for the year 2025 and dividends in shares for the years 2022.
- b. **Source of funds:** VND 8,218,450,000, taken from undistributed after-tax profit at the end of the year 2025.
- c. **Capital structure after dividend distribution: VND 90,403,010,000**
- State shareholder : 18,081,410,000 dong, accounting for 20% of charter capital.
 - Other shareholders : 72,321,600,000 dong, accounting for 80% of charter capital.

2.4. Effectiveness after dividend distribution

- Total source of funds used for dividend distribution: 11,505,832,400 dong
- The total amount retained for investment: 8,218,450,000 dong
- Charter capital: 90,403,010,000 dong
- Ratio of State ownership capital/charter capital after issuance:
18.08 billion dong/90.40 billion dong = 20%

2.5. Capital utilization plan

Issuing shares as dividend distribution for the year 2022 to expand charter capital and meet the Company's operational requirements

II. The time to issue

After being approved by the General Meeting of Shareholders and accepted by the State Securities Commission, and disclosed on the Company's website. Expected to be implemented in Quarter II - Quarter III/2026.

ON BEHALF OF GENERAL MEETING OF SHAREHOLDERS

CHAIRWOMAN



TRẦN THỊ KIM HUE

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.



MEETING MINUTES

ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026

REAL ESTATE 11 JOINT STOCK COMPANY

- Head office: 205 Lac Long Quan, Binh Thoi Ward, Ho Chi Minh City.
- Enterprise Identification number: 0300540937, first registered on October 22, 2004, registered for the 15th change on October 4, 2025.
- Meeting time: At 8:30 AM. on June 8, 2026.
- Meeting location: No. 03 Hoa Binh Street, Binh Thoi Ward, Ho Chi Minh City.
- Chair of the Meeting: Ms. Tran Thi Kim Hue, Chairwoman of the Board of Directors.
- Secretaries:
 - + Ms. Pham Thi Tuyet Nga, Deputy Head of the Planning - Project Department.
 - + Ms. Tran Ngoc Nhu Quynh, Staff of the Administration Department.
- Participants, the legality and validity of the General Meeting of Shareholders (GMS):
 - + Total number of shares of Real Estate 11 Joint Stock Company: 8,218,456 shares.
 - + Total number of shareholders attending: 110 shareholders, representing 6.545.098 shares, accounting for: 79,64% of the total number of voting shares.

Pursuant to the Law on Enterprises 2020 and the Company's Charter, the GMS of Real Estate 11 Joint Stock Company in 2025 is legal and valid.

PART I

OPENING OF THE GENERAL MEETING

1. Ms. Ho Thi Tuyen, Member of the Organizing Committee, announced the purpose the Meeting and introduced the attending delegates.
 - + Ms. Tran Thi Kim Hue - Chairwoman of the Board of Directors.
 - + Mr. Dang Phuoc Tri - Representative of Sai Gon Real Estate Corporation, Member of the Board of Directors.
 - + Mr. Pham Van Dan Duy - Member of the Board of Directors, General Director.
 - + Mr. Le Thanh Nhon - Member of the Board of Directors.
 - + Mr. Nguyen Khac Giang - Member of the Board of Directors, Deputy General Director,

- + Mr. Du Than Danh - Member of the Board of Directors, Investment Director.
- + Mr. Tran Quoc Hung - Independent member of the Board of Directors.
- Presidium of the GMS:
 - + Ms. Tran Thi Kim Hue - Chairwoman of the Board of Directors.
 - + Mr. Pham Van Dan Duy - Member of the Board of Directors, General Director.
 - + Mr. Nguyen Khac Giang - Member of the Board of Directors, Deputy General Director,
 - + Ms. Nguyen Minh Hien - Head of the Supervisory Board.

The GMS approved the Presidium of the Meeting at 100%.

2. Ms. Tran Thi Kim Hue introduced the Secretaries of the Meeting:

- Ms. Pham Thi Tuyet Nga - Deputy ead of the Planning and Project Department
- Ms. Tran Ngoc Nhu Quynh - Staff of the Administration Department

The GMS approved the Meeting Secretaries at 100%.

3. Ms. Ho Thi Tuyen presented the agenda of the GMS.

The GMS approved the agenda at 100%.

PART II PROCEEDINGS OF THE MEETING

1. Ms. Tran Thi Kim Hue - Chairwoman of the Board of Directors: Presented the report on the operation of the Board of Directors, the business results in 2025, and the production and business orientation for 2026; reports on the dividend distribution situation.
2. Ms. Ho Thi Tuyen - Chief Accountant: Presented the summary of the 2025 financial statements.
3. Ms. Ho Thi Tuyen - Chief Accountant: Presented the profit distribution plan for 2025.

The BOD respectfully submits to the General Meeting of Shareholders the profit distribution plan for 2025 as follows:

- Profit balance at the beginning of 2025	: 29,360 million dong
+ Dividend distribution for 2021 (12%)	: 8,803 million dong
+ Expected dividend distribution for 2022 (10%)	: 8,219 million dong
+ Expected dividend distribution for 2023 (6%)	: 5,424 million dong
+ Expected dividend distribution for 2024 (6%)	: 5,750 million dong
- Remaining profit at the beginning of 2025	: 1,164 million dong
- Profit before tax in 2025	: 10,190 million dong
+ Corporate income tax in 2025 according to regulations:	1,545 million dong
- Profit after corporation income tax	: 8,645 million dong
+ Allocating for operation expenditure	

of the Board of Directors in 2025	:	200 million dong
+ Allocating for bonus and welfare fund (15%)	:	1,267 million dong
+ Allocating bonus for the Board of Directors, Supervisory Board for 2024	:	200 million dongs
+ Allocating other funds under owners' equity	:	3,691 million dongs

(Allocating for operation expenditure of the BOD and funds according to the Resolution No. 01/2025/NQ-ĐHĐCĐ dated 26 June, 2025 and the Resolution No. 26/2025/NQ-HĐQT dated 24 December, 2025)

- Profit at the end of 2025 : **4,451 million dong**

The above allocations may change depending on the tax finalization result, which can impact on distributed profit. The BOD will report this change to the General Meeting of Shareholders after receiving tax finalization.

4. Mr. Ho Thi Tuyen - Chief Accountant: Presented the expected profit distribution plan for 2026.

- Expected profit balance at the beginning of 2026	:	4,451 million dong
+ Expected dividend distribution for 2025 (4%)	:	3,287 million dong
- Remaining profit at the beginning of 2026	:	1,164 million dong
- Before-tax profit plan in 2026	:	5,688 million dong
+ Corporate income tax in 2026 according to regulations:	:	1,138 million dong
- Profit after corporate income tax for expected distribution	:	4,550 million dong
+ Expected allocation for bonus and welfare fund (15%):	:	683 million dong
+ Expected allocation for operation expenditure of the Board of Directors	:	200 million dong
+ Expected bonus allocation for the Board of Directors, Supervisory Board, Board of Managers, and employees in 2025	:	200 million dong
+ Expected allocation for other funds under owners' equity	:	1,015 million dong

After allocating to the above funds and paying dividends to shareholders for 2026, the remaining amount will be allocated to "other funds under owners' equity," depending on the actual business performance achieved in 2026.

- Expected remaining profit for distribution	:	2,452 million dong
- Expected profit balance at the end of 2026	:	3,616 million dong

* Expected dividend distribution for 2026 is 4% of the charter capital.

The bonuses of the Board of Directors, the Supervisory Board, and the Board of Managers for 2026 will be considered based on the actual business performance results. This will be reviewed at the Annual General Meeting of Shareholders in 2027.

5. Mr. Tran Quoc Hung, Independent member of the BOD, presented the 2025 report.
6. Ms. Nguyen Minh Hien - Head of the Supervisory Board: Presented the Report of the Supervisory Board 2025.
7. Ms. Nguyen Minh Hien - Head of the Supervisory Board, submitted the list of auditing firms for 2026 to the GMS for approval.
 - A&C Auditing and Consulting Company Limited
Address: 02 Truong Son Street, Tan Son Hoa Ward, HCM City.
 - International Auditing Company Limited - Sai Gon Branch
Address: 4th floor, Hai Au TIC Building, 39B Truong Son Street, Tan Son Nhat ward, HCM City.

The BOD selects one of the two auditing firms as mentioned above to review and audit the Financial Statements for 2026.

8. Mr. Pham Van Dan Duy - Member of BOD, presented the Proposal No. 01/TTr-D11-HĐQT dated 21/04/2026 about the issues to be submitted to the GMS for approval.

The BOD respectfully submits to the General Meeting of Shareholders to approve the following issues:

- a. Approval of the "Report on the activities of the BOD, business production results for 2025, and orientation for 2026" (as per the report).
- b. Approval of the production and business results of 2025 (as per the report).
- c. Approval of the audited 2025 Financial Statements (as per the report).
- d. Approval of the 2025 report of the independent member of the BOD (as per the report).
- e. Approval of the Board of supervisors' report of 2025 (as per the report).
- f. Approval of profit distribution plan of 2025 (attached plan).
- g. Approval of the 2026 production and business plan (as per the report).
- h. Approval of the expected 2026 profit distribution (attached plan).
- i. Approval of the remuneration for the BOD, Supervisory Board, Administrator, and Secretary of Company in 2025.

- Chairman of Board of Directors :	8,000,000 dong/ person/ month
- Member of Board of Directors:	6,000,000 dong/ person/ month
- Head of Supervisory Board:	4,000,000 dong/ person/ month
- Member of Supervisory Board:	1,000,000 dong / person/ month
- Corporate Administrator:	4,000,000 dong / person/ month
- Secretary:	3,000,000 dong / person/ month

- j. Approval of the GMS authorizes the BOD to decide on the Company's investments valued at 35% or more of the total asset value recorded in the latest financial statements. Authorization period: in 2026 to the date of the 2027 Annual GMS.
9. Mr. Nguyen Khac Giang, member of BOD, Deputy General Directors: Informed shareholders about the list of affiliated persons and related interests.
10. Mr. Nguyen Khac Giang presented the Proposal No. 02/TTr-D11-HĐQT dated 21/4/2026 regarding to the Plan for dividend payment for 2025 and 2022, and the roadmap for dividend distribution for 2023 and 2024 in shares.
- Pursuant to The Government's Decree No. 155/2020/NĐ-CP dated December 31, 2020 elaboration of some articles of the Law on Securities
 - Pursuant to Official Letter No. 8290/UBCK-QLCB dated 06/12/2024 of the State Securities Commission on the report on the issuance of shares to pay dividends of D11.

Pursuant to Article 61 of Decree No. 155/2020/NĐ-CP and Official Letter No. 8290/UBCK-QLCB dated December 6, 2024 issued by the State Securities Commission, the figures in the Share Issuance Report (Form 16) must be consistent with the most recent audited annual financial statements. Therefore, each year the Company is only permitted to pay dividends in shares once. Currently, the Company has not yet paid dividends for the years 2022, 2023, and 2024.

In order to ensure the interests of shareholders and fulfill the Company's obligations, the BOD respectfully submits to the GMS the following matters:

- 10.1. Approval of the payment of dividends for 2025 and dividends for 2022 following the 2026 Annual GMS (attached plan). In which:
- Dividend distribution in cash for the year 2025: 4%
 - Dividend distribution in shares for the year 2022: 10%
 - Payment timing: The payment of dividends in cash and dividends in shares will be carried out simultaneously in accordance with the dividend distribution plan for 2025 and 2022 as approved by the 2026 GMS. Expected to be implemented in Quarter II - Quarter III/2026.
- 10.2. Approval of the dividend distribution for the years 2023 and 2024 according to the following roadmap:
- Approval of the dividend distribution of 2023 in the form of shares, which was approved by the 2024 GMS, and will be resubmitted to the 2027 GMS.
 - Approval of the dividend distribution of 2024 in the form of shares, which was approved by the 2025 GMS, and will be resubmitted to the 2028 GMS.
- 10.3. Approval of the GMS authorizes the BOD and the legal representative to make decisions regarding all matters of dividend distribution in shares for the year 2022.
- Carrying out necessary procedures to implement the plan of distributing dividends for the year 2022 in the form of shares.

- Selecting appropriate time to close the list of shareholders and the time to pay dividends in shares after obtaining approval from the competent authorities.
- Proactively preparing and providing detailed explanations for the securities issuance application; adjusting, supplementing, and revising the plan and other related documents as required by the State Securities Commission and other competent authorities.
- Carrying out procedures for registering, depositing, and additionally listing all issued shares (excluding decimal share) after issuance.
- Carrying out procedures to update the company's business registration with the relevant authority, specifically concerning changes in charter capital based on the results of the above-mentioned issuance round.
- Amending the company's charter regarding provisions related to charter capital, shares, and stocks after completing the issuance rounds.
- Making decisions related to all other relevant matters.

10.4 . Approval of the amending the company's charter regarding provisions related to charter capital, shares after completing the issuance round in shares for the year 2022 to increase the charter capital.

*** Dividend payment plan for 2025 and 2022**

I. Distributing dividends in cash for 2025 (4%) and stock dividends for 2022 (10%)

1. Legal basic

- The Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- The Law on Securities No. 54/2019/QH14 dated November 26, 2019;
- The Government's Decree No. 155/2020/NĐ-CP dated December 31, 2020 elaboration of some articles of the Law on Securities;
- The Ministry of Finance's Circular No. 118/2020/TT-BTC dated December 31, 2020 about providing guidance on offering and issuance of securities, tender offer, share repurchase, registration and delisting of public companies.

2. Dividend distribution plan

2.1. Current stock situation of the company

No	Items	Quantity of shares
1	Outstanding shares	8,218,456
2	Treasury shares	
	Total	8,218,456

2.2.
distribution in cash for the year 2025

- Dividend rate: 4% per share (01 share receives VND 400).

Dividend

- Payment timing: The payment of dividends in cash and dividends in shares will be carried out simultaneously in accordance with the dividend distribution plan for 2025 and 2022 as approved by the General Meeting of Shareholders.
- Recipients of cash dividends: Existing shareholders listed by the Vietnam Securities Depository and Clearing Corporation (VSDC) on the record date for receiving dividends in cash for the year 2025 and dividends in shares for the years 2022.
- Source of funds: VND 3,287,382,400, taken from undistributed after-tax profit for 2025.

2.3. Dividend distribution in shares for the year 2022

- a. Distribution structure: Stock dividends will be distributed to existing shareholders listed on the record date for receiving at a ratio of 100:10, equivalent to 821,845 shares.
 - Type of securities issued: Common shares.
 - Distribution ratio: 100:10 (For every 100 shares held, shareholders will receive an additional 10 new shares). The number of shares received will be rounded down to the nearest whole number; and decimal share (if any) will be cancelled.
 - Example: On the closing date of the list of shareholders, Mr. Nguyen Van A holds 115 shares of the Real Estate 11 Joint Stock Company. Mr. A has the right to receive $(115 \times 10) / 100 = 11.5$ shares. Following the rounding principle to the nearest whole number, Mr. A will receive 11 shares, while the remaining 0.5 shares will be canceled.
 - Total additional shares issued: 821,845 shares.
 - Payment timing: The payment of dividends in cash and dividends in shares will be carried out simultaneously in accordance with the dividend distribution plan for the year 2025 and the year 2022 as approved by the General Meeting of Shareholders.
 - Recipients of cash dividends: Existing shareholders listed by the Vietnam Securities Depository and Clearing Corporation (VSDC) on the record date for receiving dividends in cash for the year 2025 and dividends in shares for the years 2022.
- b. Source of funds: VND 8,218,450,000, taken from undistributed after-tax profit at the end of the year 2025.
- c. Capital structure after dividend distribution: VND 90,403,010,000
 - State shareholder: 18,081,410,000 dong, accounting for 20% of charter capital.
 - Other shareholders: 72,321,600,000 dong, accounting for 80% of charter capital.

2.4. Effectiveness after dividend distribution

- Total source of funds used for dividend distribution: 11,505,832,400 dong
- The total amount retained for investment: 8,218,450,000 dong
- Charter capital: 90,403,010,000 dong
- Ratio of State ownership capital/charter capital after issuance:
$$18.08 \text{ billion dong} / 90.40 \text{ billion dong} = 20\%$$

2.5. Capital utilization plan

Issuing shares as dividend distribution for the year 2022 to expand charter capital and meet the Company's operational requirements

II. The time to issue

After being approved by the General Meeting of Shareholders and accepted by the State Securities Commission, and disclosed on the Company's website. Expected to be implemented in Quarter II - Quarter III/2026.

PART III

THE PERSONNEL OF THE BOARD OF DIRECTORS

1. Ms. Tran Thi Kim Hue presented changes to the Board of Directors (BOD) personnel:

- On 07/05/2026, Sai Gon real Estate Corporation issued Official Letter No. 654/TCT-TCNS regarding the replacement of the capital representative and BOD member at Real Estate 11 Joint Stock Company. Accordingly, Mr. Dang Phuoc Tri ceased to be the capital representative and BOD member, and Mr. Nguyen Trung Truc, Deputy Director of the Corporation's Branch - Investment and Construction Project Management Board, was appointed as the new capital representative and nominated as a BOD member. On 11/05/2026, Mr. Dang Phuoc Tri submitted his resignation letter from the BOD.
- On 26/05/2026, Mr. Pham Van Dan Duy, members of the BOD term V (2023-2028), submitted his resignation letter for personal reason.
- On 26/05/2026, Mr. Du Than Danh, member of the BOD term V (2023-2028), submitted his resignation letter for personal reason.
- To align with the actual operational needs, the Board of Directors issued Proposal No. 03/TTr-D11-HĐQT dated May 11, 2026 regarding the resignation and additional election of a member of the Board of Directors; and Proposal No. 04/TTr-D11-HĐQT dated 27/05/2026 regarding the resignation and change in the number of members of the BOD for the term V (2023 - 2028), from 07 members to 05 members. Accordingly, shareholders were requested to approve the resignations of Mr. Dang Phuoc Tri, Mr. Pham Van Dan Duy, and Mr. Du Than Danh, and elect 01 additional member. To date, the only candidate nominated is Mr. Nguyen Trung Truc, capital representative of Sai Gon Real Estate Corporation.

2. The GMS approved the list of resignations and candidate for additional election to the BOD for term V (2023-2028) at 100%:

Resignations: Mr. Dang Phuoc Tri, Mr. Pham Van Dan Duy, Mr. Du Than Danh.
Candidate for additional election: Mr. Nguyen Trung Truc.

PART IV
SHAREHOLDERS ENGAGE IN DISCUSSION AND CONTRIBUTE THEIR OPINIONS

- All attending shareholders were in strong agreement with the reports and submissions, with no additional comments or opinions raised.

PART V
SHAREHOLDERS CONDUCT VOTING

1. The GMS approved the Vote Counting Committee consisting of:
 - Mr. Nguyen Van Dong - Head of the Vote Counting Committee
 - Ms. Truong Thai Nguyen - Member of the Vote Counting Committee-
 - Ms. Nguyen Thi Minh Diep - Member of the Vote Counting Committee
2. Mr. Nguyen Van Dong presented the Regulations on Election and Voting on matters submitted to the GMS.
The GMS approved the Regulations on Election and Voting on matters submitted to the GMS at 100%.
3. The GMS conducted voting to approve the matters submitted to the GMS, the number of BOD members, the resignations, and the additional election of a member for term V (2023-2028).
4. The Vote Counting Committee gathered the voting sheets for counting.
5. The GMS took a break.
6. Mr. Nguyen Van Dong - Head of the Vote Counting Committee, announced of vote counting results of issues to be submitted:
 - Issued : 110 ballots, representing 6.545.098 shares
 - Collected : 100 ballots, representing 6.532.024 shares
 - Valid : 100 ballots, representing 6.532.024 shares
 - Unrecoverable: 10 ballots, representing 13.074 shares (reason: shareholders left before the voting process and did not return their voting ballots)
 - Invalid: 0 ballots, representing 0 shares.
- 6.1 Approval of the "Report on the activities of the Board of Directors and the business results of 2025, as well as the orientation for 2026."
 - Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
 - Invalid: 0 ballots, ration 0%
 - Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
 - Disagreed: 0 ballots, representing: 0 shares, ration: 0%

- Non-marked: 0 ballots, representing: 0 shares, ration: 0%

6.2 Approval of the 2025 business results

- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
- Invalid: 0 ballots, ration 0%
- Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
- Disagreed: 0 ballots, representing: 0 shares, ration: 0%
- Non-marked: 0 ballots, representing: 0 shares, ration: 0%

6.3 Approval of the audited 2025 financial Statements

- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
- Invalid: 0 ballots, ration 0%
- Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
- Disagreed: 0 ballots, representing: 0 shares, ration: 0%
- Non-marked: 0 ballots, representing: 0 shares, ration: 0%

6.4 Approval of the 2025 report of the independent member

- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
- Invalid: 0 ballots, ration 0%
- Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
- Disagreed: 0 ballots, representing: 0 shares, ration: 0%
- Non-marked: 0 ballots, representing: 0 shares, ration: 0%

6.5 Approval of the 2025 Supervisory Board's report.

- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
- Invalid: 0 ballots, ration 0%
- Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
- Disagreed: 0 ballots, representing: 0 shares, ration: 0%
- Non-marked: 0 ballots, representing: 0 shares, ration: 0%

6.6 Approval of the profit distribution plan of 2025

- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
- Invalid: 0 ballots, ration 0%
- Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
- Disagreed: 0 ballots, representing: 0 shares, ration: 0%
- Non-marked: 0 ballots, representing: 0 shares, ration: 0%

6.7 Approval of the 2026 production and business plan

- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
- Invalid: 0 ballots, ration 0%
- Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
- Disagreed: 0 ballots, representing: 0 shares, ration: 0%
- Non-marked: 0 ballots, representing: 0 shares, ration: 0%

6.8 Approval of the expected 2026 profit distribution.

- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
- Invalid: 0 ballots, ration 0%
- Agreed 100 ballots, representing 6.532.024 shares, ratio 100%

- Disagreed: 0 ballots, representing: 0 shares, ration: 0%
 - Non-marked: 0 ballots, representing: 0 shares, ration: 0%
- 6.9 Approval of the remuneration for the Board of Director, Supervisory Board, Administrator, and Secretary of the Company in 2026.
- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
 - Invalid: 0 ballots, ration 0%
 - Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
 - Disagreed: 0 ballots, representing: 0 shares, ration: 0%
 - Non-marked: 0 ballots, representing: 0 shares, ration: 0%
- 6.10 Approval of the General Meeting of Shareholders Authorizes the Board of Directors to decide on the Company's investments valued at 35% or more of the total asset value recorded in the latest financial statements. Authorization period: in 2025 to the date of the 2026 Annual General Meeting of Shareholders.
- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
 - Invalid: 0 ballots, ration 0%
 - Agreed: 99 ballots, representing: 4.888.259 shares, ratio 74,84%
 - Disagreed: 01 ballots, representing: 1.643.765 shares, ratio 25,16%
 - Non-marked: 0 ballots, representing: 0 shares, ratio: 0%
- 6.11 Approval of the dividend distribution in cash for the year 2025 (4%).
- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
 - Invalid: 0 ballots, ration 0%
 - Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
 - Disagreed: 0 ballots, representing: 0 shares, ration: 0%
 - Non-marked: 0 ballots, representing: 0 shares, ration: 0%
- 6.12 Approval of the dividend distribution in shares for the year 2022 (10%).
- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
 - Invalid: 0 ballots, ration 0%
 - Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
 - Disagreed: 0 ballots, representing: 0 shares, ration: 0%
 - Non-marked: 0 ballots, representing: 0 shares, ration: 0%
- 6.13 Approval of the 2023 dividend distribution in the form of shares, which was approved by the 2024 General Meeting of Shareholders, and will be resubmitted to the 2027 General Meeting of Shareholders.
- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
 - Invalid: 0 ballots, ration 0%
 - Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
 - Disagreed: 0 ballots, representing: 0 shares, ration: 0%
 - Non-marked: 0 ballots, representing: 0 shares, ration: 0%
- 6.14 Approval of the 2024 dividend distribution in the form of shares, which was approved by the 2025 General Meeting of Shareholders, and will be resubmitted to the 2028 General Meeting of Shareholders.

- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
 - Invalid: 0 ballots, ration 0%
 - Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
 - Disagreed: 0 ballots, representing: 0 shares, ration: 0%
 - Non-marked: 0 ballots, representing: 0 shares, ration: 0%
- 6.15 Approval of the General Meeting of Shareholders authorizes the Board Directors and the legal representative to make decisions regarding all matters of dividend distribution in shares for the years 2022.
- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
 - Invalid: 0 ballots, ration 0%
 - Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
 - Disagreed: 0 ballots, representing: 0 shares, ration: 0%
 - Non-marked: 0 ballots, representing: 0 shares, ration: 0%
- 6.16 Approval of the amending the company's charter regarding provisions related to charter capital, shares after completing the issuance rounds in shares for the years 2022 to increase the charter capital.
- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
 - Invalid: 0 ballots, ration 0%
 - Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
 - Disagreed: 0 ballots, representing: 0 shares, ration: 0%
 - Non-marked: 0 ballots, representing: 0 shares, ration: 0%
- 6.17 Approval of the list of independent auditing firms for 2025
- A&C Auditing and Consulting Company Limited
Address: 02 Truong Son Street, Tan Son Hoa Ward, HCM City.
 - International Auditing Company Limited - Sai Gon Branch
Address: 4th floor, Hai Au TIC Building, 39B Truong Son Street, Tan Son Nhat ward, HCM City.

The BOD selects one of the two auditing firms as mentioned above to review and audit the Financial Statements for 2026.

- Valid : 100 ballots, representing 6.532.024 shares, ration: 100%
 - Invalid: 0 ballots, ration 0%
 - Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
 - Disagreed: 0 ballots, representing: 0 shares, ration: 0%
 - Non-marked: 0 ballots, representing: 0 shares, ration: 0%
7. Mr. Nguyen Van Dong - Head of the Vote Counting Committee, announced of vote counting results for the number of members, resignations and election of additional member of the BOD for the term V (2023 - 2028), as follows:
- 7.1 Regarding the number of the members of BOD - From 7 members to 5 members
- Issued : 110 ballots, representing 6.545.098 shares
 - Collected : 100 ballots, representing 6.532.024 shares
 - Valid : 100 ballots, representing 6.532.024 shares

- Unrecoverable: 10 ballots, representing 13.074 shares (reason: shareholders left before the voting process and did not return their voting ballots)
- Invalid: 0 ballots, representing 0 shares.
- Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
- Disagreed: 0 ballots, representing: 0 shares, ration: 0%
- Non-marked: 0 ballots, representing: 0 shares, ration: 0%

7.2 Regarding the resignation of members of BOD

a) Mr. Dang Phuoc Tri

- Issued : 110 ballots, representing 6.545.098 shares
- Collected : 100 ballots, representing 6.532.024 shares
- Valid : 100 ballots, representing 6.532.024 shares
- Unrecoverable: 10 ballots, representing 13.074 shares (reason: shareholders left before the voting process and did not return their voting ballots)
- Invalid: 0 ballots, representing 0 shares.
- Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
- Disagreed: 0 ballots, representing: 0 shares, ration: 0%
- Non-marked: 0 ballots, representing: 0 shares, ration: 0%

b) Mr. Pham Van Dan Duy

- Issued : 110 ballots, representing 6.545.098 shares
- Collected : 100 ballots, representing 6.532.024 shares
- Valid : 100 ballots, representing 6.532.024 shares
- Unrecoverable: 10 ballots, representing 13.074 shares (reason: shareholders left before the voting process and did not return their voting ballots)
- Invalid: 0 ballots, representing 0 shares.
- Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
- Disagreed: 0 ballots, representing: 0 shares, ration: 0%
- Non-marked: 0 ballots, representing: 0 shares, ration: 0%

c) Mr. Du Than Danh

- Issued : 110 ballots, representing 6.545.098 shares
- Collected : 100 ballots, representing 6.532.024 shares
- Valid : 100 ballots, representing 6.532.024 shares
- Unrecoverable: 10 ballots, representing 13.074 shares (reason: shareholders left before the voting process and did not return their voting ballots)
- Invalid: 0 ballots, representing 0 shares.
- Agreed 100 ballots, representing 6.532.024 shares, ratio 100%
- Disagreed: 0 ballots, representing: 0 shares, ration: 0%
- Non-marked: 0 ballots, representing: 0 shares, ration: 0%

7.3 Regarding the election of additional member of the BOD - Mr. Nguyen Trung Truc.

- Issued : 110 ballots, representing 6.545.098 shares
- Collected : 100 ballots, representing 6.532.024 shares



- Valid : 100 ballots, representing 6.532.024 shares
- Unrecoverable: 10 ballots, representing 13.074 shares (reason: shareholders left before the voting process and did not return their voting ballots)
- Invalid: 0 ballots, representing 0 shares.
- The number of ballot: 100 ballots, representing 6.532.024 shares, ratio 100%

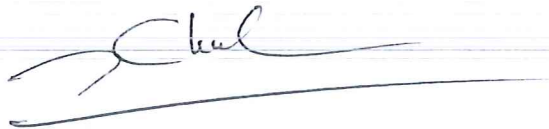
PART VI

THE GMS APPROVED THE RESOLUTION, MINUTES AND CLOSING

1. By raising hands, the GMS unanimously approved the minutes with a rate of 100%.
2. By raising hands, the GMS unanimously approved the draft Resolution with a rate of 100%.
3. The Chair officially announced the conclusion of the Annual GMS.

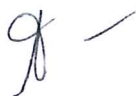
The Annual General Meeting of Shareholders ended at 11:30 AM on the same day.

THE CHAIR OF THE GENERAL MEETING OF SHAREHOLDERS

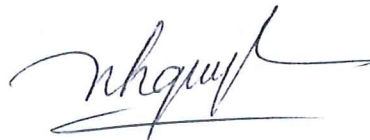


TRAN THI KIM HUE

SECRETARIES



PHAM THI TUYET NGA



TRAN NGOC NHU QUYNH

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.