

No.: 08/2026/TTr-HĐQT

Hanoi, April 02nd, 2026

PROPOSAL

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

*(Re: Approval of the investment policy for real estate projects)****To: The General Meeting of Shareholders,***

Pursuant to Article 9 of Resolution No. 01/2025/ NQ-ĐHĐCĐ dated 24 April 2025 of the 2025 Annual General Meeting of Shareholders, which delegated and authorised the Board of Directors to proactively research, identify opportunities, gather information, and make investment decisions in real estate projects meeting specific criteria relating to capital, location, and internal rate of return (IRR).

On that basis, the Board of Directors has reviewed, evaluated, and proceeded to participate in the bidding process for the following projects: (1) the Technical Infrastructure Construction Investment Project for the Thuong Yen Industrial Cluster in Phu Yen Commune; and (2) the Dai Thinh New Urban Area Project in Me Linh Commune and Dai Thinh Commune, Me Linh District (now Me Linh Commune), Hanoi, in order to capture investment opportunities in real estate projects with potential and characteristics meeting the criteria set out in Article 9 of Resolution No. 01/2025/ NQ-ĐHĐCĐ.

Accordingly, the Board of Directors respectfully submits to the Annual General Meeting of Shareholders for consideration and approval the following:

1. Approval of the investment policy for participation in bidding and investment in the technical infrastructure construction investment project for the Thuong Yen industrial cluster, with the following key project information:

- Location: Chuyen My Commune, Hanoi (formerly Thuong Yen Village and Gie Ha Village, Phu Yen Commune, Phu Xuyen District, Hanoi).
- Estimated scale: 39 hectares.
- Investment objective: Construction of technical infrastructure for an industrial cluster. Intended business lines within the industrial cluster include: leather footwear manufacturing, industrial manufacturing, supporting industries, services for the industrial cluster, and other permitted business activities.
- Estimated total investment: Not exceeding VND 1,000,000,000,000 (One thousand billion Vietnamese Dong).

2. Approval of the investment policy for participation in bidding and investment in the Dai Thinh New Urban Area Project, with the following key project information:

- Location: Me Linh Commune, Hanoi (formerly Me Linh Commune and Dai Thinh Commune, Me Linh District, Hanoi).

- Estimated scale: Approximately 34.44 hectares.
- Investment objective: Development of a new urban area in accordance with the approved urban subdivision plan, with integrated technical and social infrastructure serving the local area.
- Estimated total investment: Not exceeding VND 3,750,000,000,000 (Three thousand seven hundred and fifty billion Vietnamese Dong).

3. Delegation and authorisation to the Board of Directors to implement the Thuong Yen industrial cluster technical Infrastructure project and the Dai Thinh new urban area project:

The Annual General Meeting of Shareholders delegates and authorises the Board of Directors to implement the projects in accordance with the investment policies approved under Items 1 and 2 above, including the following:

- To determine the total investment capital and actual capital contribution for each project in accordance with the investment policy approved by the General Meeting of Shareholders;
- To determine the detailed investment objectives, scale, operational duration, and implementation schedule of each project;
- To identify and select investment partners (if required), approve relevant contracts and transactions, and determine capital raising plans;
- To carry out all other related procedures and steps necessary to implement the projects in accordance with applicable laws.

4. Approval of the investment policy to delegate and authorise the Board of Directors to proactively research, identify, and make investment decisions for real estate projects with a total investment of VND 700,000,000,000 (Seven hundred billion Vietnamese Dong) or above, meeting the following criteria:

a) Project Location:

- For residential construction investment projects: located within Hanoi or Ho Chi Minh City.
- For mixed-use construction investment projects (office, education, healthcare, cultural, commercial, service, and tourism/hospitality): located within Hanoi or Ho Chi Minh City.
- For industrial zone and industrial cluster projects: located within Hanoi, Hung Yen Province, or Vinh Phuc Province.

b) Internal Rate of Return (IRR):

- For residential construction investment projects: IRR > 15%.
- For mixed-use construction investment projects and industrial zone/industrial cluster projects: IRR > 12%.

Respectfully submitted to the General Meeting of Shareholders for approval.

**ON BEHALF OF THE BOARD OF
DIRECTORS**



PHAN CHIEN THANG