

CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT  
TRIỂN BẤT ĐỘNG SẢN AN GIA  
AN GIA REAL ESTATE INVESTMENT AND  
DEVELOPMENT JOINT STOCK COMPANY

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc  
SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness

Số: 35/2026/CV-AGI-IR  
No.: 35/2026/CV-AGI-IR

Tp.HCM, ngày 30 tháng 06 năm 2026  
HCMC, 30<sup>th</sup> June, 2026

**CÔNG BỐ THÔNG TIN ĐỊNH KỶ**  
ORDINARY INFORMATION DISCLOSURE

Kính gửi: - Ủy ban Chứng khoán Nhà nước  
- Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh  
To: - The State Securities Commission  
- Ho Chi Minh City Stock Exchange

1. Tên tổ chức: **CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN BẤT ĐỘNG SẢN AN GIA**  
Organization: **AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT JOINT STOCK COMPANY**

Mã chứng khoán/ Stock ID : AGG  
Địa chỉ : 60 Nguyễn Đình Chiểu, Phường Tân Định, TP. HCM  
Address : 60 Nguyen Dinh Chieu, Tan Dinh Ward, HCMC  
Điện thoại liên hệ/Phone : 028 3930 3366  
Email : [ir@angia.com.vn](mailto:ir@angia.com.vn)

2. Nội dung thông tin công bố: Biên bản họp và Nghị quyết ĐHĐCĐ thường niên năm 2026 ngày 29/06/2026.  
Disclosure Content: The meeting minute and The Resolution of AGM 2026 dated on 29 June 2026.  
3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 30/06/2026 tại đường dẫn  
<https://angia.com.vn/vi/quan-he-dau-tu.html>.  
This information was published on the Company's website on 30/06/2026 at the following link:  
<https://angia.com.vn/vi/quan-he-dau-tu.html>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby certify that the information provided above is true and assume full legal responsibility for the content of the disclosed information.

Đại diện tổ chức  
Người UQ CBTT  
(Ký, ghi rõ họ tên, chức vụ, đóng dấu)  
Organization Representative Authorized  
Representative for Information Disclosure  
(Signed, full name, and stamped)



NGUYỄN THÀNH CHÂU

## RESOLUTION

### 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT CORPORATION

- Pursuant to Enterprise Law No. 59/2020/QH14 dated June 17, 2020; Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025, amending and supplementing the Enterprise Law;
- Pursuant to Securities Law No. 54/2019/QH14 dated November 26, 2019; Law No. 56/2024/QH15 dated November 29, 2024, amending and supplementing the Securities Law;
- Pursuant to Decree No. 155/2020/NĐ-CP dated December 31, 2020, detailing the implementation of certain articles of the Securities Law; Decree No. 245/2025/NĐ-CP dated September 11, 2025, amending and supplementing Decree 155/2020/NĐ-CP;
- Pursuant to the Charter of An Gia Real Estate Investment and Development Corporation;
- Pursuant to the Meeting Minutes of the 2026 Annual General Meeting of Shareholders of An Gia Real Estate Investment and Development Corporation dated June 29, 2026.

#### HEREBY RESOLVED:

**Article 1.** Approval of the entire content of the Report of the Board of Directors on activities for the year 2025.

**Article 2.** Approval of the Report of the Audit Committee and the Report of the Independent Member of the Board of Directors in the Audit Committee.

**Article 3.** Approval of the Business Results Report for 2025 and the Business Plan for 2026 with the following targets:

No.	Criteria	2026 Plan
1	Net revenue from sales and service provision (billion VND)	200
2	Profit after tax of the parent company (billion VND)	200

To authorize the Board of Directors to decide in detail on the restructuring of the Company's asset portfolio (including joint ventures, associations, cooperation, and purchase and sale of the Company's assets) in accordance with applicable regulations, and to perform the necessary tasks to achieve the proposed business results.

**Article 4.** Approval of the separate and consolidated Financial Statements for 2025 audited by Ernst & Young Vietnam Limited.

**Article 5.** Approval of the principles and proposal for selecting an independent auditing firm to audit the Financial Statements for 2026 of the Company, with the proposed list of auditing firms including:

1. Ernst & Young Vietnam Limited;
2. PricewaterhouseCoopers Vietnam Limited;
3. KPMG Limited;
4. Deloitte Vietnam Limited.

Authorization to the Board of Directors to select one of the above independent auditing firms to audit the Financial Statements for 2026 of the Company.

**Article 6. Approval of the remuneration for the Board of Directors for 2026 not exceeding VND 1,240,000,000 (One billion two hundred forty million dong).**

Authorization to the Board of Directors to allocate remuneration to the members according to regulations and budget.

**Article 7. Approval of the profit distribution plan according to Proposal No. 7 of the General Meeting of Shareholders.**

**Article 8. Approval of the Charter and issuance of the new Charter according to Proposal No. 8 of the General Meeting of Shareholders.**

Authorization to the Board of Directors of the Company to implement amendments and supplements to the Company Charter according to the contents approved by the General Meeting of Shareholders and authorization to the Legal Representative to sign and issue the Company Charter after completing amendments and supplements.

**Article 9. Approval of the amendment to the Regulations on the Operation of the Board of Directors and issuance of new Regulations pursuant to Proposal No. 9 of the General Meeting of Shareholders.**

Authorization to the Company's Board of Directors to implement amendments and supplements to the Regulations on the Operation of the Company's Board of Directors as approved by the General Meeting of Shareholders and to decide on the issuance of the Regulations on the Operation of the Company's Board of Directors upon completion of the amendments and supplements.

**Article 10. Approval of the plan to issue shares for the 2025 dividend payment pursuant to Proposal No. 10 of the General Meeting of Shareholders.**

**Article 11. Approval of the plan to issue bonus shares under the Employee Stock Ownership Plan (ESOP) for 2026 pursuant to Proposal No. 11 of the General Meeting of Shareholders.**

**Article 12. Responsibility for disseminating, thoroughly understanding, and implementing this Resolution.**

The resolution shall take effect as of June 29, 2026. The Board of Directors is responsible for disclosing the Resolution on the Company's website in accordance with legal regulations.

The General Meeting unanimously assigns the Board of Directors and the Board of Management of the Company the responsibility to disseminate, thoroughly understand, implement, and monitor the implementation process in accordance with the spirit of this



Resolution.

*Recipients:*

- As per Article 12;
- Stock Exchange for reporting;
- Archive: Office, Secretariat.

ON BEHALF OF THE GENERAL  
MEETING OF SHAREHOLDERS  
CHAIRPERSON *[Signature]*





No.: 15/2026/BBH-AGI-DHDCD

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

*Ho Chi Minh City, June 29, 2026*

## **MEETING MINUTES OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

**AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT CORPORATION**

### **I. TIME AND VENUE OF THE MEETING**

The 2026 Annual General Meeting of Shareholders of An Gia Real Estate Investment and Development Corporation, headquartered at 60 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City, Vietnam; Enterprise Registration Certificate No. 0311500196 issued by the Department of Planning and Investment of Ho Chi Minh City, initially registered on January 18, 2012, with the 19th amendment registered on November 22, 2024, was convened at 1:30 PM on June 29, 2026, at the Company's headquarters, 60 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City, Vietnam, based on a charter capital of VND 1,625,280,810,000.

### **II. PROCEDURE FOR OPENING THE MEETING**

**1. Mr. Tran Dang Khoa on behalf of the Organizing Committee introduced the Delegates and participants of the Meeting.**

**2. Mr. Tran Dang Khoa, on behalf of the Shareholder Eligibility Verification Committee, read the report on the results of verification of shareholders eligible to attend the Meeting, according to which:**

- Total number of shareholders attending directly and by authorization: 45 shareholders.
- Percentage of shares represented and owned by attending shareholders: 86,531,954 shares, accounting for 53.24% of the total shares with voting rights.

The General Meeting of Shareholders was conducted legally and validly in accordance with the Enterprise Law and the Company Charter.

### **3. Approval of the Working and Voting Regulations of the Meeting**

Mr. Tran Dang Khoa, on behalf of the Chairing Board, presented the Working and Voting Regulations of the Meeting. The Meeting voted to approve the Working and Voting Regulations of the Meeting by raising Voting Cards, with approval from shareholders representing 100% of the total voting shares of all shareholders attending the Meeting.

**4. Introduction and Approval of the Composition of the Chairing Board, the Secretariat, and the Vote Counting Committee of the Meeting:**

**4.1 Mr. Tran Dang Khoa on behalf of the Organizing Committee introduced the composition of the Chairing Board:**

- Mr. Nguyen Ba Sang - Chairman of the Board of Directors, Chairperson
- Ms. Huynh Thi Kim Anh - Director of Finance and Accounting Division

**4.2 The Chairing Board introduced the composition of the Secretariat and Vote Counting Committee at the Meeting:**

**Secretariat:**

- Mr. Tran Dang Khoa - Head
- Ms. Dao Thi Bich Tram - Member

**Vote Counting Committee:**

- Ms. Le Tung Kim Thuy – Head
- Ms. Tran Thi Van - Member
- Ms. Tran Thi Huong - Member

The Meeting voted to approve the composition of the Chairing Board, the Secretariat, and the Vote Counting Committee as stated above by raising Voting Cards, with approval from shareholders representing 100% of the total voting shares of all shareholders attending the Meeting.

**5. Approval of the Meeting Agenda**

Mr. Tran Dang Khoa, on behalf of the Chairing Board, introduced and presented the Meeting Agenda for approval. The Meeting voted to approve the Meeting Agenda as stated above by raising Voting Cards, with approval from shareholders representing 100% of the total voting shares of all shareholders attending the Meeting.

**III. PROCEEDINGS OF THE MEETING****1. Presentation of Reports and Proposals to the General Meeting of Shareholders:**

1.1. Mr. Nguyen Ba Sang presented the Board of Directors' Report on Activities in 2025.

1.2. Mr. Do Le Hung presented the Audit Committee's Report and the Report of the Independent Member of the Board of Directors in the Audit Committee.

1.3. Ms. Huynh Thi Kim Anh presented the Report on Business Results in 2025 and the Business Plan for 2026.

1.4. Mr. Tran Dang Khoa, representative of the Secretariat, presented the following proposals:

- Proposal on the Separate and Consolidated Financial Statements for 2025 audited by Ernst & Young Vietnam Limited;
- Proposal on approval of the selection of the auditing firm for the 2026 financial statements;
- Proposal on approval of the remuneration of the Board of Directors in 2026;
- Proposal on approval of the profit distribution plan;
- Proposal on approval of amendments to the Charter and issuance of the new Charter;
- Proposal on approval of amendments to the Operating Regulations of the Board of Directors and issuance of the new Regulations;
- Proposal on the plan for issuing shares to pay dividends for 2025;

- Proposal on approval of the plan for issuing bonus shares under the Employee Stock Ownership Plan (ESOP) for 2026;
- Proposal on approval of the change in the number of members of the Board of Directors and the election of additional members to the Board of Directors for the 2024–2029 term.

## **2. Approval of the Regulations on the Election of Additional Members to the Board of Directors at the Meeting**

Mr. Tran Dang Khoa, on behalf of the Chairing Board, presented the Election Regulations at the Meeting for approval. The Meeting voted to approve the Election Regulations at the Meeting by raising Voting Cards, with approval from shareholders representing 100% of the total voting shares of all shareholders attending the Meeting.

## **3. Voting on the Reports and Proposals submitted to the General Meeting of Shareholders and Election of Additional Members to the Board of Directors**

Mr. Tran Dang Khoa, on behalf of the Vote Counting Committee, provided instructions on the voting procedures before the Meeting.

The Meeting proceeded to cast the Voting Ballots and the Ballots for the election of additional members to the Board of Directors into the ballot box.

The Vote Counting Committee commenced its work and conducted the vote counting.

## **4. Discussion and Summary of Opinions Presented at the Meeting**

The Chairing Board and the Meeting listened to and responded to shareholders' opinions relating to the contents of the reports and proposals presented at the Meeting. Details of the discussion are recorded in the attachment to these Minutes.

## **5. Voting Results on the Matters Submitted to the General Meeting of Shareholders and Results of the Election of Additional Members to the Board of Directors**

As of the time of vote counting, the total number of shareholders attending in person and by authorization was 47 shareholders, corresponding to 86,732,054 shares, accounting for 53.36% of the total voting shares of the Company.

The representative of the Secretariat announced the voting results on the matters submitted to the General Meeting of Shareholders as follows:

- Method of voting: by direct secret ballot
- Total number of ballots issued: 30 ballots, corresponding to 86,732,054 voting shares.
- Total number of ballots collected: 19 ballots, corresponding to 80,799,828 voting shares.

No.	Voting Content	Agree (%)	Disagree (%)	No Opinion (%)	Invalid (%)	Voting Results
1	Proposal on approval of the Board of Directors' Report on Activities in 2025	80,786,828 99.984%	0 0%	13,000 0.016%	0 0%	Approved

No.	Voting Content	Agree (%)	Disagree (%)	No Opinion (%)	Invalid (%)	Voting Results
2	Proposal on approval of the Audit Committee's Report and the Report of the Independent Member of the Board of Directors in the Audit Committee	80,786,828 99.984%	0 0%	13,000 0.016%	0 0%	Approved
3	Proposal on approval of the Report on Business Results in 2025 and the Business Plan for 2026	80,786,828 99.984%	0 0%	13,000 0.016%	0 0%	Approved
4	Proposal on approval of the Separate and Consolidated Financial Statements for 2025 audited by Ernst & Young Vietnam Limited	80,786,828 99.984%	0 0%	13,000 0.016%	0 0%	Approved
5	Proposal on approval of the selection of the auditing firm for the 2026 financial statements	80,650,028 99.815%	0 0%	149,800 0.185%	0 0%	Approved
6	Proposal on approval of the remuneration of the Board of Directors in 2026	80,786,828 99.984%	0 0%	13,000 0.016%	0 0%	Approved
7	Proposal on approval of the profit distribution plan	80,786,828 99.984%	0 0%	13,000 0.016%	0 0%	Approved
8	Proposal on amendments to the Charter and issuance of the new Charter	80,786,828 99.984%	0 0%	13,000 0.016%	0 0%	Approved
9	Proposal on amendments to the Operating Regulations of the Board of Directors and issuance of the new Regulations	80,786,828 99.984%	0 0%	13,000 0.016%	0 0%	Approved
10	Proposal on the plan for issuing shares to pay dividends for 2025	80,786,828 99.984%	0 0%	13,000 0.016%	0 0%	Approved

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No.	Voting Content	Agree (%)	Disagree (%)	No Opinion (%)	Invalid (%)	Voting Results
11	Proposal on approval of the plan for issuing bonus shares under the Employee Stock Ownership Plan (ESOP) for 2026 (*)	79,936,396 99.813%	136,800 0.171%	13,000 0.016%	0 0%	Approved
12	Proposal on approval of the election of additional members to the Board of Directors for the 2024–2029 term	621,794 0.77%	80,165,034 99.214%	13,000 0.016%	0 0%	Not approved

(\*) The voting results for approval of Proposal No. 11 on the plan for issuing bonus shares under the Employee Stock Ownership Plan (ESOP) for 2026 exclude the voting results of persons with related interests in the issuance.

Results of the additional election of members to the Board of Directors for the 2024–2029 term are as follows:

Based on the “not approved” voting result for Proposal No. 12 on the election of additional members to the Board of Directors for the 2024–2029 term, the Vote Counting Committee did not proceed with the vote counting for the election of additional members to the Board of Directors of An Gia Real Estate Investment and Development Corporation for the 2024–2029 term.

#### 6. Resolutions of the General Meeting:

**Article 1.** To approve the full content of the Board of Directors’ Report on Activities in 2025.

**Article 2.** To approve the Audit Committee’s Report and the Report of the Independent Member of the Board of Directors in the Audit Committee.

**Article 3.** To approve the Report on Business Results in 2025 and the Business Plan for 2026 with the following targets:

No.	Criteria	Plan for 2026
1	Net Revenue from Sales and Services (billion VND)	200
2	Profit After Tax of the Parent Company (billion VND)	200

To authorize the Board of Directors to decide in detail on the restructuring of the Company’s asset portfolio (including joint ventures, associations, cooperation, and purchase and sale of the Company’s assets) in accordance with applicable regulations, and to perform necessary tasks to achieve the proposed business results.

**Article 4.** Approval of the Separate and Consolidated Financial Statements for 2025 audited by Ernst & Young Vietnam Limited.

**Article 5.** To approve the principles and proposal for selecting an independent auditing firm to audit the Company's financial statements for 2026, and the proposed list of auditing firms for the 2026 financial statements, including:

1. Ernst & Young Vietnam Limited Liability Company;
2. PricewaterhouseCoopers Vietnam Limited Liability Company;
3. KPMG Limited Liability Company;
4. Deloitte Vietnam Limited Liability Company.

To authorize the Board of Directors to select one of the above independent auditing firms to audit the Company's financial statements for 2026.

**Article 6.** To approve the remuneration of the Board of Directors in 2026, not exceeding VND 1,240,000,000 (one billion two hundred and forty million Vietnamese dong).

To authorize the Board of Directors to allocate the remuneration to its members in accordance with regulations and the approved budget.

**Article 7.** To approve the profit distribution plan in accordance with Proposal No. 7 submitted to the General Meeting of Shareholders.

**Article 8.** To approve the Charter and issue the new Charter in accordance with Proposal No. 8 submitted to the General Meeting of Shareholders.

To authorize the Company's Board of Directors to implement the amendments and supplements to the Company's Charter in accordance with the contents approved by the General Meeting of Shareholders, and to authorize the legal representative to sign and issue the Company's Charter after the amendments and supplements are completed.

**Article 9.** To approve the amendments to the Operating Regulations of the Board of Directors and issue the new Regulations in accordance with Proposal No. 9 submitted to the General Meeting of Shareholders.

To authorize the Company's Board of Directors to implement the amendments and supplements to the Operating Regulations of the Company's Board of Directors in accordance with the contents approved by the General Meeting of Shareholders, and to decide on the issuance of the Operating Regulations of the Company's Board of Directors after the amendments and supplements are completed.

**Article 10.** To approve the plan for issuing shares to pay dividends for 2025 in accordance with Proposal No. 10 submitted to the General Meeting of Shareholders.

**Article 11.** To approve the plan for issuing bonus shares under the Employee Stock Ownership Plan (ESOP) for 2026 in accordance with Proposal No. 11 submitted to the General Meeting of Shareholders.

The Minutes were read before the Meeting and were voted on and approved by the Meeting by raising Voting Cards, with approval from shareholders representing 100% of the total voting shares of all shareholders attending the Meeting.

The General Meeting concluded at 3:15 PM on the same day./.

SECRETARIAT

ON BEHALF OF THE  
GENERAL MEETING OF  
SHAREHOLDERS

ANNUAL MEETING 2026

CHAIRING BOARD

DAO THI BICH TRAM

TRAN DANG KHOA



NGUYEN BA SANG



## Discussion Content at the 2026 Annual General Meeting of Shareholders

### An Gia Real Estate Investment and Development Corporation

(attached Meeting Minutes dated 29/06/2026)

#### Shareholder No.1 asked:

1. According to the 2026 business plan, the Company targets **net revenue from sales and service provision and profit of VND 200 billion**. However, consolidated revenue for Q1/2026 was only VND 67.3 billion (a decrease of 65%) with a profit of VND 5 billion. On which revenue sources does the Company rely in the remaining quarters to achieve the plan? The Executive Management Team is requested to share the anticipated business strategies and solutions to be implemented in the remaining quarters of 2026 to fulfill this plan.
2. According to the Company's Financial Statements, the current cash balance is relatively low. The Executive Management Team is requested to clarify the fundraising plan from various sources and balance the capital to meet investment needs and project implementation in the upcoming period.
3. The conclusion of the Government Inspectorate regarding the misuse of bond capital in previous periods has been addressed to what extent, and what are the remaining obligations and risks?

#### Response from the Chairing Board:

1. The Company's Executive Management Team assesses 2026 as a challenging year for the real estate market across all aspects, from sales activities and project implementation to cost control. Based on this, the revenue target of VND 200 billion will be based on the products of projects already launched for sale. However, these difficulties are assessed to be short-term.  
With many years of experience in real estate development, the projects implemented by the Company have products that meet market demand. The Company is confident in its ability to proactively respond to market fluctuations and strives to achieve the business targets approved by the General Meeting of Shareholders.
2. Regarding the capital structure, the cash balance recorded in the Financial Statements is currently relatively low, mainly because the Company is concentrating resources to invest in and implement The Gio Riverside Project. Additionally, the current Financial Statements have not yet been consolidated. Once the consolidation of the Financial Statements is completed as planned, the Company's cash balance is expected to improve



significantly, thereby ensuring financial resources for investment and business development activities in the future.

3. Concerning the bonds mentioned in the Government Inspectorate's conclusion, all privately issued corporate bond lots of the Company in previous periods have been fully paid in principal and interest as committed and have been completely settled. At the time of the inspection by the inspectorate and up to the present, the Company no longer has any outstanding bond debt and has not initiated any new bond issuance activities. In the near future, the Company also has no plans to raise capital through bond issuance channels. The Executive Management Team will continue to prioritize managing the capital structure towards safety, balancing investment needs with financial capacity, and diversifying suitable funding sources to ensure operational efficiency and sustainable development of the Company.

**Shareholder No.2 asked:**

1. Could the Executive Management Team provide additional information on the implementation plan for the River Collection project, the total investment amount for the project, and the current construction progress?
2. How is the profit from The Gio Riverside project expected to be distributed to the parent company in the near future?
3. At what stage is the Wesgate 2 Project currently, and what are the upcoming legal progressions?
4. In the context of significant changes in credit policy and interest rate levels, does the Executive Management Team have any insights on whether customers who have purchased the The Gio Riverside project are affected in terms of payment cash flow?

**Response from the Chairing Board:**

1. Regarding the River Collection Project: The Company continues to implement its strategy of expanding land reserves and developing projects in the eastern area of Ho Chi Minh City. The project encompasses approximately 1,000 units with a total estimated investment of about VND 2,000 billion. Currently, the project is in the stage of drilling piles and constructing retaining walls. In 2026, the Company aims to focus on completing the basement and foundation to meet the conditions for business operations, with sales expected to commence in early 2027.
2. Regarding the The Gio Riverside Project: The project is expected to generate revenue of approximately VND 9,500 billion and a profit of about VND 1,500 billion, to be recorded in the financial statements upon the handover phase of the project. The funds



generated from this project will be utilized by the Company for reinvestment and development of subsequent projects.

3. Westgate 2 Project: The project has been included in the pilot project list pursuant to Resolution No. 171/2024/QH15 of the National Assembly. The Company has completed the necessary procedures to transfer the land reserve to the Project Company, with completion anticipated by July 2026. Subsequently, the Company will continue to undertake investment policy approval procedures and related legal processes to expedite the project launch and sales.
4. Regarding the payment policy for customers at the The Gio Riverside Project: The payment policy was developed and implemented by the Company prior to fluctuations in credit policy. Additionally, the Company has collaborated with banks to establish a financial support package for customers to facilitate their payment installments until the handover of the apartments. This is a suitable financial support package, providing favorable financing terms and giving customers greater confidence in the current market environment.



**THƯ MỜI HỌP ĐẠI HỘI ĐỒNG CỔ ĐÔNG THƯỜNG NIÊN 2026**  
**INVITATION LETTER OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

Kính gửi quý Cổ đông,  
*Dear Shareholder,*


Công ty Cổ phần Đầu tư và Phát triển Bất động sản An Gia ("Công ty") trân trọng kính mời Quý cổ đông tham dự Đại hội đồng cổ đông thường niên 2026 ("ĐHĐCĐ") với thông tin chi tiết như sau:  
*An Gia Real Estate Investment and Development Corporation ("the Company") hereby invites esteemed Shareholders to attend the 2026 Annual General Meeting of Shareholders ("AGM") which will be held on:*

**1. Thời gian/ Time:****13:30 – 16:00**Thứ Hai, ngày 29 tháng 06 năm 2026  
*Monday, 29<sup>th</sup> June 2026***2. Địa điểm/ Venue:****Trụ sở An Gia / An Gia Headquarters**

Địa chỉ: 60 Nguyễn Đình Chiểu, Phường Tân Định, TP. Hồ Chí Minh, Việt Nam

*Address: 60 Nguyen Dinh Chieu Street, Tan Dinh Ward, Ho Chi Minh City, Vietnam***3. Đối tượng tham dự/ Participants**Cổ đông có quyền dự họp ĐHĐCĐ theo danh sách cổ đông chốt đến hết ngày 01/06/2026  
*Shareholder, whose name appears in the List of Shareholders at the record date of 01<sup>st</sup> June 2026***4. Đăng ký tham dự Đại hội/ The procedure of participation**Cổ đông hoặc Đại diện theo ủy quyền khi tham dự ĐHĐCĐ vui lòng mang theo:  
*Shareholders or Authorized representatives shall be kindly requested to present:*

- Bản chính Thư mời họp ĐHĐCĐ của Công ty;  
*The original Invitation letter;*
- Bản chính Chứng minh nhân dân/ Căn cước Công dân/ Hộ chiếu;  
*The original ID card/Passport;*
- Bản chính Giấy ủy quyền theo mẫu của công ty hoặc được lập thành văn bản ủy quyền theo quy định của pháp luật về dân sự.  
*Original Power of Attorney in accordance with the company's template or prepared as a written authorization in accordance with civil law regulations.*

**5. Tài liệu họp ĐHĐCĐ/ Documents for AGM**Tài liệu, nội dung ĐHĐCĐ thường niên năm 2026 được Công ty đăng tải, cập nhật (nếu có) tại website Công ty: (<https://angia.com.vn/vi/quan-he-dau-tu.html>)*The documents and contents of the 2026 Annual General Meeting of Shareholders are published and updated (if any) by the Company on the Company's website: (<https://angia.com.vn/vi/quan-he-dau-tu.html>)*Rất mong quý Cổ đông thu xếp thời gian tham dự đầy đủ. *Your attendance and participation are highly appreciated.*Trân trọng,  
*Sincerely Yours.*  
Nguyễn Bá Sáng

**LETTER OF AUTHORIZATION FOR ATTENDANCE AT THE 2026 AGM OF SHAREHOLDERS**

**To: AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT CORPORATION (“COMPANY”)**

**AUTHORIZING PARTY**

- Shareholder Name: .....
- Citizen Identity Card/Identity Card/Passport/Enterprise Registration Certificate:.....
- Date of Issue..... Place of Issue .....
- Address:.....
- Legal Representative (for Shareholders being organizations): .....
- Number of shares owned at the Company: .....

**AUTHORIZED PARTY**

- Name of Authorized Party: .....
- Citizen Identity Card/Identity Card/Passport: .....
- Date of Issue..... Place of Issue .....
- Date of Issue:.....Place of Issue: .....
- Address: .....
- Number of shares authorized: .....

**Or authorize a member of the Company's Board of Directors**

- Mr. Nguyen Ba Sang – Chairman of the Board of Directors

**CONTENT OF AUTHORIZATION**

The Authorized Party is authorized to represent and act on behalf of the Authorizing Party:

- (i) to attend the 2026 Annual General Meeting of Shareholders of the Company held on June 29, 2026 (" Meeting");
- (ii) to vote and exercise other rights and obligations of the Shareholder corresponding to the number of shares authorized above at the Meeting.

The Authorizing Party and the Authorized Party are fully responsible for this authorization and commit to strictly comply with the current laws and the Company's Charter, and also commit not to make any claims or lawsuits against the Company.

This Letter of Authorization is effective from the date of signing until the conclusion of the Meeting. The Authorized Party is not allowed to re-authorize to another person.

**NOTES:**

- *This Letter of Authorization must be made in writing according to the Company's template or made in a written authorization according to civil law regulations and must bear the signatures of the Authorizing Party and the Authorized Party (for Shareholders being organizations, the signature of the legal representative and the organization's seal are required).*
- *The Authorized Party must present the Citizen Identity Card/Identity Card/Passport along with the Letter of Authorization according to the template issued by the Company. In all cases without a valid Letter of Authorization, the Authorized Party is not allowed to attend the Meeting.*

....., date ....., month ....., year .....

**AUTHORIZED PARTY**

**AUTHORIZING PARTY**

.....



## MEETING AGENDA

### 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Time: From 1:30 PM to 4:00 PM, Monday, June 29, 2026

Location: Head Office, 60 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City

Time	Order	Item	Presented by
13:30 – 14:00	1	<b>Ceremonial Part</b>	
		Reception – Verification of shareholder status	
		Opening Remarks – Introduction of the Company's leadership, guests – Report on verification of shareholder status	Secretariat
		a. Nomination and vote on the personnel of the General Meeting: <ul style="list-style-type: none"> <li>✓ Chairing Board</li> <li>✓ Secretariat</li> <li>✓ Vote Counting Committee</li> </ul>	Secretariat
14:00 – 14:30	2	<b>Report Part</b>	
		i. Report of the Board of Directors on activities in 2025	Mr. Nguyen Ba Sang
		ii. Report of the Audit Committee	Mr. Do Le Hung
		iii. Report on the activities of the independent BOD member and the evaluation results of the BOD's activities in 2025	Mr. Le Duy Binh
14:30 – 14:45	3	iv. Report on business activities in 2025 and business plan for 2026	Ms. Huynh Thi Kim Anh
		<b>Proposal Part</b>	
		i. Proposal for approval of the Report of the Board of Directors on activities in 2025	Secretariat
		ii. Proposal for approval of the report of the Audit Committee and the Report on the activities of the independent BOD member	
iii. Proposal for approval of the Report on business activities in 2025 and business plan for 2026			
iv. Proposal for Approval of the Separate and Consolidated Financial Statements for 2025 Audited by Ernst & Young Vietnam Limited			
v. Proposal for Approval of the Selection of the Auditing Firm for the 2026 Financial Statements			
vi. Proposal for Approval of the Remuneration for the Board of Directors for 2026			
vii. Proposal for Approval of the Profit Distribution Plan			
viii. Proposal for Approval of the Amendment of the Charter and Issuance of the New Charter			
ix. Proposal for Approval of the Amendment of the Regulations on the Operation of the Board of Directors and Issuance of the New Regulations			
ix. Proposal for Approval of the Plan for Issuing Shares to Pay Dividends for 2025			
14:45 – 15:00	4	x. Proposal for Approval of the Plan for Issuing Bonus Shares under the Employee Stock Ownership Plan (ESOP) for 2026	
		xi. Proposal for Approval of the Additional Election of Members to the Board of Directors for the 2024–2029 Term	
15:00 – 15:30	5	<b>Voting and Election Session</b>	
15:30 – 15:45	6	<b>Discussion Session</b>	Chairing Board
15:45 – 16:00	7	<b>Report on Vote Counting Results</b>	Secretariat
16:00	8	<b>Approval of the Draft Meeting Minutes and Resolution of the General Meeting of Shareholders</b>	Secretariat
		<b>Closing of the General Meeting</b>	Secretariat

## REGULATIONS ON CONDUCT AND VOTING AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

- Pursuant to the Enterprise Law No. 59/2020/QH14 dated June 17, 2020, effective from January 1, 2021, and its amendments, supplements, and detailed implementing guidelines;
- Pursuant to the Securities Law No. 54/2019/QH14 dated November 26, 2019, effective from January 1, 2021, and its amendments, supplements, and detailed implementing guidelines;
- Decree 155/2020/ND-CP detailing the implementation of certain provisions of the Securities Law, dated on December 31, 2020, and its amendments, supplements, and detailed implementing guidelines;
- Pursuant to the Charter and Internal Governance Regulations of An Gia Real Estate Investment and Development Corporation as approved by the General Meeting of Shareholders.

### Article 1. Scope of Application

This Regulation applies to the organization and voting at the 2026 Annual General Meeting of Shareholders ("AGM" or "Meeting") of An Gia Real Estate Investment and Development Corporation ("Company").

### Article 2. Purpose of Application

This Regulation specifically stipulates the procedures for Shareholders, Authorized Representatives attending the meeting, and other participants to conduct the AGM.

### Article 3. Subjects of Application

Shareholders, Authorized Representatives attending the AGM, and other participants are responsible for complying with the provisions of this Regulation.

## CHAPTER II. SHAREHOLDERS AND PARTICIPANTS IN THE GENERAL MEETING OF SHAREHOLDERS

### Article 4. Shareholders Attending the AGM

#### 4.1 Conditions for Attending the AGM

Shareholders holding Company shares recorded in the Shareholder List on the Final Registration Date with the right to attend the AGM and/or their duly authorized representatives (those authorized by these Shareholders to attend validly).

#### 4.2 Method of Registration for Attending the AGM

- a. Shareholders or Authorized Representatives must bring the following documents:
  - Original Identity Card/Citizen Identification Card or Passport;
  - Original Letter of Authorization in the Company's template or another template as per civil law regulations (in case of an Authorized Representative attending the meeting).
- b. Shareholders or Authorized Representatives shall present the documents specified in point a above to the Shareholder Eligibility Verification Committee and receive AGM materials together with the Voting Ballot and Voting Card.



- c. Shareholders may authorize in writing an Authorized Representative to attend and vote on their behalf at the AGM.
- d. In the event that a shareholder or an authorized representative arrives after the commencement of the General Meeting of Shareholders, they still have the right to register for participation with the Shareholder Eligibility Verification Committee, receive meeting materials along with the Voting Ballot, and are entitled to vote immediately upon registration. In this case, the validity of the matters previously voted on (if any) remains unchanged. The Chairperson is not obligated to pause the meeting to allow late-arriving shareholders to register.
- e. Shareholders or authorized representatives attending the meeting must conduct themselves in a civilized and respectful manner, honoring the outcomes of the General Meeting of Shareholders. Any recording or filming by shareholders or authorized representatives at the General Meeting of Shareholders must be publicly announced and approved by the Chairperson.
- f. Shareholders or authorized representatives attending the meeting must comply with other provisions of these Regulations, the Company Charter, and the Enterprise Law when participating in the General Meeting of Shareholders.

#### **Article 5. Chairing Board and Chairperson of the General Meeting**

- 5.1 The Chairing Board comprises the Chairperson of the General Meeting and other members appointed by the Chairperson and approved at the General Meeting of Shareholders. The Chairman of the Board of Directors shall act as the Chairperson of the General Meeting or may authorize another member of the Board of Directors to chair the General Meeting convened by the Board of Directors and preside over the General Meeting of Shareholders. In the event the Chairman is absent or temporarily incapacitated, the remaining members of the Board of Directors shall elect one among them to chair the meeting by majority vote. In other cases, the person signing the notice to convene the General Meeting of Shareholders shall preside over the election of the Chairperson of the meeting, and the individual receiving the highest number of votes shall be appointed as the Chairperson of the meeting and preside over the General Meeting of Shareholders.
- 5.2 The Chairing Board shall perform tasks to assist the Chairperson in conducting the General Meeting of Shareholders.
- 5.3 Rights and duties of the Chairperson:
  - a. To conduct the activities of the General Meeting of Shareholders according to the agenda approved by the General Meeting of Shareholders;
  - b. To guide shareholders, authorized representatives, and the General Meeting in discussing the items on the meeting agenda;
  - c. To have the authority to decide on the order, procedures, and events arising outside the matters submitted to the General Meeting of Shareholders for opinion/approval, including but not limited to:
    - Responding to issues requested by the General Meeting of Shareholders or appointing someone to respond or record the contributions of shareholders if there are contributions or recommendations outside the agenda of the General Meeting of Shareholders. For clarification, the Chairperson has the right not to respond or only to record the contributions of shareholders if such contributions or recommendations fall outside the agenda of the General Meeting;
    - To have the authority to take necessary actions to conduct the General Meeting properly and orderly, including but not limited to temporarily suspending or adjourning the General Meeting of Shareholders if any attendee engages in disruptive behavior, poses a risk of preventing the meeting from being conducted fairly and legally; or to expel individuals exhibiting disruptive behavior, not complying with the direction of the Chairperson and the Chairing Board, from the meeting to ensure the General Meeting of Shareholders proceeds in accordance with legal regulations;
    - The Chairperson has the right to adjourn the General Meeting of Shareholders, which has

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a sufficient number of registered attendees, for no more than three working days from the scheduled commencement date, and may only adjourn the meeting or change the meeting location as stipulated in Clause 8, Article 146 of the Enterprise Law.

- d. The convener of the General Meeting of Shareholders has the right to:
- Request all attendees to undergo inspection or other security measures;
  - Request competent authorities to maintain order during the meeting; expel individuals who do not comply with the Chairperson's authority, intentionally disrupt order, impede the normal progress of the meeting, or fail to adhere to security inspection requirements from the General Meeting of Shareholders.
- e. Perform other tasks in accordance with the Company Charter and legal regulations to manage the General Meeting of Shareholders.

#### **Article 6. Shareholder Eligibility Verification Committee**

6.1 The Shareholder Eligibility Verification Committee consists of three (03) members (including one (01) Head and other members) as decided by the Board of Directors (the Convener of the Meeting).

6.2 The Shareholder Eligibility Verification Committee has the rights and responsibilities to:

- Verify the eligibility of shareholders or authorized representatives attending the meeting; require shareholders or authorized representatives to present the Notice of Meeting, Identity Card, Citizen Identification Card, Passport, or valid Letter of Authorization (in case of authorized representatives) to cross-check the Shareholder List and determine the valid attendance eligibility of shareholders or authorized representatives;
- Distribute meeting materials, voting cards, and voting ballots to shareholders or authorized representatives attending the General Meeting of Shareholders;
- Report to the General Meeting of Shareholders and be responsible for the results of verifying shareholder eligibility to attend the General Meeting of Shareholders at the following times:
  - + Before the official commencement of the General Meeting of Shareholders; if the meeting has a sufficient number of shareholders and authorized representatives representing more than 50% of the total voting rights, the Company's General Meeting of Shareholders shall be conducted.
  - + Before each voting session of the General Meeting if there is a change in the number of shareholders registered to attend the General Meeting of Shareholders (late-arriving shareholders registering for the meeting).

#### **Article 7. Secretariat**

7.1 The Secretariat consists of two (02) members (one (01) Head and one (01) member) nominated by the Chairperson.

7.2 The Secretariat performs tasks to support the Chairperson at the General Meeting of Shareholders, including:

- Accurately and truthfully recording the contents of the General Meeting of Shareholders;
- Announcing the draft Meeting Minutes, Resolutions of the General Meeting of Shareholders, and notifications from the Chairing Board to shareholders upon request;
- Receiving questions, reviewing written questions from shareholders or authorized representatives attending the meeting, and forwarding them to the Chairperson or Chairing Board for decision;
- Other tasks as assigned by the Chairperson.

#### **Article 8. Vote Counting Committee**

8.1 The Vote Counting Committee consists of three (03) members (one (01) Head and two (02) members) nominated by the Chairperson and approved at the General Meeting of Shareholders.

8.2 The Vote Counting Committee is tasked with:

- Preparing ballot boxes, disseminating voting principles, instructions on using Voting Ballots, Voting Cards, and the order and procedures for voting;
- Supervising the voting process of shareholders or authorized representatives attending the General Meeting of Shareholders;
- Counting votes, calculating, and recording the number of voting shares for each agenda item;
- Review and report on cases of violations of voting regulations or complaints regarding voting results;
- Promptly notify the Secretariat of the voting results;
- The Head of the Vote Counting Committee shall report the vote counting results at the General Meeting of Shareholders as directed by the Chairperson and shall be responsible for the accuracy and truthfulness of the announced vote counting results.

### CHAPTER III

#### CONDUCT OF THE GENERAL MEETING OF SHAREHOLDERS

##### Article 9. Conditions for Conducting the General Meeting of Shareholders

- 9.1. The General Meeting of Shareholders shall be conducted when the shareholders attending in person or by authorization represent more than 50% of the total voting shares according to the Shareholder List established at the time of finalizing the list of shareholders attending the General Meeting of Shareholders.
- 9.2. In the event that more than sixty (60) minutes have elapsed from the opening time of the General Meeting of Shareholders as stated in the meeting agenda sent to shareholders and the number of shareholders registered to attend does not represent the required percentage as per Article 9.1 of this Regulation, the meeting shall be deemed not to meet the conditions for proceeding.
- 9.3. If the General Meeting of Shareholders does not meet the conditions for proceeding as stipulated in Article 9.2 of this Regulation, the convening and conducting of the subsequent meeting shall be carried out in accordance with the Company Charter, internal regulations on corporate governance, and the Enterprise Law.

##### Article 10. Conducting the General Meeting of Shareholders

- 10.1. The Chairperson shall conduct the General Meeting of Shareholders in accordance with the sequence and content of the agenda approved by the General Meeting of Shareholders.
- 10.2. The General Meeting of Shareholders shall sequentially discuss and approve the agenda items of the General Meeting of Shareholders in the form of voting as per this Regulation. The Chairperson shall allocate reasonable time for discussion and voting on each issue in the agenda of the General Meeting of Shareholders.
- 10.3. The General Meeting of Shareholders shall adjourn after the Meeting Minutes of the General Meeting of Shareholders are approved.

##### Article 11. Voting Ballots and Voting Cards

- 11.1. Upon shareholder registration, shareholders with voting rights or authorized representatives attending the meeting shall be issued one (01) Voting Ballot containing the voting items to be approved at the General Meeting of Shareholders, and one (01) Voting Card.
- 11.2. The voting value of the Voting Ballot and Voting Card corresponds to the number of voting shares owned and authorized (if any) by the shareholder.
- 11.3. The Voting Ballot and Voting Card may be encoded with information to facilitate vote counting by computer software.
- 11.4. A valid Voting Ballot is one issued by the Company, bearing the Company's red seal, without



erasures, alterations, tears, or damage, and no additional content beyond the prescribed content may be written on it. It must bear a signature, with the full handwritten name of the attending delegate below the signature.

- 11.5. On the Voting Ballot, the voting content (Report, Proposal) is valid when the delegate marks one (01) of the three (03) voting boxes (agree, disagree, or no opinion).
- 11.6. An invalid Voting Ballot shall not be counted in the voting results. An invalid Voting Ballot is one that falls into any of the following categories:
  - A Voting Ballot not issued by the Company;
  - Additional content, information, or symbols added without the Chairperson's request;
  - If damaged, altered, torn, or not intact (in such cases, shareholders may request a new ballot and return the old one to the Vote Counting Committee, with each shareholder allowed to request a ballot exchange once);
  - Without the signature and full name of the shareholder or the authorized representative.
- 11.7. In cases where any content on the Voting Ballot contains multiple opinions or no voting result is selected, or two (2) to three (3) voting results are selected for the same voting content, or the voting result is changed two or more times, such voting item/content shall be deemed invalid for voting result purposes; the remaining validly voted items shall remain legally valid. If a delegate does not raise the Voting Card in all three rounds of voting: Agree, Disagree, or No Opinion on an issue, it shall be considered as agreeing to that issue.
- 11.8. The voting on each voting content in the Voting Ballot is independent, and the validity of the vote on one content does not affect the validity of the vote on other contents.
- 11.9. Voting Ballots not submitted to the Vote Counting Committee during the ballot collection process at the General Meeting shall not be counted in the voting results.

#### Article 12. Voting Method

- 12.1. When voting on matters to be approved as recorded in the Voting Ballot, shareholders or authorized representatives attending the General Meeting of Shareholders shall vote by marking "✓" or "X" on the voting option in the Voting Ballot (Agree, Disagree, or No Opinion).

In the event that a shareholder or authorized representative attending the General Meeting of Shareholders has made a selection but wishes to change the voting option, the shareholder or authorized representative shall circle the selected option (✓) (X) and mark "✓" or "X" on the new selected option (note: changing the voting option is only allowed once; if changed two or more times, the voting content shall be deemed "Invalid" as stipulated in Clause 11.7, Article 11 of this Regulation). In cases where a shareholder or authorized representative requests a new Voting Ballot due to accidental damage, erasure, etc., before the voting period ends, they are entitled to meet the Vote Counting Committee to return the received Voting Ballot and exchange it for a new one to ensure shareholder rights.

- 12.2. Shareholders or authorized representatives attending the General Meeting of Shareholders shall place the Voting Ballot into the ballot box. After the last shareholder has cast their vote into the ballot box or after 30 minutes from the start of voting, whichever comes first, the Vote Counting Committee shall proceed with the vote counting. The Vote Counting Committee is responsible for announcing the voting results at the General Meeting of Shareholders.
- 12.3. For other matters requiring approval at the General Meeting of Shareholders that are not recorded in the Voting Ballot, approval shall be conducted using the Voting Card. When voting according to the Chairperson's instructions, shareholders or authorized representatives attending the General Meeting of Shareholders shall vote by raising the Voting Card.

Matters submitted to the General Meeting for opinion by raising the Voting Card shall be conducted in the following sequence:

- Agree with the matter submitted for opinion;
- Disagree with the matter submitted for opinion;

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- No Opinion.

The Vote Counting Committee shall record the vote counting results for announcement at the General Meeting of Shareholders.

#### **Article 13. Vote Counting**

13.1. The Vote Counting Committee shall conduct the vote counting in accordance with the following provisions:

- Operate in a separate area arranged by the Chairperson;
- The Vote Counting Committee is tasked with collecting the Voting Ballots;
- Electronic technical means may be used to assist in the vote counting process;
- Verify the validity of the Voting Ballots;
- Examine each Voting Ballot sequentially and record the vote counting results;
- Calculate and exclude the number of shares without voting rights of Shareholders without voting rights (if applicable for each voting item);
- Be responsible for recording, compiling, and reporting the vote counting results at the General Meeting of Shareholders;
- Seal all Voting Ballots and hand them over to the Chairing Board.

13.2. The Vote Counting Committee is responsible for preparing the Vote Counting Record to compile the voting results for each voting matter to report to the General Meeting of Shareholders. The Vote Counting Record must bear the signatures of the members of the Vote Counting Committee or the Head of the Vote Counting Committee.

#### **Article 14. Announcement of Vote Counting Results**

14.1. The Head of the Vote Counting Committee shall read the vote counting results upon completion of the vote counting.

14.2. The Vote Counting Record must be published on the Company's electronic portal within twenty-four (24) working hours from the time of approval of the General Meeting of Shareholders' Resolution.

#### **Article 15. Recording of Statements at the General Meeting of Shareholders**

15.1. Shareholders or Authorized Representatives wishing to speak at the General Meeting of Shareholders must raise their Voting Card or register to speak with the Secretariat. The content of the speech should be concise, relevant to the meeting agenda, and should not repeat content already addressed by other Shareholders or Authorized Representatives.

15.2. The Chairperson shall arrange the speaking order of Shareholders or Authorized Representatives based on the meeting agenda. Priority will be given to those who have pre-registered and whose content is related to the General Meeting agenda. To clarify, only statements relevant to the General Meeting agenda will be considered for inclusion in the Meeting Minutes.

15.3. The Secretariat will consider recording in the Meeting Minutes of the General Meeting of Shareholders the statements that are relevant to the meeting agenda.

#### **Article 16. Approval of Decisions of the General Meeting of Shareholders**

16.1. A resolution of the General Meeting of Shareholders is approved when more than 50% of the total voting rights of all Shareholders or Authorized Representatives present and voting at the meeting are in favor, except as stipulated in Article 16.2 of this Regulation.

16.2. For resolutions concerning the type and total number of shares of each type; changes to the Company's name; changes to the business lines and sectors; changes to the Company's management structure; reorganization or dissolution of the Company; investment projects or asset sales valued at 35% or more of the total asset value recorded in the Company's most recent Financial Statements, approval must be obtained from Shareholders representing at least 65% of the total voting rights of all Shareholders or Authorized Representatives present and voting at

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the meeting.

- 16.3. A resolution of the General Meeting of Shareholders approved by 100% of the total voting shares is lawful and effective even if the procedures for convening the meeting and passing the resolution violate the provisions of the Enterprise Law and the Company Charter.

**Article 17. Recording and Preparation of the Meeting Minutes of the General Meeting of Shareholders**

- 17.1. The Secretariat is responsible for recording the entire proceedings of the General Meeting of Shareholders, drafting the Resolutions of the General Meeting of Shareholders, and preparing the Meeting Minutes of the General Meeting of Shareholders.
- 17.2. The Meeting Minutes of the General Meeting of Shareholders must be approved by the General Meeting of Shareholders before adjournment. The Meeting Minutes of the General Meeting of Shareholders must be published on the Company's electronic information portal within twenty-four (24) hours from the conclusion of the General Meeting of Shareholders.
- 17.3. The Chairperson and the Secretariat are jointly responsible for the accuracy and truthfulness of the Meeting Minutes of the General Meeting of Shareholders. The Meeting Minutes of the General Meeting of Shareholders must be completed and approved before the conclusion of the meeting. In the event that the Chairperson or the Secretary refuses to sign the Meeting Minutes, the Minutes shall remain valid if signed by all other attending members of the Board of Directors and contain all contents as prescribed by the Enterprise Law. The Meeting Minutes shall clearly state the refusal of the Chairperson or the Secretary to sign the Minutes.

**CHAPTER IV: IMPLEMENTATION PROVISIONS**

**Article 18. Effective Date**

- 18.1. This Regulation is read before the General Meeting of Shareholders and submitted for voting by the Shareholders. If this Regulation is approved by the General Meeting of Shareholders with a rate exceeding 50% of the total voting rights of all shareholders or their authorized representatives attending and voting at the meeting in favor, this Regulation shall become mandatory for all shareholders and authorized representatives attending the meeting.
- 18.2. Matters not detailed in this regulation shall be uniformly applied in accordance with the Company Charter, the Enterprise Law 2020, and the applicable laws and regulations.
- 18.3. The shareholders, authorized representatives of shareholders attending the meeting, and members organizing the General Meeting of Shareholders of An Gia Real Estate Investment and Development Corporation are responsible for implementation.

ON BEHALF OF THE GENERAL  
MEETING OF SHAREHOLDERS

CHAIRMAN OF THE BOARD  
OF DIRECTORS



## REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Pursuant to the functions and duties of the Board of Directors (“BOD”) as stipulated in the Enterprise Law and the Charter of An Gia Real Estate Investment and Development Corporation (“Company” or “An Gia”), the Board of Directors hereby reports to the Annual General Meeting of Shareholders (“AGM”) on the activities of the Board of Directors in 2025 and the plans and orientations for 2026, as detailed below:

### I. ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025:

#### 1.1 Members and Structure of the Board of Directors:

As of December 31, 2025, the Company's Board of Directors comprised three (03) members, including one (01) Chairman of the Board of Directors and two (02) independent members of the Board of Directors.

#### 1.2 Orientation, Advisory, and Activities of the Board of Directors:

In 2025, the Board of Directors consistently monitored the Company's operations, providing numerous suitable solutions to maintain stable and safe operations for the Company. Accordingly, the Board of Directors convened 21 meetings and issued 21 Resolutions (\*) on significant strategic issues of the Company. The Board of Directors promptly oriented and advised the Executive Management Team in foundational activities of the Company such as expansion of the land bank and project development. Additionally, the Board of Directors drafted and submitted amendments and updates to several documents to the AGM for approval foundational to the Company's long-term governance, such as the Company Charter and Internal Regulations on Corporate Governance.

(\*) For details of the Resolutions issued by the Board of Directors, please refer to the 2025 Corporate Governance Report available on the Company's website: <https://angia.com.vn/vi/quan-he-dau-tu.html>

#### 1.3 Supervisory Activities of the Board of Directors:

In 2025, the Board of Directors performed its duties in accordance with the Company Charter, Internal Corporate Governance Regulations, and applicable laws and regulations, specifically:

- Presided over, directed, and successfully organized the 2025 Annual General Meeting of Shareholders on May 16, 2025;
- Monitored the implementation and compliance with the resolutions issued by the AGM and the Board of Directors;
- Supervised the expansion of the land bank and investment in the new River Collection project;
- Supervised the implementation of The Gió Riverside project;
- Supervised the completion of legal procedures for the Westgate 2 and The La Village projects;
- Supervised the management activities of the Executive Management Team in business operations to enhance efficiency and achieve the set targets and plans.

#### 1.4 Activities of the Committees under the Board of Directors in 2025:

Details of the Audit Committee's activities are provided in the Report of the Audit Committee and the Report of the Independent BOD Members serving on the Audit Committee.

#### 1.5 Activities of the Independent Members of the Board of Directors:

##### a. Activities of the Independent Board Members:

The Company's Board of Directors includes two independent members: (1) Mr. Do Le Hung and (2) Mr. Le Duy Binh. Over the past year, the independent board members have fully participated in the Board of Directors' meetings, engaged in critique, oversight, evaluation of business plan objectives, and contributed to the development of regulations and operational policies to ensure the common interests of the Company and its shareholders.

At the Board of Directors' meetings, the independent board members, together with other board members, have provided objective and independent opinions to ensure multidimensional and transparent corporate governance.

##### b. Evaluation by the Independent Board Members of the Board of Directors and Executive Board's activities:

Details of the evaluation by the Independent Board Members are specifically mentioned in the Report of the Independent Board Members.

#### 1.6 Remuneration, operational expenses, and other benefits of the Board of Directors

In 2025, the total remuneration paid by the Company to the Board of Directors was VND 1,045,833,336. The remuneration of each board member is detailed in the Notes to the 2025 Audited Financial Statements, which are published on the Company's website at: <https://angia.com.vn/>

#### 1.7 Report on transactions between the Company, its subsidiaries, and companies in which the Company controls more than 50% of charter capital with BOD members and their related parties; and transactions between the Company and companies in which a BOD member is a founding shareholder or enterprise manager during the three (03) years prior to the transaction date.

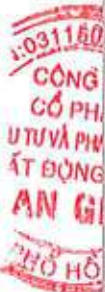
- In 2025, the Company engaged in transactions between its subsidiaries and companies controlled by the Company with members of the Board of Directors and their related parties. Details of these transactions are presented in the 2025 Corporate Governance Report and the "Related Party Transactions" section of the 2025 Audited Consolidated Financial Statements.
- In 2025, the Company did not engage in transactions with companies where a board member is a founding shareholder or a business manager within the last three years prior to the transaction date.

## II. PLANS AND ORIENTATIONS OF THE BOARD OF DIRECTORS FOR 2026

Overall, the Board of Directors assesses 2026 as a year with numerous challenges for the real estate market across all aspects, from sales activities and project development to financial cost control amid rising interest rates in the early months of the year.

Based on these overall assessments, the Board of Directors will continue to adhere to a cautious strategic development orientation, closely controlling legal, construction, and financial risks; focusing on the following key tasks:

- Complete the sales stage of The Gio Riverside project;
- Strictly control the progress, cost, and construction quality of The Gio Riverside project;



- Implement the River Collection project;
- Focus on completing major legal phases of the Westgate 2 and The La Village projects;
- Implement the operations of the new An Gia Service business model.

In 2026, the Board of Directors, Executive Management Team, and employees of An Gia will continue to strive for stable, efficient, and sustainable development to create and best protect the interests of shareholders and partners.

The Board of Directors respectfully submits this report to the General Meeting of Shareholders for approval.

Respectfully./.

ON BEHALF OF  
THE BOARD OF DIRECTORS  
CHAIRMAN



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## REPORT ON BUSINESS PERFORMANCE IN 2025 AND BUSINESS PLAN FOR 2026

### I. REPORT ON BUSINESS RESULTS FOR 2025:

In 2025, the real estate market showed signs of recovery; however, the recovery remained modest and challenges persisted. Against this market backdrop, An Gia focused its resources on launching The Gió Riverside project, completed the expansion of its project investment portfolio through investment in the River Collection project, and completed an important legal milestone for the Westgate 2 project.

#### For The Gio Riverside project:

- The Company launched the project in three phases, with the rate of customers expressing purchase interest reaching 88% of the total inventory, equivalent to more than 2,640 products. As of May 2026, all customers who expressed interest in the project had completed the signing of sale and purchase agreements with the project owner/developer;
- In terms of construction, the project has completed the basement and foundation phase and began the superstructure phase in April 2026;

#### For the River Collection project:

- An Gia completed the project transfer to finalize its investment in the project;
- The project commenced construction of the foundation and piling phase in April 2026.

#### For the Westgate 2 project:

- The project was approved for pilot implementation as a commercial housing project under Resolution 171 in November 2025.

According to the audited consolidated financial statements for 2025, the company's net revenue reached VND 829 billion, and profit after tax reached VND 379 billion. The parent company's profit after tax reached VND 79 billion, an increase of 27.2% compared to the same period. Accordingly, the Company achieved its 2025 plan by reaching 103% of the net revenue target and 115% of the parent company's profit-after-tax target.

Indicators (Unit: Billion VND)	2024	2025	% Change
Net revenue from sales and service provision	1,913	829	-56.7%
Gross profit	594	583	-1.9%
Net profit from business activities	307	349	+13.7%
Profit after corporate income tax	261	379	+45.2%
Profit after tax of the parent company	298	379	+27.2%

*(Source: Audited Consolidated Financial Statements for 2025)*

### II. OPERATION PLAN FOR 2026:

The Executive Board assesses that 2026 will be a highly challenging year for the real estate market in all aspects, from sales activities and project implementation to control of project execution costs. Based on this, the Executive Board has developed the 2025 action plan as follows:



**For The Gio Riverside project:**

- Focus on completing the sales activities of the project;
- Strictly control project implementation costs, especially construction costs, in the context of rising material prices;
- Strictly control the project implementation schedule to ensure the project is completed according to the planned timeline;
- Manage project cash flow effectively to optimize financial costs in the context of rising interest rates in the early months of the year

**For the River Collection project:**

- Focus on constructing and completing the basement and foundation phase of the project to enable sales activities;
- Strict control over cash flow, construction costs, and financial expenses to ensure optimal project execution efficiency.

**For the Westgate 2 and The La Village projects:**

- Focus on completing the investment legalities of the Westgate 2 and The La Village projects according to the established legal implementation plan.

**General operations of the Group:**

- Continue to strictly control the Group's general operating expenses, ensuring cost optimization and work efficiency across all departments.

**In terms of finance, An Gia sets the following objectives:**

Indicators	2026 Plan
Net revenue from sales and service provision (billion VND)	200
Profit after tax of the parent company (billion VND)	200



The Board of Directors respectfully submits the Report on Business Performance in 2025 and Business Plan for 2026 to the General Meeting of Shareholders for approval.

Respectfully./.

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



**NGUYEN BA SANG**

# REPORT OF THE AUDIT COMMITTEE

## AND REPORT OF THE INDEPENDENT BOARD MEMBER IN THE AUDIT COMMITTEE AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

The Audit Committee (“AC”) and the Independent Board Member within the Audit Committee respectfully submit to the General Meeting of Shareholders (“GMS”) the report on supervisory activities conducted in 2025 as follows:

### A. REPORT OF THE AUDIT COMMITTEE

#### I. Organization and Operation of the Audit Committee in 2025

##### 1. Composition of the Audit Committee

The Audit Committee of the Board of Directors of An Gia Real Estate Investment and Development Corporation comprises two members as follows:

TT	Name	Title
1	Mr. Do Le Hung	Independent Member of the Board of Directors, Chairman of the Audit Committee
2	Mr. Le Duy Binh	Independent Member of the Board of Directors, Member of the Audit Committee

##### 2. Operational Mechanism of the Audit Committee

The Audit Committee operates in accordance with the Enterprise Law, Securities Law, Company Charter, internal governance regulations, and the Audit Committee's operational regulations approved by the Board of Directors.

The Audit Committee performs supervisory functions including the completeness and accuracy of financial statements; the effectiveness of the internal control and risk management systems; the operations of Internal Audit; compliance with laws, the Charter, and internal regulations of the Company; the independence and effectiveness of the Independent Audit.

##### 3. Operations of the Audit Committee in 2025

In 2025, the Audit Committee held regular quarterly meetings with full participation of Audit Committee's members to review matters within the Audit Committee's functions and duties.

In addition to formal meetings, the Chairman of the Audit Committee maintained a monthly meeting and exchange mechanism with the Chairman of the Board of Directors, the Executive Board, and key management personnel to update on the Company's business operations and financial status, monitor the progress of project implementation and development, promptly identify emerging risks, review necessary control and risk management measures, and enhance proactivity in supervision and governance.

The contents and conclusions of the Audit Committee's meetings are fully recorded as per regulations and are periodically reported to the Board of Directors.

##### 4. Remuneration and Operating Expenses of the Audit Committee

The remuneration and operating expenses of the Audit Committee are executed in accordance with the resolutions of the General Meeting of Shareholders and the Board of Directors, the Company's internal regulations, and are fully presented in the audited annual Financial Statements.

In addition to the prescribed remuneration, members of the Audit Committee do not receive any other material benefits from the Company.

#### **5. Supervisory Activities of the Audit Committee over the Board of Directors and the Executive Board**

The Audit Committee supervises the operations of the Board of Directors and the Executive Board through participation in Board meetings, review of management reports, financial statements, and specialized reports, direct exchanges with the Executive Board and functional departments, and oversight of the implementation of resolutions of the General Meeting of Shareholders and the Board of Directors.

The Audit Committee acknowledges that the Board of Directors and the Executive Board have closely coordinated in governance, management, and risk control; while maintaining information disclosure and compliance with legal regulations related to public and listed companies.

### **B. REPORT OF THE INDEPENDENT BOARD MEMBER IN THE AUDIT COMMITTEE**

#### **1. Operations of the Independent Board Member**

In 2025, the Independent Board Members fully attended the meetings of the Board of Directors and the Audit Committee; participated in debates, discussions, and provided objective and independent opinions on key issues such as operational strategy; corporate governance; risk management; financial structure; investment and project development; compliance control.

The Independent Board Members always performed their duties with caution, transparency, and aimed at protecting the legitimate interests of the Company and its shareholders.

#### **2. Monitoring Performance of the Board of Directors and Executive Board Activities**

According to the assessment of the Independent Board Member, the operations of the Board of Directors in 2025 were conducted in accordance with the Company Charter, internal governance regulations, and current legal provisions; Board meetings were organized as per regulations, important issues were discussed democratically, carefully, and transparently before resolutions were issued; the Executive Board implemented operations in line with the resolutions of the Board of Directors and the policies approved by the General Meeting of Shareholders; information disclosure obligations were fully and properly executed.

The Audit Committee acknowledges the positive coordination between the Board of Directors, the Executive Board, and functional departments in maintaining stable operations and risk control of the Company amidst market fluctuations.

#### **3. Monitoring Performance of Key Issues**

##### **a. Implementation of the Resolutions of the Board of Directors**

The Executive Board has seriously implemented the resolutions of the Board of Directors. Key issues related to investment, finance, project implementation, operational management, and risk management are regularly monitored and reported.

The Chairman of the Board of Directors directly monitors and supervises the progress of key projects, thereby supporting the early detection of significant risks and implementing timely measures to manage and control them, minimizing negative impacts on the Company's operations.

#### **b. Financial Statements and Financial Situation**

The Audit Committee has reviewed the quarterly and annual Financial Statements for 2025 based on the Review Reports and Audit Reports of the Independent Audit.

The Audit Committee evaluates that the Financial Statements are prepared and presented in accordance with Vietnamese Accounting Standards and current regulations, accounting policies are applied consistently; significant accounting estimates are considered on a prudent and reasonable basis.

In 2025, the Company's financial situation continued to improve significantly compared to the previous year. Indicators related to capital structure, debt management, liquidity, asset quality; cash flow management... all showed positive improvements, contributing to strengthening financial stability and enhancing the Company's resilience to market fluctuations.

#### **c. Transactions with Related Parties**

Transactions with related parties were conducted, controlled, and disclosed in accordance with legal regulations, the Company Charter, and internal regulations.

The Audit Committee did not record any unusual transactions or significant conflicts of interest affecting the rights of shareholders and the Company.

#### **d. Internal Control and Risk Management System**

The Audit Committee continues to monitor the internal control and risk management system through periodic reports, specialized meetings, and direct exchanges with the Executive Board, Internal Audit, Internal Control, and functional departments.

Key risks related to cash flow, liquidity, project implementation, legal compliance, and business environment are identified and regularly updated to ensure appropriate management measures.

The Audit Committee acknowledges that the Executive Board has proactively implemented various cost control measures, effectively managed cash flow, optimized capital structure, enhanced operational management efficiency, and improved compliance throughout the system.

#### **e. Internal Audit**

The Internal Audit Department continues to perform its function of assessing the existence and effectiveness of the internal control and risk management system; simultaneously providing recommendations to enhance governance efficiency and minimize operational risks.

The Audit Committee acknowledges that over the past year, the Company has reorganized the Internal Audit Department to align with the scale and progress of project implementation as well as overall operations of the Company. This aims to optimize resources based on management needs, control, and support units in improving actual internal control while ensuring compliance with relevant legal regulations.

In 2026 and the subsequent years, the Audit Committee recognizes the need for the Company to continue stabilizing and strengthening the resources of the Internal Audit Department in both quantity and quality to meet the increasing

management, control, and risk management requirements during the next development phase. The organizational model of internal audit operations may continue to be adjusted to further enhance the effectiveness of this function.

**f. Legal and Compliance Work**

The Company continues to maintain a dedicated legal department to monitor and update legal regulations, assess legal risks, support units in business operations and project development, while ensuring compliance with legal and internal regulations.

Significant legal issues are monitored and promptly reported to the Management for appropriate handling measures.

**g. Independent Audit**

The Independent Audit evaluates that the independent audit firm - Ernst & Young Vietnam Limited has fully performed its responsibilities under the audit contract, ensuring independence, objectivity, and meeting the requirements of the Audit Committee and the Board of Directors.

The Audit Committee did not record any significant issues affecting the independence and objectivity of the Independent Audit during the audit of the 2025 Financial Statements.

**4. Evaluation of Coordination between the Audit Committee, the Board of Directors, the Executive Board, and Shareholders**

The Audit Committee consistently receives active coordination from the Board of Directors, the Executive Board, and functional departments during the supervision process. The Executive Board has provided complete and timely information to support the Audit Committee's oversight duties. The Company continues to maintain a transparent information disclosure mechanism and communication channel with shareholders in accordance with legal regulations. In 2025, the Audit Committee did not record any significant complaints from shareholders related to the Company's governance and management operations.

The above is about the Report of the Audit Committee and the Report of the Independent Member of the Board of Directors within the Audit Committee submitted to the 2026 Annual General Meeting of Shareholders.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely,

**INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS**

**CHAIRMAN OF THE AUDIT COMMITTEE**

*(Signed)*

**Do Le Hung**

# REPORT OF THE INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS

Fiscal Year 2025

Submitted to the 2026 Annual General Meeting of Shareholders

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To: 2026 Annual General Meeting of Shareholders of An Gia Real Estate Investment and Development Corporation

I am **Do Le Hung**, an Independent Member of the Board of Directors ("BOD"), and concurrently the Chairman of the Audit Committee of the Company.

Pursuant to the provisions of corporate governance law, the Company Charter, and current internal regulations, I hereby report to the General Meeting of Shareholders on the performance of the functions and duties of the Independent Member of the BOD for the fiscal year 2025 as follows:

## 1. Role and Principles of Duty Performance

In 2025, I performed the role of Independent Member of the Board of Directors based on adherence to principles of independence, objectivity, transparency, and prudence, to ensure the legitimate and long-term interests of the Company and all shareholders.

During the performance of my duties, I consistently maintained independence in assessment, critique, and opinion provisions on matters within the Board of Directors' authority; while respecting the executive role of the Executive Board and the Company's governance mechanism. The focus of supervision and critique during the year centered on risk management, internal control, transparency and completeness of financial information, financial structure and cash flow management, legal compliance, conflict of interest management, and transactions with related parties, as well as risks arising in investment and project development.

Opinions and recommendations were made based on a thorough review of information, candid and constructive exchanges with the Board of Directors, Audit Committee, and Executive Board to support the enhancement of corporate governance quality and risk control effectiveness.

## 2. Operations Undertaken During the Year

In 2025, I attended all the meetings of the Board of Directors and responsibly contributed opinions to key issues related to operational strategy, business plans, investment and project development, capital structure and fundraising, financial management, risk management, and internal control, as well as transactions and decisions within the authority of the Board of Directors.

As Chairman of the Audit Committee, I chaired and coordinated the operations of the Audit Committee in accordance with the assigned functions and duties; while directly working with the Executive Board, Internal Audit, Internal Control, Legal Department, and Independent Auditor to review key issues within the functions and duties of Audit Committee.

In addition to regular meetings of the Board of Directors and Audit Committee, I also maintained regular communication and collaboration with the Chairman of the Board of Directors, Executive Board, and key leaders of the Company to promptly update on business operations, financial status and cash flow, project implementation progress, operational challenges, key risks, and corresponding control measures.

Through this continuous supervision operation, I have provided opinions and recommendations to support the Board of Directors and Executive Board in enhancing governance quality, increasing proactivity in risk management, and improving the effectiveness of coordination among governance, control, and executive departments.

### **3. Supervision Results and Assessments**

The Company's governance and management operations fundamentally comply with the provisions of the law, the Company Charter, and internal governance regulations.

The Board of Directors maintains a democratic, transparent, and prudent discussion mechanism for key issues before making decisions. The decisions of the Board are considered from multiple perspectives to ensure a balance between development objectives, business efficiency, and risk control.

The Executive Board has actively coordinated with the Board of Directors and the Audit Committee in governance, management, and information provision for oversight operations.

In 2025, the Company continued to maintain a stable financial position with significant improvements over the previous year in key indicators related to capital structure, debt management, liquidity, cash flow management, and asset quality.

The financial statements are prepared and presented in accordance with current accounting standards and relevant legal regulations. The Company has also fully complied with information disclosure obligations as required for listed public companies.

From an independent oversight perspective, I acknowledge that the Company's leadership has made considerable efforts to enhance risk control, optimize financial structure, control costs, improve operational efficiency, and proactively address challenges arising in a volatile business environment.

Simultaneously, the direct monitoring and supervision of key project implementation and development by the Chairman of the Board of Directors have contributed to the early identification of critical risks and the timely and appropriate implementation of remedial measures.

On this basis, with the role of an Independent Member of the Board of Directors, I concur with the key contents of the report on the Operation of the Board of Directors and that of the Audit Committee submitted to the General Meeting of Shareholders.

### **4. Some Recommendations**

From an independent perspective, I recommend that the Board of Directors and the Executive Board continue to:

- Enhance risk management quality in a proactive manner aligned with long-term development strategies;
- Strengthen forecasting capabilities and responsiveness to market fluctuations;
- Continue to consolidate the financial structure towards safety and sustainability;
- Improve the quality of the internal control system and compliance management;
- Enhance coordination between the Board of Directors, the Audit Committee, and the Executive Board to improve governance effectiveness and accountability.

In addition, the Company should continue to stabilize and enhance the capacity of the Internal Audit Department in terms of resources and expertise to meet the increasing governance, control, and risk management demands in the next development phase.

The above is my report in my capacity as an Independent Member of the Board of Directors of An Gia Real Estate Investment and Development Corporation.

Respectfully submitted to the General Meeting of Shareholders for consideration.

Sincerely,

**INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS**

(Signed)

**DO LE HUNG**

## PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS NO. 01

### *Re: Report of the Board of Directors on Activities in 2025*

Pursuant to:

- Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its amendments, supplements, guiding documents;
- Law on Securities No. 54/2019/QH14 dated November 26, 2019, and its amendments, supplements, guiding documents;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing the implementation of certain provisions of the Law on Securities and its amendments, supplements, guiding documents;
- The Charter of An Gia Real Estate Investment and Development Corporation as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with legal regulations;
- The internal regulations on corporate governance as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with legal regulations.

In 2025, the Board of Directors fundamentally performed its functions and duties in accordance with the law and the Company's Charter. The report on the activities of the Board of Directors for 2025 was presented in detail by the representative of the Board at the Meeting, and is now respectfully submitted to the General Meeting of Shareholders for approval./.

Ho Chi Minh City, June 08, 2026

ON BEHALF OF THE BOARD OF  
DIRECTORS

CHAIRMAN OF THE BOARD OF  
DIRECTORS



NGUYEN BA SANG

## PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS NO. 02

*Re: Report of the Audit Committee and Report on Activities of the  
Independent Board Member*

Pursuant to:

- Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its amendments, supplements, guiding documents;
- Law on Securities No. 54/2019/QH14 dated November 26, 2019, and its amendments, supplements, guiding documents;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing the implementation of certain provisions of the Law on Securities and its amendments, supplements, guiding documents;
- The Charter of An Gia Real Estate Investment and Development Corporation as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with legal regulations;
- The internal regulations on corporate governance as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with legal regulations.

The Audit Committee Report and the Report on the Activities of the Independent Board Member were presented in detail by the Chairman of the Audit Committee and the Independent Board Member at the General Meeting, respectfully submitted to the General Meeting of Shareholders for voting approval.

Ho Chi Minh City, June 08, 2026

ON BEHALF OF THE BOARD OF  
DIRECTORS

CHAIRMAN OF THE BOARD OF  
DIRECTORS



NGUYEN BA SANG

**PROPOSAL TO THE GENERAL MEETING OF  
SHAREHOLDERS NO. 03*****Re: Report on Business Activities for 2025 and Business Plan for 2026***Pursuant to:

- Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its amendments, supplements, guiding documents;
- Law on Securities No. 54/2019/QH14 dated November 26, 2019, and its amendments, supplements, guiding documents;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing the implementation of certain provisions of the Law on Securities;
- The Charter of An Gia Real Estate Investment and Development Corporation as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with legal regulations;
- The internal regulations on corporate governance as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with legal regulations.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval:

1. The Company's Business Activity Report for 2025;
2. The Business Plan for 2026 with the following targets:

NO.	TARGETS	PLAN FOR 2026
1	Net Revenue from Sales and Service Provision (VND billion)	200
2	Profit After Tax of the Parent Company (VND billion)	200

3. Authorization for the Board of Directors to decide in detail on the structuring of the Company's asset portfolio (including joint ventures, partnerships, cooperation, purchase, and sale of the Company's assets) in accordance with regulations and to undertake necessary actions to achieve the business results as outlined.

The Board of Directors respectfully submits to the General Meeting of Shareholders.

Ho Chi Minh City, June 08, 2026

ON BEHALF OF THE BOARD OF  
DIRECTORS

CHAIRMAN OF THE BOARD OF  
DIRECTORS



NGUYEN BA SANG

## PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS NO. 04

*Re: Separate and Consolidated Financial Statements for 2025 audited by Ernst & Young Vietnam Limited*

Pursuant to:

- *Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its amendments, supplements, guiding documents;*
- *Law on Securities No. 54/2019/QH14 dated November 26, 2019, and its amendments, supplements, guiding documents;*
- *Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing the implementation of certain provisions of the Law on Securities;*
- *The Charter of An Gia Real Estate Investment and Development Corporation as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with legal regulations;*
- *The internal regulations on corporate governance as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with legal regulations.*

The separate and consolidated financial statements for 2025 of the Company were audited by Ernst & Young Vietnam Limited. The audit fees incurred for auditing the financial statements of An Gia and its subsidiaries and associates in 2025 amounted to VND 1,627,000,000 (excluding VAT). The report was presented to the General Meeting and published on the Company's website, the Stock Exchange's website, the State Securities Commission's website, and other public media.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the full text of the separate financial statements for 2025 and the consolidated financial statements for 2025 audited by Ernst & Young Vietnam Limited.

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, June 08, 2026

ON BEHALF OF THE BOARD OF  
DIRECTORS

CHAIRMAN OF THE BOARD OF  
DIRECTORS



NGUYEN BA SANG

**PROPOSAL TO THE GENERAL MEETING OF  
SHAREHOLDERS NO. 05*****Re: Selection of the Audit Firm for the 2026 Financial Statements***Pursuant to:

- Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its amendments, supplements, guiding documents;
- Law on Securities No. 54/2019/QH14 dated November 26, 2019, and its amendments, supplements, guiding documents;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing the implementation of certain provisions of the Law on Securities and its amendments, supplements, guiding documents;
- The Charter of An Gia Real Estate Investment and Development Corporation as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with legal regulations;
- The internal regulations on corporate governance as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with legal regulations.

The Board of Directors of An Gia Real Estate Investment and Development Corporation respectfully submits to the 2026 Annual General Meeting of Shareholders for approval of the principles and proposal for selecting an independent audit firm to audit the Company's 2026 financial statements as follows:

1. Principles and orientation for selecting an independent audit firm:
  - ❖ Reputable audit firms authorized to operate in Vietnam, approved by the State Securities Commission to audit organizations and enterprises with public interest;
  - ❖ Audit firms with a highly specialized team of auditors, prioritizing firms with extensive experience in auditing enterprises operating in the field of real estate investment and development;
  - ❖ No conflict of interest;
  - ❖ Reasonable fees commensurate with the scope of audit required by An Gia.
2. Proposal for the selection of an independent auditor for the 2026 Financial Statements:
  - (i) Ernst & Young Vietnam Limited Liability Company;
  - (ii) PricewaterhouseCoopers Vietnam Limited Liability Company;
  - (iii) KPMG Limited Liability Company;
  - (iv) Deloitte Vietnam Limited Liability Company.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval./.

Ho Chi Minh City, June 08, 2026

ON BEHALF OF THE BOARD OF  
DIRECTORS

CHAIRMAN OF THE BOARD OF  
DIRECTORS



NGUYEN BA SANG

**PROPOSAL TO THE GENERAL MEETING OF  
SHAREHOLDERS NO. 06*****Re: Report on Remuneration for the Board of Directors and Board  
of Management for 2025 and Remuneration Plan for the Board of  
Directors for 2026*****Pursuant to:**

- Enterprise Law No. 59/2020/QH14 dated June 17, 2020, and its amendments, supplements, and implementation guidelines;
- Securities Law No. 54/2019/QH14 dated November 26, 2019, and its amendments, supplements, and implementation guidelines;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing the implementation of certain provisions of the Securities Law and its amendments, supplements, and implementation guidelines;
- The Charter of An Gia Real Estate Investment and Development Corporation as approved by the General Meeting of Shareholders on May 16, 2025, and amended, supplemented in accordance with legal regulations;
- The internal corporate governance regulations as approved by the General Meeting of Shareholders on May 16, 2025, and amended, supplemented in accordance with legal regulations.

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the report on remuneration for the Board of Directors and Board of Management for 2025 and the remuneration plan for the Board of Directors for 2026, specifically as follows:

1. Remuneration for the Board of Directors for 2025 shall not exceed the total remuneration approved by the 2025 Annual General Meeting of Shareholders. Specifically:

No.	Members of the Board of Directors	Remuneration for 2025 (VND)
1	Mr. Nguyen Ba Sang	0
2	Mr. Do Le Hung	666,666,672
3	Mr. Le Duy Binh	266,666,664
4	Mr. Louis T Nguyen	112,500,000
<b>Total</b>		<b>1,045,833,336</b>

*(Source: Audited Consolidated Financial Statements as of December 31, 2025)*

2. Income of the Board of Management for 2025:

No.	Members of the Board of Management	Income for 2025 (VND)
1	Ms. Nguyen Mai Giang – Deputy General Director	2,057,200,000
2	Mr. Nguyen Thanh Chau – Chief Accountant	1,781,200,000

*(Source: Audited Consolidated Financial Statements as of December 31, 2025)*

3. Plan for remuneration for the Board of Directors for 2026: shall not exceed VND 1,240,000,000 (One billion two hundred forty million VND).
4. Authorization for the Board of Directors to distribute remuneration to members in accordance with regulations and budget.

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, June 25, 2026

ON BEHALF OF THE BOARD OF  
DIRECTORS

CHAIRMAN OF THE BOARD OF  
DIRECTORS



NGUYEN BA SANG



**PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS NO. 07*****Re: Profit Distribution Plan for 2025***Pursuant to:

- Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its amendments, supplements, guiding documents;
- Law on Securities No. 54/2019/QH14 dated November 26, 2019, and its amendments, supplements, guiding documents;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing the implementation of certain provisions of the Law on Securities and its amendments, supplements, guiding documents;
- The Charter of An Gia Real Estate Investment and Development Corporation as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with legal regulations;
- The internal regulations on corporate governance as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with legal regulations.

The Board of Directors respectfully submits to the General Meeting of Shareholders for discussion and approval:

1. The distribution of profits for 2025 as follows:

NO.	ITEM	AMOUNT (VND)
1	Distributable after-tax profit of the Company according to the consolidated financial statements as of December 31, 2025.	1,710,580,648,549
2	Appropriation to Funds	0
3	After-tax profit distributed:	188,528,030,000
3.1	Appropriation for issuing shares to pay dividends (10% of Charter Capital) (*)	162,528,080,000
3.2	Appropriation for issuing shares under the Employee Stock Ownership Plan (ESOP) (1.60% of Charter Capital) (**)	26,000,000,000
4	Undistributed after-tax profit carried forward to the next year	1,522,052,568,549

(\*) Detailed content is available in Proposal No. 10 regarding the 2025 dividend payment plan.

(\*\*) Detailed content is available in Proposal No. 11 regarding the issuance plan for ESOP in 2026.

2. The Board of Directors is assigned to implement according to regulations.

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, June 08, 2026

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



NGUYEN BA SANG

**PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS NO. 07*****Re: Profit Distribution Plan for 2025******(Replacing Proposal No. 07 dated 08/06/2026)*****Pursuant to:**

- Enterprise Law No. 59/2020/QH14 dated 17/6/2020 and its amendments, supplements, and implementation guidelines;
- Securities Law No. 54/2019/QH14 dated 26/11/2019 and its amendments, supplements, and implementation guidelines;
- Decree No. 155/2020/NĐ-CP dated 31/12/2020 of the Government detailing the implementation of certain provisions of the Securities Law and its amendments, supplements, and implementation guidelines;
- The Charter of An Gia Real Estate Investment and Development Corporation approved by the General Meeting of Shareholders on 16/05/2025 and amended, supplemented in accordance with legal regulations;
- The internal corporate governance regulations approved by the General Meeting of Shareholders on 16/05/2025 and amended, supplemented in accordance with legal regulations.

The Board of Directors respectfully submits to the General Meeting of Shareholders for discussion and approval:

**1. The profit distribution for 2025 as follows:**

NO.	ITEM	AMOUNT (VND)
1	Distributable after-tax profit of the Company according to the consolidated financial statements as of 31/12/2025.	1,710,580,648,549
2	Appropriation for Funds	0
3	After-tax profit to be distributed:	188,528,080,000
3.1	Appropriation for issuing shares for dividend payment for 2025 (10% of Charter Capital) (*)	162,528,080,000
3.2	Appropriation for issuing bonus shares under the Employee Stock Ownership Program (ESOP) for 2026 (1.6% of Charter Capital) (**)	26,000,000,000
4	Undistributed after-tax profit carried forward to the following year	1,522,052,568,549

(\*) Detailed content in Proposal No. 10 dated 25/06/2026 regarding the plan to issue shares for dividend payment for 2025.

(\*\*) Detailed content in Proposal No. 11 dated 25/06/2026 regarding the plan to issue bonus shares under the Employee Stock Ownership Program (ESOP) for 2026.

**2. The Board of Directors is assigned to implement according to regulations.**

The Board of Directors respectfully submits to the General Meeting of Shareholders./.



## PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS NO. 8

### *Re: Amendment of the Charter and Adoption of the New Charter*

*Pursuant to:*

- Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its amendments, supplements, guiding documents;
- Law on Securities No. 54/2019/QH14 dated November 26, 2019, and its amendments, supplements, guiding documents;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing the implementation of certain provisions of the Law on Securities and its amendments, supplements, guiding documents;
- The Charter of An Gia Real Estate Investment and Development Corporation as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with legal regulations;

The Board of Directors respectfully submits to the General Meeting of Shareholders for discussion and approval of the amendment and supplementation of the Company's Charter as follows:

- Amend and supplement specific articles of the Company's Charter:

Article	Current Charter	Proposed Amendment	Basis/Reason
Article 3.3	3.3. The registered office of the Company is: Head office address: 60 Nguyen Dinh Chieu, Da Kao Ward, District 1, Ho Chi Minh City	3.3. The registered office of the Company is: Head office address: 60 Nguyen Dinh Chieu, <u>Tan Dinh Ward, Ho Chi Minh City</u>	Amended to align with the current administrative boundaries recognized by the competent state authorities.
Article 18.2. (a)	18.2 The convener of the General Meeting of Shareholders must perform the following tasks: a. Disclose information on the preparation of the Shareholder List entitled to attend the General Meeting of Shareholders at least 20 days prior to the Record Date. Prepare the list of Shareholders eligible to participate and vote at the General Meeting ten (10) days before sending the Notice of Meeting of the General Meeting of Shareholders;	18.2 The convener of the General Meeting of Shareholders must perform the following tasks: a. Prepare the Shareholder List eligible to participate and vote at the General Meeting of Shareholders. <u>The Shareholder List entitled to attend the General Meeting of Shareholders shall be compiled no more than ten days prior to the date of sending the Notice of Meeting of the General Meeting of Shareholders.</u> The Company must disclose information regarding the compilation of the Shareholder List entitled to attend the General Meeting of Shareholders at least twenty days prior to the Record Date.	Adjustments shall be made to comply with the provisions of Circular 116 regarding the sample charter.



Article	Current Charter	Proposed Amendment	Basis/Reason
<p><b>Article 18.2.</b> <b>(h)</b></p>	<p>h) The Notice of Meeting of the General Meeting of Shareholders shall be sent by a method ensuring delivery to the Shareholder's contact address (including but not limited to: registered mail, email, fax, or other electronic forms to the address registered by the Shareholder), and simultaneously published on the Company's website and the State Securities Commission, the Stock Exchange where the Company's shares are listed or registered for trading.</p>	<p>h) The Notice of Meeting of the General Meeting of Shareholders shall be sent by a method ensuring delivery to the Shareholder's contact address (including but not limited to: registered mail, email, fax, or other electronic forms to the address registered by the Shareholder), and simultaneously published on the Company's website and the State Securities Commission, the Stock Exchange where the Company's shares are listed or registered for trading. <u>In the event the Company sends the Notice of Meeting via email, the email address of the shareholder receiving the notice shall be the address provided by the State Securities Depository and Clearing Authority of Vietnam or the email address registered by the shareholder with the Company; this email address shall be considered a valid contact address of the shareholder with the Company.</u></p>	<p>Adjustments shall be made to clarify the methods of sending notices, ensuring convenience and consistency in practical application.</p>
<p><b>Article 22</b></p>	<p><b>Article 22. Authority and Procedure for Collecting Shareholder Opinions in Writing for Approval of Resolutions of the General Meeting of Shareholders</b></p> <p>Unless otherwise provided by law, the General Meeting of Shareholders may approve all matters within its authority by collecting Shareholder opinions in writing through methods directly implemented by the Company and/or using electronic voting services or other electronic forms in accordance with the regulations on providing electronic voting services by the Vietnam Securities Depository ("VSD").</p> <p>The sequence and procedure for collecting Shareholder opinions in writing using the electronic voting services of VSD shall be conducted in accordance with VSD regulations.</p>	<p><b>Article 22. Authority and Procedure for Collecting Shareholder Opinions in Writing for Approval of Resolutions of the General Meeting of Shareholders</b></p> <p>Unless otherwise provided by law, the General Meeting of Shareholders may approve all matters within its authority by collecting Shareholder opinions in writing through methods directly implemented by the Company and/or using electronic voting services or other electronic forms in accordance with the regulations on providing electronic voting services by <u>the Vietnam Securities Depository and Clearing Corporation ("VSDC")</u>.</p> <p>The sequence and procedure for collecting Shareholder opinions in writing using the electronic voting services of VSDC shall be conducted in accordance with the regulations of <u>VSDC</u>.</p>	<p>Adjustments to align with the current abbreviation of the Securities Depository and Clearing Corporation.</p>

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Article	Current Charter	Proposed Amendment	Basis/Reason
<p><b>Article 26.1</b></p>	<p>26.1 The number of members of the Board of Directors shall be at least three (3) and no more than eleven (11). The term of office for a member of the Board of Directors shall not exceed five (5) years and may be re-elected for an unlimited number of terms. The structure of the Company's Board of Directors must ensure that at least one-third of the total number of Board members are non-executive members. The Company shall minimize the number of Board members concurrently holding executive positions within the Company to ensure the independence of the Board of Directors. An individual may only be elected as an independent member of the Board of Directors of a Company for no more than two (2) consecutive terms. In the event that all members of the Board of Directors simultaneously conclude their terms, those members shall continue to serve on the Board until new members are elected and assume their duties. The total number of independent members of the Board of Directors must comply with the following regulations:</p> <p>a. There must be at least one (1) independent member if the Company has between three (3) and five (5) Board members;</p> <p>b. There must be at least two (2) independent members if the Company has between six (6) and eight (8) Board members;</p> <p>c. There must be at least three (3) independent members if the Company has between nine (9) and eleven (11) Board members.</p> <p>Members of the Board of Directors are not required to be Shareholders of the Company and/or reside in Vietnam. A member of the Company's Board of Directors may not simultaneously serve on the Board of Directors of more than five (5) other Companies.</p>	<p>26.1 The number of members of the Board of Directors shall be at least three (3) and no more than eleven (11). The term of office for a member of the Board of Directors shall not exceed five (5) years and may be re-elected for an unlimited number of terms.</p> <p><u>The number of non-executive members of the company's Board of Directors must comply with the following regulations:</u></p> <p><u>- There must be at least one (1) non-executive member if the company has between three (3) and five (5) Board members;</u></p> <p><u>- There must be at least two (2) non-executive members if the company has between six (6) and eight (8) Board members;</u></p> <p><u>- There must be at least three (3) non-executive members if the company has between nine (9) and eleven (11) Board members.</u></p> <p>The Company shall minimize the number of Board members concurrently holding executive positions within the Company to ensure the independence of the Board of Directors. An individual may only be elected as an independent member of the Board of Directors of a Company for no more than two (2) consecutive terms. In the event that all members of the Board of Directors simultaneously conclude their terms, those members shall continue to serve on the Board until new members are elected and assume their duties. The total number of independent members of the Board of Directors must comply with the following regulations:</p> <p>a. There must be at least one (1) independent member if the Company has between three (3) and five (5) Board members;</p> <p>b. There shall be at least two (2) independent members in the event the company has a Board of Directors comprising six (6) to eight (8) members;</p> <p>c. There shall be at least three (3) independent members in the event the company has a Board of Directors comprising nine (9) to eleven (11) members.</p>	<p>Adjustment in accordance with Clauses 78, 79 Article 1 of Decree 245/2025/ND-CP</p>

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Article	Current Charter	Proposed Amendment	Basis/Reason
		Members of the Board of Directors are not required to be Shareholders of the Company and/or reside in Vietnam. <u>Members of the Company's Board of Directors shall not concurrently serve as members of the Board of Directors or Members' Council of more than five (5) other Companies.</u>	
27.3 k	<p>27.3 The following matters must be approved by the Board of Directors:</p> <p>k. Approval of loans or guarantees for organizations related to members of the Board of Directors, the General Director, Deputy General Directors, Chief Accountant, and other managers where such organizations are Subsidiaries and companies within the same group as stipulated in the second point of Clause a, Section 4, Article 293 of Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing the implementation of certain provisions of the Law on Securities.</p>	<p>27.3 The following matters must be approved by the Board of Directors:</p> <p>Approval of loans or guarantees for organizations related to members of the Board of Directors, members of the Supervisory Board, the General Director, Deputy General Directors, Chief Accountant, and other managers where the public company and organization <u>(except where the organization is a shareholder of the public company as stipulated in Clause 2, Article 293 of Decree No. 155/2020/ND-CP dated December 31, 2020)</u> are companies within the same group or companies operating as a corporate group, including parent company - subsidiary, economic group as stipulated in <u>Clause a, Section 4, Article 293 of Decree No. 155/2020/ND-CP dated December 31, 2020,</u> of the Government detailing the implementation of certain provisions of the Law on Securities.</p>	Adjustment in accordance with Clause 84, Article 1 of Decree 245/2025/ND-CP

- Approval of the new Charter of the Company (including articles and clauses that have been amended and supplemented). The new Charter shall take effect as of the date of approval by the General Meeting of Shareholders and shall replace the Charter approved by the General Meeting of Shareholders on May 16, 2025, along with any appendices attached to the Charter (if any).
- To authorize the Company's Board of Directors to amend and supplement the Company Charter in accordance with the contents approved by the General Meeting of Shareholders, and to authorize the Legal Representative to sign and issue the Company Charter after the amendments and supplements are completed.

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, June 08, 2026

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



**AN GIA**

NGUYEN BA SANG

## PROPOSAL FOR THE GENERAL MEETING OF SHAREHOLDERS NO. 9

### *Re: Amendment of the Operating Regulations of the Board of Directors and issuance of new Operating Regulations for the Board of Directors*

Pursuant to:

- Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its amendments, supplements, guiding documents;
- Law on Securities No. 54/2019/QH14 dated November 26, 2019, and its amendments, supplements, guiding documents;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing the implementation of certain provisions of Law on Securities and its amendments, supplements, guiding documents;
- The Regulations on the Operation of the Board of Directors were approved by the General Meeting of Shareholders on May 16, 2025, and were amended, supplemented in accordance with legal regulations,

The Board of Directors respectfully submits to the General Meeting of Shareholders for discussion and approval of the amendments and supplements to the Regulations on the Operation of the Company's Board of Directors as follows:

1. Amendments to the Regulations on the Operation of the Board of Directors are as follows:

Article	Current Regulations on the Operation of the Board of Directors	Proposed Amendment on the Operation of the Board of Directors	Rationale
Article 5.2	5.2 The term of a member of the Board of Directors shall not exceed 5 years and may be re-elected for an unlimited number of terms. An individual may only be elected as an independent member of the Company's Board of Directors for no more than two (2) consecutive terms.	<p><b>5.2</b> The term of a member of the Board of Directors shall not exceed 5 years and may be re-elected for an unlimited number of terms. An individual may only be elected as an independent member of the Company's Board of Directors for no more than two (2) consecutive terms.</p> <p>The number of non-executive members of the Board of Directors of the Company must comply with the following regulations:</p> <ul style="list-style-type: none"> <li>- <u>There must be at least one non-executive member if the company has a Board of Directors consisting of three to five members;</u></li> <li>- <u>There must be at least two non-executive members if the company has a Board of Directors consisting of six to eight members;</u></li> <li>- <u>There must be at least three non-executive members if the company has a Board of Directors consisting of nine to eleven members.</u></li> </ul>	Adjustment in accordance with Clause 79 Article 1 of Decree 245
Article 6.1	6.1. Members of the Board of Directors must meet the following standards and conditions:	6.1 Members of the Board of Directors must meet the following standards and conditions:	Adjustment in accordance with Clause 78, Article 1

Article	Current Regulations on the Operation of the Board of Directors	Proposed Amendment on the Operation of the Board of Directors	Rationale
	<ul style="list-style-type: none"> <li>- Not subject to the provisions of Clause 2, Article 17 of the Law on Enterprises.</li> <li>- Possess professional qualifications and experience in business management or in the field, industry, or business sector of the Company and are not necessarily required to be shareholders of the Company, unless otherwise stipulated by the Company Charter;</li> <li>- Members of the Board of Directors may simultaneously serve as members of the Board of Directors of another company.</li> </ul>	<ul style="list-style-type: none"> <li>- Not subject to the provisions of Clause 2, Article 17 of the Law on Enterprises.</li> <li>- Possess professional qualifications and experience in business management or in the field, industry, or business sector of the Company and are not necessarily required to be shareholders of the Company, unless otherwise stipulated by the Company Charter;</li> <li>- Members of the Company's Board of Directors shall not simultaneously be <u>members of the Board of Directors or Members' Council of more than five (5) other Companies.</u></li> </ul>	of Decree 245/ND-CP
Article 17.1	<p><b>Article 17. Annual Report Submission</b></p> <p>17.1. At the end of the fiscal year, the Board of Directors must submit the following reports to the General Meeting of Shareholders:</p> <ul style="list-style-type: none"> <li>a) Report on the Company's business performance;</li> <li>b) Financial Statements;</li> <li>c) Report on the assessments of the Company's management and administration;</li> <li>d) Appraisal report of the Audit Committee.</li> </ul> <p>5.3</p>	<p><b>Article 17. Annual Report Submission</b></p> <p>17.1. At the end of the fiscal year, the Board of Directors must submit the following reports to the General Meeting of Shareholders:</p> <ul style="list-style-type: none"> <li>a) Report on the Company's business performance;</li> <li>b) Annual Financial Statements;</li> <li>c) Report on the operations of the Board of Directors, assessments of the management and administration of the Company;</li> <li>d) Report of the Audit Committee and <u>Report on the assessment performance of each independent member of the Board of Directors regarding the operations of the company's Board of Directors.</u></li> </ul>	Updated adjustment in accordance with Clause 80 Article 1 of Decree 245/ND-CP



2. Approval of the Regulations on the Operation of the Board of Directors (including amended and supplemented articles and clauses). The new Regulations on the Operation of the Company's Board of Directors shall take effect from the date of approval by the General Meeting of Shareholders and shall replace the Internal Governance Regulations approved by the General Meeting of Shareholders on June 29, 2026, along with any attached Appendices (if any).
3. To authorize the Company's Board of Directors to amend and supplement the Operating Regulations of the Company's Board of Directors in accordance with the contents approved by the General Meeting of Shareholders, and to decide on the issuance of the Operating Regulations of the Company's Board of Directors after the amendments and supplements are completed.

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, June 08, 2026

ON BEHALF OF THE BOARD OF  
DIRECTORS



NGUYEN BA SANG



**PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS NO. 10*****Re: Plan for Issuance of Shares to Pay Dividends for 2025******(Replacing Proposal No. 10 dated 08/06/2026)*****Pursuant to:**

- Enterprise Law No. 59/2020/QH14 dated 17/06/2020 and its amending, supplementing, and guiding documents;
- Securities Law No. 54/2019/QH14 dated 26/11/2019 and its amending, supplementing, and guiding documents;
- Decree No. 155/2020/NĐ-CP dated 31/12/2020 of the Government detailing the implementation of certain articles of the Securities Law and its amending, supplementing, and guiding documents;
- Circular No. 118/2020/TT-BTC dated 31/12/2020 of the Ministry of Finance guiding certain contents on offering, issuing securities, public tender offers, share buybacks, registration of public companies, and cancellation of public company status; Circular No. 19/2025/TT-BTC dated 05/05/2025 and Circular No. 115/2025/TT-BTC dated 15/12/2025 of the Ministry of Finance amending, supplementing certain articles of Circular No. 118/2020/TT-BTC dated 31/12/2020;
- The Charter of An Gia Real Estate Investment and Development Corporation as approved by the General Meeting of Shareholders on 16/05/2025 and amended, supplemented in accordance with legal regulations;
- The internal corporate governance regulations as approved by the General Meeting of Shareholders on 16/05/2025 and amended, supplemented in accordance with legal regulations,

To meet the capital needs for upcoming business activities and enhance the financial capacity of An Gia Real Estate Investment and Development Corporation ("Company"), the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the plan for issuance of shares to pay dividends for 2025, specifically as follows:

**A. PLAN FOR ISSUANCE OF SHARES TO PAY DIVIDENDS**

1. Name of the issued shares:	Shares of An Gia Real Estate Investment and Development Corporation
2. Stock code:	AGG
3. Type of shares:	Common Shares
4. Par value per share:	10,000 VND/share
5. Current charter capital:	1,625,280,810,000 VND
6. Number of shares ("NOS") currently outstanding:	162,528,081 shares
7. NOS expected to be issued for dividend payment:	16,252,808 shares

8. Total issuance value at par value:	162,528,080,000 VND
9. Expected charter capital after issuance (including the issuance of shares for dividend payment in 2025 and the issuance of bonus shares under the ESOP Program in 2026):	1,813,808,890,000 VND
10. Expected number of shares after issuance (including the issuance of shares for dividend payment in 2025 and the issuance of bonus shares under the ESOP Program in 2026):	181,380,889 shares
11. Issuance Ratio (Expected Issued Shares / Outstanding Shares):	10.00%
12. Issuance Method:	Issuance of shares to pay dividends.
13. Issuance Target:	Existing shareholders listed in the shareholder list on the final registration date to exercise the right to receive shares issued as dividends, as provided by the Vietnam Securities Depository and Clearing Corporation.
14. Source of Funds for Issuing Shares to Pay Dividends:	Undistributed after-tax profits as of December 31, 2025, based on the audited financial statements for 2025 of the Company in accordance with legal regulations.

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<p><b>15. Exercise Ratio for issuance of shares to pay dividends:</b></p>	<p>Exercise Ratio: 10:1 (<i>equivalent to 10.00%</i>)</p> <p>On the date of finalizing the shareholder list to exercise the right to receive shares issued to pay dividends, shareholders owning 10 shares will receive 1 additional issued share.</p> <p>Rounding method, odd share handling: Shares issued to pay dividends will be rounded down to the nearest whole number. Any fractional shares (<i>if any</i>) will be canceled.</p> <p><i>Example: Shareholder A owns 101 shares on the date of finalizing the shareholder list to exercise the right to receive additional issued shares to pay dividends. At the ratio of 10:1 (equivalent to 10%), shareholder A receives 10.10 additional issued shares (101 * 10.00%). According to the odd share handling principle mentioned above, shareholder A receives 10 additional issued shares, and the fractional 0.10 share will be canceled.</i></p> <p>In the event of a discrepancy between the expected number of shares issued to pay dividends (<i>16,252,808 shares</i>) and the actual number of shares issued to shareholders according to the rounding method and odd share handling mentioned above, this discrepancy will be canceled.</p> <p>The right to receive shares issued to pay dividends is non-transferable.</p>
<p><b>16. Restrictions related to the transfer of shares:</b></p>	<p>Additional shares issued to pay dividends are common shares and are not subject to transfer restrictions.</p>
<p><b>17. Plan to Ensure Share Issuance Complies with Foreign Ownership Ratio Regulations</b></p>	<p>According to Official Letter No. 3723/UBCK-PTTT dated July 19, 2021, from the State Securities Commission, the maximum foreign ownership ratio at the Company is 50%.</p> <p>Under this issuance plan, the Company issues shares to pay dividends to existing shareholders at an exercise ratio of 10:1. Therefore, this issuance will not increase the foreign ownership ratio at the Company. Simultaneously, the Company ensures the legal rights of foreign shareholders (<i>if any</i>) in accordance with Clause 5, Article 139 of Decree No. 155/2020/NĐ-CP (<i>amended and supplemented at Point b, Clause 56, Article 1 of Decree No. 245/2025/NĐ-CP</i>) as well as other shareholders.</p> <p>The General Meeting of Shareholders authorizes the Board of Directors to approve a plan ensuring the issuance of shares complies with regulations on foreign ownership limits at the Company as prescribed.</p>
<p><b>18. Implementation timeline:</b></p>	<p>Expected in 2026. The specific timing shall be determined by the Board of Directors after the Company completes the registration procedures for issuance and the State Securities Commission of Vietnam issues a notification of receipt of all issuance report documents for the Company's dividend payment shares.</p>
<p><b>19. Issuance order:</b></p>	<p>The issuance of shares for the 2025 dividend payment as per this Proposal shall be conducted prior to the issuance of bonus shares under the Employee Stock Ownership Plan (ESOP) for 2026 (<i>The issuance of bonus shares under the Employee Stock Ownership Plan (ESOP) for 2026 is detailed in Proposal No. 11 dated 25/06/2026</i>).</p>

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<p><b>20. Increase in charter capital and amendment of the Company Charter regarding charter capital based on actual issuance results:</b></p>	<p>Upon completion of the share issuance, based on the actual issuance results, the General Meeting of Shareholders authorizes the Board of Directors to implement procedures to increase charter capital, amend the Company Charter, and adjust charter capital on the Enterprise Registration Certificate as prescribed.</p>
<p><b>21. Registration for depository and additional listing of shares:</b></p>	<p>All successfully issued shares shall be registered for additional depository at the Vietnam Securities Depository and Clearing Corporation and registered for additional listing at the Stock Exchange in accordance with current legal regulations.</p>

## B. AUTHORIZATION FOR IMPLEMENTATION

In addition to the matters specifically authorized to the Board of Directors as stated in the Issuance Plan, the General Meeting of Shareholders authorizes the Board of Directors to carry out tasks related to the issuance of shares to pay dividends, including but not limited to the following tasks:

- Implementation of the detailed issuance plan:
  - + Determine the appropriate timing to implement the issuance plan and carry out necessary procedures to issue shares in accordance with legal regulations, including the preparation, amendment, supplementation, and detailed explanation of the registration dossier for issuance to the State Securities Commission;
  - + Proactively develop a plan to ensure the foreign investor ownership ratio complies with legal regulations;
  - + Select an appropriate timing for the issuance of shares after receiving written notification from the State Securities Commission regarding the receipt of complete issuance report documents, ensuring that the issuance under the employee stock ownership plan is conducted after the issuance of shares for dividend payment;
  - + Determine the final registration date for shareholders to exercise their rights, and other timelines related to the issuance implementation, and carry out the procedures for finalizing the shareholder list in accordance with regulations;
  - + In addition to the above-authorized matters, during the implementation of the Issuance Plan, the Board of Directors is fully authorized to perform other tasks related to the share issuance as required by the State regulatory authorities and/or in accordance with actual circumstances to ensure the completion of the share issuance in compliance with legal regulations.
- Carry out the procedures for registration of depository and additional listing: Prepare the dossier and perform the necessary procedures and tasks to complete the registration of depository and additional listing for the total number of shares issued after the completion of the issuance.
- Decide and perform the procedures to change the contents of the enterprise registration (*including the registration of increased charter capital after the completion of the issuance*) and sign the necessary documents related to the adjustment of increased charter capital on the Company's Enterprise Registration Certificate with the competent State authority.
- Amend and supplement the charter capital level, the number of outstanding shares, and other related contents in the Company's Charter concerning the approved content mentioned above. In the event that additional contents in the Charter need to be amended or supplemented when implementing the Company's enterprise registration procedures with the competent authority, the General Meeting of Shareholders authorizes the Board of Directors to decide on the amendments and supplements.
- All other matters related to the Company's share issuance;

- During the implementation of the above-mentioned tasks, the General Meeting of Shareholders agrees to authorize the Board of Directors to delegate authority to the Chairman of the Board of Directors and/or the General Director to implement the necessary tasks and procedures to complete the share issuance in accordance with regulations.

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, June 25, 2026

ON BEHALF OF THE BOARD OF  
DIRECTORS

CHAIRMAN OF THE BOARD OF  
DIRECTORS



NGUYEN BA SANG



**PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS NO. 11*****Re: Plan for Issuance of Bonus Shares under the Employee Stock Ownership Plan (ESOP) for 2026******(Replacing Proposal No. 11 dated 08/06/2026)*****Pursuant to:**

- *Enterprise Law No. 59/2020/QH14 dated 17/06/2020 and its amending, supplementing, and guiding documents;*
- *Securities Law No. 54/2019/QH14 dated 26/11/2019 and its amending, supplementing, and guiding documents;*
- *Decree No. 155/2020/NĐ-CP dated 31/12/2020 of the Government detailing the implementation of certain articles of the Securities Law and its amending, supplementing, and guiding documents;*
- *Circular No. 118/2020/TT-BTC dated 31/12/2020 of the Ministry of Finance guiding certain contents on offering, issuing securities, public tender offers, share repurchases, public company registration, and public company status cancellation; Circular No. 19/2025/TT-BTC dated 05/05/2025 and Circular No. 115/2025/TT-BTC dated 15/12/2025 of the Ministry of Finance amending, supplementing certain articles of Circular No. 118/2020/TT-BTC dated 31/12/2020;*
- *The Charter of An Gia Real Estate Investment and Development Corporation approved by the General Meeting of Shareholders on 16/05/2025 and amended, supplemented in accordance with legal regulations;*
- *The internal corporate governance regulations approved by the General Meeting of Shareholders on 16/05/2025 and amended, supplemented in accordance with legal regulations.*

In order to enhance the financial capacity of the Company as well as acknowledge the contributions of key personnel who have accompanied and contributed to the Company's development in the past period, the Board of Directors ("BOD") respectfully submits to the General Meeting of Shareholders ("GMS") for approval of the contents related to the Plan for Issuance of Bonus Shares under the Employee Stock Ownership Plan ("ESOP") for 2026 with the following contents:

**I. Purpose of issuance:**

Acknowledge the contributions and create long-term commitment with the Company's key personnel during the past operational period.

**II. Plan for issuance under the Employee Stock Ownership Plan:**

1. **Issuing organization:** An Gia Real Estate Investment and Development Corporation
2. **Name of shares:** Shares of An Gia Real Estate Investment and Development Corporation
3. **Stock code:** AGG
4. **Type of shares issued:** Common Shares
5. **Par value of shares:** 10,000 VND/share
6. **Current charter capital:** 1,625,280,810,000 VND
7. **Number of shares issued:** 162,528,081 shares

8. **Number of shares outstanding:** 162,528,081 shares
9. **Expected number of shares to be issued:** 2,600,000 shares
10. **Issuance ratio** (*expected number of shares to be issued / number of outstanding shares*): 1.60% number of outstanding shares of the Company.
11. **Total par value of issuance:** VND 26,000,000,000.
12. **Expected number of shares after issuance** (*including the issuance of shares for the 2025 dividend payment and the issuance of bonus shares under the 2026 ESOP Program*): 181,380,889 shares.
13. **Expected charter capital after issuance** (*including the issuance of shares for the 2025 dividend payment and the issuance of bonus shares under the 2026 ESOP Program*): VND 1,813,808,890,000.
14. **Issuance price:** VND 10,000 per share, utilized from undistributed after-tax profits as of December 31, 2025, based on the Company's audited financial statements for 2025.
15. **Issuance method:** Issuance of bonus shares under the employee stock ownership plan.
16. **Source of issuance funds:** Undistributed after-tax profits as of December 31, 2025, based on the Company's audited financial statements for 2025 in accordance with legal regulations.

**17. Issuance subjects:**

**17.1. Employee eligibility criteria for program participation:**

Eligibility criteria for employees participating in the 2026 ESOP Program:

- Senior management personnel holding positions at the Company such as: Director of Finance and Accounting, Project Director, Director of Project Legal Affairs, Design Director, Deputy Director of Accounting, Deputy Director of Design Management, Deputy Director of Project Procurement;
- Having outstanding and positive contributions to **The Gio Project** – the Company's key project in 2025;
- Having been employed and associated with the Company for at least one year as of May 31, 2026;
- Achieving a work performance evaluation (KPI) in 2025 of over 75% according to the Company's internal assessment.

**17.2. Specific issuance subjects:**

The issuance subjects include 07 key personnel (hereinafter referred to as “*ESOP Members*”) as follows:

No.	Full Name	Position at the Company	Estimated Number of Shares to be Issued (*)
1	Huynh Thi Kim Anh	Director of Finance and Accounting Division	1,180,358
2	Pham Thi Tra My	Deputy Director of Accounting	100,000
3	Tran Do Minh Tan	Project Director	969,642
4	Nguyen Tran Dung	Director of Project Legal Affairs	100,000
5	Nguyen Vu Quang Vinh	Deputy Director of Design Management	50,000
6	Le Thi Thuan	Deputy Director of Project Procurement	100,000
7	Pham Viet Bach	Director of Design	100,000
	<b>Total</b>		<b>2,600,000</b>

*(\*) The number of shares expected to be issued as a bonus for each Employee is determined according to the principles outlined in section 18 of this Proposal, with detailed information in the Appendix - List of Participants in the 2026 ESOP Program)*

As of the date of share issuance under the employee program, employees shall not be eligible to participate in the issuance if they fall into one of the following cases:

- The Company has received a written notice regarding the resignation/termination of the Employee as of the date the Company determines to issue bonus shares to the Employee;
- The Company has decided to terminate the employment contract with the Employee as of the date the Company determines to issue bonus shares to the Employee.

In the event that any employee is not eligible to participate in the aforementioned issuance, the number of shares anticipated for issuance to such employee shall be canceled and not issued. The Company shall issue bonus shares to the remaining Employees on the list according to the exact number of shares anticipated for issuance to these Employees. Simultaneously, the Company shall adjust the total number of shares issued to match the actual number of shares issued.

## **18. Principles for determining the number of shares distributed to each ESOP Member:**

### **18.1. Principles (Formula) for determining the number of shares distributed to each ESOP Member**

The determination of the number of shares distributed to each eligible individual shall be based on the following principles (or formula):

- Determine the number of shares each ESOP Member is entitled to purchase according to the formula:

$$\begin{array}{l} \text{Number of} \\ \text{shares each} \\ \text{ESOP} \\ \text{Member is} \\ \text{awarded} \end{array} = \frac{\text{Total number of ESOP shares issued}}{\text{Total Points of ESOP Members}} \times \begin{array}{l} \text{Points of the} \\ \text{individual ESOP} \\ \text{Member} \end{array}$$

- Determine the Points of the ESOP Member using the formula:

$$\text{Points of ESOP Member } i = C_i^{CV} + C_i^{DA} + C_i^{TN} + C_i^{KPI}$$

*Where:*

*C<sup>CV</sup>: is the Criterion Points according to the position of ESOP Member i;*

*C<sup>DA</sup>: is the Criterion Points according to the level of contribution to the key project of ESOP Member i;*

*C<sup>TN</sup>: is the Criterion Points according to the seniority of ESOP Member i;*

*C<sup>KPI</sup>: is the Criterion Points according to the KPI of ESOP Member i.*

- The number of shares allocated to the ESOP Member according to the above calculation formula shall be rounded down to the nearest whole unit.

*Example: The total number of ESOP shares issued is 2,600,000 shares. The total Points of the ESOP Members is 1,456 points. The Points of the specific ESOP Member is 543 points. According to the calculation formula, the total number of shares the ESOP Member is awarded is 969,642 shares (Calculation: (2,600,000 shares/1,456 points)\*543 points = 969,642.857 shares, rounded down to the nearest whole unit is 969,642 shares).*

- In the event of fractional shares arising from rounding according to the above calculation formula and the difference between the total number of shares anticipated for issuance (2,600,000 shares) and the total number of shares awarded to ESOP Members according to the above calculation formula, these shares shall be allocated as a bonus to the ESOP Member with the highest point (Ms. Huynh Thi Kim Anh).

## 18.2. Criterion Points:

### a. Criterion Points according to position:

No.	Position Title	Points (Ci <sup>CV</sup> )
1	Director of Finance and Accounting Division	100
2	Project Director	97
3	Director of Project Legal Affairs, Design Director	15
4	Deputy Director of Accounting, Deputy Director of Design Management, Deputy Director of Project Procurement	5

### b. Criterion Points according to the level of contribution to the key project (The Gio Project):

No.	Contribution Level	Points (Ci <sup>DA</sup> )
1	Significant Contribution	450
2	Outstanding Contribution	335
3	Good Contribution	20
4	Basic Contribution	9

### c. Criterion Points according to seniority:

Seniority at An Gia Real Estate Investment and Development Corporation is calculated from the date of commencement (*date of joining*) at the Company to May 31, 2026, measured in years.

No.	Seniority Scoring (Ni)	Points (Ci <sup>TN</sup> )
1	$01 \leq Ni < 05$ (from 01 year to under 05 years)	4
2	$05 \leq Ni < 15$ (from 05 years to under 15 years)	11
3	$15 \leq Ni$ (from 15 years and above)	15

### d. Criterion Points according to KPI

No.	KPI Performance Evaluation (2025 Evaluation Points)	Points (Ci <sup>KPI</sup> )
1	$95\% < KPI$	100
2	$85\% < KPI \leq 95\%$	20
3	$75\% < KPI \leq 85\%$	10

19. **Transfer restrictions:** The shares issued as bonuses under the ESOP program shall be subject to a transfer restriction for one year from the date of the issuance's conclusion;

All additional shares issued by the Company as dividends in shares and/or bonus shares from equity capital/treasury shares (*if any*) that ESOP Members receive arising from the ESOP shares of 2026 shall be freely transferable.

20. **Expected issuance period:** Expected in 2026, with the specific issuance timing delegated to the Board of Directors to decide upon, following written notification from the State Securities Commission regarding the receipt of complete issuance report documents under the employee stock ownership plan.

21. **Issuance sequence:** The issuance of bonus shares under the employee stock ownership plan (ESOP) for 2026 as per this Proposal shall be conducted after the issuance of shares for the 2025 dividend payment (*The issuance of shares for the 2025 dividend payment is detailed in Proposal No. 10 dated 25/06/2026*).

22. **Share repurchase:** The General Meeting of Shareholders authorizes the Board of Directors to decide on cases of share repurchase (*and/or cases where the Company is not required to repurchase shares*), the share repurchase plan, the plan for selling the repurchased shares, and to implement the necessary procedures in accordance with the prevailing legal regulations at the time of execution.
23. **Plan to ensure compliance with foreign ownership ratio regulations:** Delegate and authorize the Board of Directors to approve a plan ensuring that the share issuance complies with foreign ownership ratio regulations.
24. **Increase in the Company's charter capital:** Increase the Company's charter capital corresponding to the total par value of the actual number of shares issued.
25. **Amendment to the Company Charter:** Amend the Charter regarding the new charter capital based on the total par value of the actual number of shares issued.
26. **Registration for additional depository and listing:** All shares issued under the employee stock ownership plan shall be registered additionally with the Vietnam Securities Depository and Clearing Corporation ("*VSDC*") and registered for additional listing on the Ho Chi Minh City Stock Exchange ("*HOSE*") after the issuance concludes in accordance with regulations.

### III. Authorization for execution:

The General Meeting of Shareholders delegates and authorizes the Board of Directors to carry out the related tasks to complete the aforementioned issuance plan, including:

- Implementing the issuance and distribution of shares according to the issuance plan;
- Deciding on the detailed contents of the issuance plan and/or amending, supplementing, or changing the issuance plan as necessary according to the Company's actual situation or as required by competent authorities to ensure the successful issuance and compliance with legal regulations;
- Select an appropriate timing for the issuance of shares after receiving written notification from the State Securities Commission regarding the receipt of all issuance report documents, ensuring that the share issuance under the employee stock ownership plan is conducted after the dividend payment share issuance;
- Approval of the Regulations on the issuance of shares under the employee stock ownership plan, the list of employees eligible to participate in the program, and the number of shares allocated to each participant based on the employee participation criteria approved by the General Meeting of Shareholders;
- Approval of the plan to ensure the share issuance complies with regulations on foreign ownership limits;
- Decision on the handling of odd shares and undistributed shares (*if any*);
- Decision to repurchase shares from ESOP members who resign during the period when ESOP shares are still subject to transfer restrictions;
- Decision on cases for share repurchase (*and/or cases where the Company is not required to repurchase shares*), the plan for share repurchase, the plan for selling the repurchased shares by the Company, and the implementation of necessary procedures in accordance with current legal regulations at the time of execution;
- Proceed with the procedures to amend and supplement the Company's Charter to record the increase in charter capital from the results of the share issuance under the employee stock ownership plan;
- Approval of the increase in charter capital and the implementation of necessary legal procedures to amend the Enterprise Registration Certificate corresponding to the total par value of shares actually issued after completing the share issuance;

- Carry out the procedures for additional registration of issued shares with the Vietnam Securities Depository and Clearing Corporation and additional listing registration with the Ho Chi Minh City Stock Exchange in accordance with legal regulations.

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, June 25, 2026

ON BEHALF OF THE BOARD OF  
DIRECTORS

CHAIRMAN OF THE BOARD OF  
DIRECTORS



NGUYEN BA SANG

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## APPENDIX. LIST OF PARTICIPANTS IN THE 2026 ESOP PROGRAM

(Attached to Proposal No. 11 dated 25/06/2026 regarding the Plan for Issuing Bonus Shares under the Employee stock ownership plan (ESOP) for 2026)

No.	Full Name	Position at the Company	Date of Employment	Seniority (years)	KPI 2025 (%)	Contribution Level to Key Projects	Criteria Points by Position	Criteria Points by Level of Contribution to Key Project	Criteria Points by Seniority	Criteria Points by KPI	Total Criteria Points	Number of Shares Issued Calculated by Formula	Allocation of Fractional Shares Arising from Rounding Down	Total Number of Shares to be Issued
							(C <sub>iCV</sub> )	(C <sub>iPA</sub> )	(C <sub>iTN</sub> )	(C <sub>iKPI</sub> )	(C <sub>iCV</sub> + C <sub>iPA</sub> + C <sub>iTN</sub> + C <sub>iKPI</sub> )	(A)	(B)	(A+B)
1	Huynh Thi Kim Anh	Director of Finance and Accounting Division	10/02/2020	6.3	98.8	Significant	100	450	11	100	661	1,180,357	1	1,180,358
2	Pham Thi Tra My	Deputy Director of Accounting Department	12/10/2015	10.6	93.0	Good	5	20	11	20	56	100,000		100,000
3	Tran Do Minh Tan	Project Director	26/09/2018	7.7	97.3	Outstanding	97	335	11	100	543	969,642		969,642
4	Nguyen Tran Dung	Director of Project Legal Department	17/10/2016	9.6	81.7	Good	15	20	11	10	56	100,000		100,000
5	Nguyen Vu Quang Vinh	Design Management Deputy Director	01/07/2024	1.9	80.8	Basic	5	9	4	10	28	50,000		50,000
6	Le Thi Thuan	Project Procurement Deputy Director	27/05/2021	5.0	89.0	Good	5	20	11	20	56	100,000		100,000

KQ/TA 9/11/2024/1611

No.	Full Name	Position at the Company	Date of Employment	Seniority (years)	KPI 2025 (%)	Contribution Level to Key Projects	Criteria Points by Position	Criteria Points by Level of Contribution to Key Project	Criteria Points by Seniority	Criteria Points by KPI	Total Criteria Points	Number of Shares Issued Calculated by Formula	Number of Fractional Shares Arising from Rounding Down	Total Number of Shares to be Issued	
7	Pham Viet Bach	Director of Design Department	05/09/2016	9.7	82.8	Good	(C <sup>CV</sup> )	(C <sup>DA</sup> )	(C <sup>TN</sup> )	(C <sup>KPI</sup> )	(C <sup>CV</sup> + C <sup>DA</sup> + C <sup>TN</sup> + C <sup>KPI</sup> )	(A)	(B)	(A+B)	
<b>Total</b>												1,456	2,599,999	1	2,600,000



**PROPOSAL TO THE GENERAL MEETING OF SHAREHOLDERS NO. 12*****Re: Election of Additional Members to the Board of Directors for the 2024–2029 Term*****Pursuant to:**

- Enterprise Law No. 59/2020/QH14 dated June 17, 2020, and its implementing guidelines;
- Securities Law No. 54/2019/QH14 dated November 26, 2019, and its implementing guidelines;
- Decree No. 155/2020/NĐ-CP dated December 31, 2020, of the Government detailing the implementation of certain provisions of the Securities Law;
- The Charter of An Gia Real Estate Investment and Development Corporation as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with the law;
- The internal regulations on corporate governance as approved by the General Meeting of Shareholders on May 16, 2025, and amended and supplemented in accordance with the law;
- Based on the applications for candidacy and nomination for the Board of Directors ("BOD")

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

1. Approval of the number of Board of Directors members for the 2024–2029 term: 4 members;
2. Approval of the election of 1 additional member to the Board of Directors for the 2024–2029 term;
3. List of candidates for independent members of the Board of Directors for the 2024–2029 term:

The Board of Directors respectfully submits to the General Meeting of Shareholders the list of candidates for independent members of the Board of Directors for the 2024–2029 term as follows:

The Board of Directors has pre-identified 1 candidate and introduces the candidate for the position of Board of Directors member as:

NO.	Full Name	Year of Birth	Nationality	Position of Candidacy
1	Vo Dang Hai	1991	Vietnam	Board of Directors Member

*Attached is the brief curriculum vitae of the candidate*

The Board of Directors respectfully submits to the General Meeting of Shareholders./.

Ho Chi Minh City, June 25, 2026

ON BEHALF OF THE BOD

CHAIRMAN OF THE BOD



NGUYEN BA SANG

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NOMINATION LETTER

CANDIDATE FOR THE BOARD OF DIRECTORS TERM 2024 - 2029

To: The Board of Directors of An Gia Real Estate Investment and Development Joint Stock Company

We are a group of shareholders of An Gia Real Estate Investment and Development Joint Stock Company (AGG) (the "Company") who jointly hold **16,824,475 shares**, representing **10.35%** of the total voting shares of the Company, whose names are listed below:

LIST OF NOMINATING SHAREHOLDERS

No.	Shareholder	ID/Passport/BRC No.	Date of Issue	Place of Issue	Number of Shares	Percentage (%)
1	Nguyen Thi Nho	089169013333	09/07/2022	Police Dept. for Administrative Management of Social Order	5,282,825	3.25%
2	Vo Van Sang	052058006774	09/05/2021	Police Dept. for Administrative Management of Social Order	1,788,025	1.10%
3	Nguyen Van Trung	089074015309	07/07/2022	Police Dept. for Administrative	5,509,800	3.39%

No.	Shareholder	ID/Passport/BRC No.	Date of Issue	Place of Issue	Number of Shares	Percentage (%)
4	Nguyen Thi Phuong	089182001343	30/03/2021	Police Dept. for Administrative Management of Social Order	4,243,825	2.61%
<b>TOTAL</b>					<b>16,824,475</b>	<b>10.35%</b>

In accordance with the Charter of An Gia Real Estate Investment and Development Joint Stock Company and statutory laws, we hereby nominate the following individual as a candidate for the Board of Directors:

#### NOMINATED CANDIDATE DETAILS

No.	Full Name of Candidate	ID/Passport No.	Date of Issue	Place of Issue	Academic Level	Number of Shares
1	Vo Dang Hai	052091020929	08/12/2025	Ministry of Public Security	Bachelor / Master	0 (0%)

We guarantee and bear full responsibility for the accuracy and truthfulness of this document and the attached profile. We further commit to fully comply with the provisions of the Law and the Company's Charter regarding the nomination of candidates for the Board of Directors for the 2024 – 2029 term.

Thank you respectfully.

#### CONFIRMATION BY SHAREHOLDER GROUP

No.	Shareholder Name	Signature of Shareholders
1	Nguyen Thi Nho	
2	Vo Van Sang	
3	Nguyen Van Trung	
4	Nguyen Thi Phuong	



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**CURRICULUM VITAE**

**(For Candidate Nominating to the Board of Directors of An Gia Real Estate Investment and Development Joint Stock Company)**

- **Full Name:** VO DANG HAI
- **Gender:** Male
- **Date of Birth:** August 27, 1991
- **Place of Birth:** Binh Dinh Province
- **Citizen Identity Card (CIC) No.:** 052091020929 | **Date of Issue:** December 08, 2025 | **Place of Issue:** Ministry of Public Security
- **Nationality:** Vietnamese
- **Ethnic Group:** Kinh
- **Permanent Address:** 93 Street 84, Park Riverside Residential Area, Long Truong Ward, Ho Chi Minh City
- **Contact Number:** 0934310050
- **Professional Qualification:** Master's Degree

**Current positions held at organizations/enterprises:**

1. Director – Legal Representative at Dien Phuc Khang Real Estate Joint Stock Company.
2. Director – Legal Representative at Minh Khang Real Estate Company Limited.
3. Director – Legal Representative at An Viet Land Housing Business Company Limited.
4. Director – Legal Representative at Sunbay Resort Company Limited.

**Positions currently held at other organizations:** None.

**WORK HISTORY & PROFESSIONAL EXPERIENCE**

Period	Employment History, Profession, and Positions Held (Duties & Location)	Remarks
2013 - 2016	Auditor at Thanh Thanh Cong Joint Stock Company (TTC)	
2016 - 2020	Chief Accountant at Thanh Thanh Cong Joint Stock Company (TTC)	
2020 - Present	Director at Dien Phuc Khang Real Estate Joint Stock Company	

**Number of Shares Held:**

- **Personal Ownership:** 0 shares, accounting for 0% of the charter capital.
- **Representative Ownership:** Representing a shareholder group holding 16,819,830 shares, accounting for 10.35% of the total voting shares of the Company.

**Other Commitments (if any):**

- **Related interests to the public company/public fund:** None.
- **Conflicts of interest with the public company/public fund:** None.

I hereby declare that the above statements are true and accurate to the best of my knowledge. I shall bear full responsibility before the law for any misrepresentation.

I pledge to fulfill my duties with honesty and integrity if elected as a member of the Board of Directors.

*Ho Chi Minh City, June 15, 2026*

**Declarant**

*(Signed and Stated Full Name)*

**VO DANG HAI**



*Vo Dang Hai*

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COMMITMENT LETTER

(For Candidate Nominating to the Board of Directors)

To: An Gia Real Estate Investment and Development Joint Stock Company

- **Full Name:** VO DANG HAI
- **Gender:** Male
- **Date of Birth:** August 27, 1991
- **Citizen Identity Card (CIC) No.:** 052091020929 | **Date of Issue:** December 08, 2025 | **Place of Issue:** Ministry of Public Security
- **Permanent Address:** 93 Street 84, Park Riverside Residential Area, Long Truong Ward, Ho Chi Minh City
- **Contact Number:** 0934310050

Being nominated by a shareholder group holding **16,824,475 shares**, which accounts for **10.35%** of the total voting shares of An Gia Real Estate Investment and Development Joint Stock Company.

**Commitment Content:** I am nominated for the position of Member of the Board of Directors ("BOD") of An Gia Real Estate Investment and Development Joint Stock Company.

I hereby commit to the following:

1. All information provided in the nomination profile is truthful, accurate, and correct.
2. In the event that I am elected to the BOD, I will perform my duties honestly, prudently, and in the best interests of the Company.
3. Fully comply with legal regulations, the Company's Charter, and relevant internal regulations.

*Ho Chi Minh City, June 15, 2026*

**The Undertaker** (Signed and Stated Full Name) **VO DANG HAI**



*Ho Chi Minh City, June 08, 2026***NOTICE**

*Regarding the Nomination and Candidacy for Members of the Board of Directors of  
An Gia Real Estate Investment and Development Corporation, for the 2024–2029 Term*

**To: Esteemed Shareholders of An Gia Real Estate Investment and Development Corporation**

- Pursuant to Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 16, 2020, and its amendments, supplements, and detailed implementing guidelines;
- Pursuant to Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, and its amendments, supplements, and detailed implementing guidelines;
- Pursuant to Decree No. 155/2020/ND-CP dated December 31, 2020, providing detailed regulations for the implementation of certain provisions of the Securities Law, and its amendments, supplements, and detailed implementing guidelines;
- Pursuant to the Company Charter, Internal Regulations on Corporate Governance, and the Operational Regulations of the Board of Directors of An Gia Real Estate Investment and Development Corporation (“Company”).

The Board of Directors of the Company hereby respectfully informs the esteemed shareholders of the nomination and candidacy for membership of the Board of Directors (“BOD”) of the Company, to elect an additional member to the BOD for the 2024–2029 term, at the 2026 Annual General Meeting of Shareholders as follows:

**I. Number of members to be elected:** 01 BOD member.

**II. Right to nominate and stand for election to the BOD:**

- Shareholders owning or representing ownership of 10% or more of the total common shares are entitled to nominate and/or stand for election to the BOD.
- Shareholders or groups of shareholders owning less than 10% of the shares may aggregate their shares to meet the eligibility criteria for nomination and candidacy for the BOD.
- In the event that the number of BOD candidates through nomination and candidacy is still insufficient, the incumbent BOD may nominate additional candidates or organize additional nominations in accordance with the Company's Corporate Governance Regulations. The procedure for the incumbent Board of Directors to introduce BOD candidates must be clearly disclosed and approved by the General Meeting of Shareholders before proceeding with nominations in accordance with the law.

**III. Standards for BOD Members:**

The standards for BOD members must comply with the provisions of Article 155 of the Enterprise Law, the Company Charter, and the Internal Regulations on corporate governance, specifically as follows:

- Not subject to the provisions of Clause 2, Article 17 of the Enterprise Law;
- Possess professional qualifications and experience in business management or in the business field, industry, or profession of the Company;
- Members of the Board of Directors are not required to be shareholders of the Company and/or reside in Vietnam. Members of the Board of Directors may not simultaneously serve as members of the Board of Directors of more than five (5) other companies.



- Additionally, BOD members should possess the following qualities:
  - o Possesses leadership qualities, integrity, responsibility, maturity, and ethics; earns the trust of shareholders, other members of the Board of Directors, management personnel, and employees of the Company;
  - o Has the ability to balance the interests of all stakeholders and make reasonable decisions;
  - o Possesses the necessary professional experience and educational qualifications to operate effectively;
  - o Exhibits good communication skills.
- For independent members of the Board of Directors: In addition to the above standards, independent members must meet the following mandatory requirements:
  - o Is not a person who directly or indirectly owns at least 1% of the total voting shares of the Company;
  - o Is not a person receiving salary or remuneration from the Company, except for allowances that members of the Board of Directors are entitled to under regulations;
  - o Is not a person whose spouse, biological or adoptive parents, biological or adoptive children, biological siblings are major shareholders of the Company; is a manager of the Company or its subsidiaries;
  - o Is not a person currently working for the Company or its subsidiaries; is not a person who has worked for the Company or its subsidiaries for at least the past three consecutive years;
  - o Is not a person who has been a member of the Board of Directors of the Company for at least the past five consecutive years, except in cases of continuous appointment for two terms.

**IV. Application dossier for candidacy or nomination to the Board of Directors:**

The dossier includes:

1. Nomination or candidacy application for the Board of Directors *(as per the attached form)*;
2. List of shareholders nominating or endorsing candidates for the Board of Directors, if the candidate is nominated by a group of shareholders *(as per the attached form)*;
3. Curriculum vitae self-declared by the candidate *(as per the attached form)*;
4. Notarized copies: ID card/Citizen ID/Passport, certificates of educational and professional qualifications of the candidate.

**V. Time and place for submission of candidacy, nomination dossiers for the Board of Directors:**

Eligible Shareholders/Shareholder Groups wishing to participate in the candidacy/nomination for the Board of Directors for the 2024–2029 term are requested to send their dossiers (original copies) to the following address no later than **5:00 PM on June 22, 2026**:

*Office of the Board of Directors - An Gia Real Estate Investment and Development Corporation*

*(Recipient: Mr. Tran Dang Khoa – Secretary of the Board of Directors)*

*An Gia Tower, 60 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City.*

*Email: [ir@angia.com.vn](mailto:ir@angia.com.vn)*

After June 22, 2026, if the number of Board of Directors candidates through candidacy and nomination is still insufficient or the candidates do not meet the standards and conditions as prescribed, the Board of Directors will nominate additional candidates or organize nominations in accordance with the Company Charter and Corporate Governance Regulations.

Based on the nomination/application dossiers for Board of Directors members, the Company's Board of Directors will compile and finalize a list of candidates who meet the eligibility criteria as prescribed for election at the 2026 Annual General Meeting of Shareholders.



Respectfully announced./.

**Recipients:**

- Shareholders,
- Members of the Board of Directors,
- Archived: Files.

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



NGUYEN BA SANG



## REGULATIONS

### SUPPLEMENTARY ELECTION OF MEMBERS TO THE BOARD OF DIRECTORS FOR THE 2024-2029 TERM

- Pursuant to Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 16, 2020, and its amendments, supplements, and detailed implementing guidelines;
- Pursuant to Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, and its amendments, supplements, and detailed implementing guidelines;
- Pursuant to Decree 155/2020/ND-CP dated December 31, 2020, providing detailed regulations for the implementation of certain provisions of the Securities Law, and its amendments, supplements, and detailed implementing guidelines;
- Pursuant to the Company Charter, Internal Regulations on Corporate Governance, and the Operational Regulations of the Board of Directors of An Gia Real Estate Investment and Development Corporation ("**Company**")

The General Meeting of Shareholders ("**GMS**") of An Gia Real Estate Investment and Development Corporation ("**Company**") stipulates the Regulations on the Election of Members to the Board of Directors ("**BOD**") for the 2024-2029 term, as follows:

#### ARTICLE 1. PRINCIPLES OF ELECTION

- 1.1. Elections shall be conducted in accordance with the law, the Company Charter, and these Regulations.
- 1.2. Elections shall ensure transparency, democracy, and the legitimate rights of all shareholders.
- 1.3. Elections shall be conducted by secret ballot and based on the cumulative voting principle.

#### ARTICLE 2. ELIGIBLE VOTERS

Shareholders or authorized representatives of shareholders holding voting shares of the Company as per the shareholder list finalized on June 01, 2026.

#### ARTICLE 3. NUMBER AND CRITERIA FOR SUPPLEMENTARY ELECTION OF INDEPENDENT BOD MEMBERS

- 3.1 Number of independent BOD members to be elected: The General Meeting of Shareholders shall elect an additional **01 (one)** independent BOD member.
- 3.2 An individual may only be elected as an independent BOD member of the Company for no more than two (02) consecutive terms.
- 3.3 Term for Independent BOD Member: **five (05) years**, from 2024-2029.
- 3.4 The criteria for independent BOD members must comply with the provisions of Article 155 of the Enterprise Law, the Company Charter, and the internal regulations on corporate governance, specifically as follows:
  - Not subject to the provisions of Clause 2, Article 17 of the Enterprise Law



- Possess professional qualifications and experience in business management or in the Company's field, industry, or business sector;
- Members of the Board of Directors are not required to be Shareholders of the Company and/or reside in Vietnam. Members of the Board of Directors shall not concurrently serve as members of the Board of Directors of more than five (5) other Companies. Additionally, members of the Board of Directors must possess the following qualities:
  - ✓ Leadership qualities, integrity, responsibility, maturity, and ethics; they must earn the trust of shareholders, other members of the Board of Directors, management, and employees of the Company;
  - ✓ The ability to balance the interests of all stakeholders and make reasonable decisions;
  - ✓ Necessary professional experience and educational qualifications to operate effectively;
  - ✓ Good communication skills.
- For independent members of the Board of Directors: In addition to the above standards, independent members of the Board of Directors must meet the following mandatory requirements:
  - ✓ Not directly or indirectly owning at least 1% of the total voting shares of the Company;
  - ✓ Not receiving salaries or remuneration from the Company, except for allowances that members of the Board of Directors are entitled to as per regulations;
  - ✓ Not having a spouse, biological father, adoptive father, biological mother, adoptive mother, biological child, adopted child, biological brother, biological sister, or biological sibling who is a major shareholder of the Company; or a manager of the Company or its subsidiaries;
  - ✓ Not working for the Company or its subsidiaries; not having worked for the Company or its subsidiaries for at least the past three (3) consecutive years;
  - ✓ Not having served as a member of the Board of Directors of the Company for at least the past five (5) consecutive years, except in cases of continuous appointment for two (2) terms.

#### **ARTICLE 4. NOMINATION AND CANDIDACY FOR THE BOARD OF DIRECTORS**

- 4.1 Shareholders or groups of shareholders holding 10% or more of the total common shares have the right to nominate individuals to the Board of Directors.
- 4.2 Shareholders or groups of shareholders holding less than 10% of the shares may combine their shares to qualify for candidacy, nomination of members to the Board of Directors.
- 4.3 In cases where the number of candidates for the Board of Directors through nomination and candidacy is still insufficient, the incumbent Board of Directors may nominate additional candidates or organize nominations according to the provisions of the Corporate Governance Regulations. The procedure for the incumbent Board of Directors to introduce candidates for the Board of Directors must be clearly disclosed and approved by the General Meeting of Shareholders before proceeding with nominations in accordance with legal regulations.

#### **ARTICLE 5. ELECTION BALLOT AND VOTING INSTRUCTIONS**

- 5.1. List of candidates for the Board of Directors: Full names must be recorded on the ballot.
- 5.2. Ballot and voting procedure:
  - The ballot is printed in a standardized format and bears the Company's seal.



- During shareholder registration, the Shareholder/Delegate Eligibility Verification Committee will issue each shareholder or duly authorized representative one (1) Board of Directors ballot, indicating the number of voting shares and the total number of votes.

- In case of an error, shareholders may request the organizing committee to exchange the ballot for a new one to re-record (exchange is only allowed if the ballot has not yet been cast into the ballot box).

- Procedure for completing the Election Ballot:

- Delegates shall elect the maximum number of candidates equal to the number of members to be elected;
- If all votes are concentrated on one candidate or evenly distributed among candidates, delegates shall mark the box "Evenly Distributed Voting" for the corresponding candidates.
- If the votes are not evenly distributed among candidates, delegates shall specify the number of votes in the box "Number of Votes" for the corresponding candidates.

**Note:** In the event that a delegate marks both the box "Evenly Distributed Voting" and specifies the number in the "Number of Votes" box, the result shall be based on the number in the "Number of Votes" box.

- The voting ballots shall be placed in a sealed ballot box before the vote counting is conducted.

- A valid voting ballot is one that follows the pre-printed template issued by the organizing committee, bears the Company's red seal, and contains no erasures, alterations, or additional content beyond what is prescribed for the voting ballot.

- After the voting concludes, the vote counting shall be conducted under the supervision of the Vote Counting Committee and shareholder representatives (if necessary).

- The Vote Counting Committee is responsible for preparing the Vote Counting Record, announcing the results, and resolving any inquiries or complaints from shareholders (if any) together with the Chairing Board.

- After counting, the voting ballots shall be stored according to regulations and opened upon request by the Company's General Meeting of Shareholders.

### 5.3. Cases of invalid voting ballots:

- Voting ballots not issued by the organizing committee, not following the prescribed template, or lacking the Company's seal.

- Voting ballots that include individuals not on the list of candidates approved by the General Meeting of Shareholders.

- Voting ballots where the total votes cast for candidates exceed the "Total Number of Votes" pre-recorded on the ballot.

- Ballots that do not vote for any candidate or lack the signature and full name of the Shareholder or Authorized Representative on the Voting Ballot.

- Voting ballots that have been erased, altered, or contain additional symbols or information.

- Voting ballots submitted to the Vote Counting Committee after the voting concludes and the ballot box has been sealed.

- Invalid voting ballots shall not be counted in the election results.

## ARTICLE 6. VOTING METHOD

The election of Board of Directors members shall be conducted by cumulative voting, whereby each Shareholder has a total number of votes corresponding to the total number of shares owned multiplied by the number of members to be elected to the Board of Directors.

After the deadline for Shareholders to submit their voting ballots to the Company, the Board of Directors shall organize the vote counting. Example:

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The General Meeting of Shareholders approves the election of 5 members to the Board of Directors from among 6 candidates (A, B, C, D, E, F).

Shareholder X owns 100 shares with voting rights, thus Shareholder X has a total of  $100 \times 5 = 500$  votes.

In this case, Shareholder X has the right to:

- + Allocate all 500 votes to candidate A.
- + Distribute an equal number of votes to candidates A, B, C, D, and E (each receiving 100 votes).
- + Distribute votes to the 5 candidates in varying proportions (A: 200 votes, B: 100 votes, C: 50 votes, D: 100 votes, E: 50 votes).
- + Distribute 500 votes among candidates A, B, and C (A: 200 votes; B: 200 votes, C: 100 votes).

Note: The total number of votes in the Total box must equal the Total Number of Votes.

#### **ARTICLE 7. VOTE COUNTING COMMITTEE AND PRINCIPLES OF VOTING AND VOTE COUNTING**

7.1 The Board of Directors appoints the Vote Counting Committee and organizes the vote counting under the supervision of Shareholders who do not hold managerial positions in the Company according to the following provisions:

- Verify the validity of the Opinion Collection Ballots;
- Sequentially check each Opinion Collection Ballot and record the vote counting results;
- Calculate and exclude the number of shares without voting rights held by Shareholders without voting rights (if any);
- The answered Opinion Collection Ballots must be stored at the Company's headquarters.

7.2 The Vote Counting Committee is responsible for preparing the Vote Counting Record to compile the election results.

#### **ARTICLE 8. PRINCIPLES FOR DETERMINING ELECTED CANDIDATES**

8.1 The elected independent member of the Board of Directors is determined based on the number of votes counted from highest to lowest, starting with the candidate receiving the highest number of votes until the required number of Board of Directors members is met.

8.2 In the event that two or more candidates receive the same number of votes for the independent member of the Board of Directors, a re-election will be conducted among the candidates with equal votes according to the principle of selecting the candidate with the higher number of votes after the re-election.

8.3 If the first election does not meet the required number of members, elections will be conducted until the required number of members is elected.

#### **ARTICLE 9. APPLICATION DOCUMENTS FOR CANDIDACY/NOMINATION TO THE BOARD OF DIRECTORS**

- The application documents include:

1. Application for nomination/candidacy to the Board of Directors (as per the attached form);
2. List of shareholders nominating, candidating members to the Board of Directors, if the candidate is nominated by a group of shareholders (as per the attached file);
3. Curriculum vitae self-declared by the candidate (as per the attached form);
4. Notarized copies: ID card/Citizen ID/Passport, degrees certifying educational and professional qualifications of the candidate.

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- The application should be sent to An Gia Real Estate Investment and Development Corporation before 5:00 PM, June 22, 2026, at the following address:

Office of An Gia Real Estate Investment and Development Corporation

Address: 60 Nguyen Dinh Chieu, Tan Dinh Ward, Ho Chi Minh City

Phone: 028 3930 3366

ON BEHALF OF THE GENERAL MEETING  
OF SHAREHOLDERS

CHAIRMAN OF THE BOARD OF  
DIRECTORS



NGUYEN BA SANG





**VOTING BALLOT DELEGATE**

**CODE: AGG - 00...**

**SAMPLE**

Full Name of Delegate: ...

Number of Shares Owned: ... shares

Number of Shares Authorized: ... shares

**Total Number of Shares Represented: ... shares**

*(Delegates mark the box of their chosen opinion for each Voting Item)*

CONTENT	Agree	Disagree	No Opinion
<b>Item 01:</b> Proposal for Approval of the Board of Directors' Report on Activities for 2025			
<b>Item 02:</b> Proposal for Approval of the Audit Committee's Report and the Report of the Independent Board Member in the Audit Committee			
<b>Item 03:</b> Proposal for Approval of the Business Results Report for 2025 and the Business Plan for 2026			
<b>Item 04:</b> Proposal for Approval of the Separate and Consolidated Financial Statements for 2025 Audited by Ernst & Young Vietnam Limited			
<b>Item 05:</b> Proposal for Approval of the Selection of the Auditing Firm for the 2026 Financial Statements			
<b>Item 06:</b> Proposal for Approval of the Board of Directors' Remuneration for 2026			
<b>Item 07:</b> Proposal for Approval of the Profit Distribution Plan			
<b>Item 08:</b> Proposal for Amendment of the Charter and Issuance of the New Charter			
<b>Item 09:</b> Proposal for Amendment of the Board of Directors' Operating Regulations and Issuance of the New Regulations			
<b>Item 10:</b> Proposal for the Plan to Issue Shares for Dividend Payment for 2025			
<b>Item 11:</b> Proposal for Approval of the Plan to Issue Shares under the Employee Stock Ownership Plan (ESOP) for 2026			
<b>Item 12:</b> Proposal for Approval of the Election of Additional Board Members for the 2024–2029 Term			

**Instructions:**

Shareholders mark (X) in 1 of the 3 boxes: **Agree/Disagree/No Opinion** for each voting item.

June 29, 2026

**DELEGATE**

*(Sign and Print Full Name)*

**NOMINATION FORM**  
**FOR CANDIDATE TO THE BOARD OF DIRECTORS**  
**OF AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT CORPORATION**  
**FOR THE 2024–2029 TERM**

**To:** The Board of Directors of An Gia Real Estate Investment and Development Corporation

I/We, being a shareholder/group of shareholders of An Gia Real Estate Investment and Development Corporation (AGG) (the "Company"), currently hold/jointly hold ..... shares, representing .....% of the total voting shares of the Company as at the record date of June 01, 2026, and whose name(s) appear(s) in the list below:

No.	Shareholder	ID Card/Citizen ID Card/Passport/Enterprise Registration Certificate No.			Number of Shares Owned	Signature
		No.	Date of Issue	Place of Issue		
1						

Pursuant to the Charter of An Gia Real Estate Investment and Development Corporation and applicable laws, I/we hereby stand for election/nominate the person named below as a candidate for membership of the Board of Directors:

No.	Full Name of Candidate	ID Card/Citizen ID Card/Passport/Enterprise Registration Certificate No.			Number of Shares Owned	Ownership Ratio
		No.	Date of Issue	Place of Issue		
1						

I/We undertake to be responsible for the accuracy and truthfulness of the contents of this document and the accompanying dossier, and undertake to fully comply with applicable laws and the Company Charter in relation to the candidacy/nomination of candidates for membership of the Company's Board of Directors for the 2024–2029 term.

*Yours sincerely!*

**SHAREHOLDER / REPRESENTATIVE OF  
THE SHAREHOLDER GROUP**  
*(Signature and full name)*



No.:.....

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

*Ho Chi Minh City, June 29, 2026*

## RESOLUTION

### 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT CORPORATION

- Pursuant to Enterprise Law No. 59/2020/QH14 dated June 17, 2020; Law No. 03/2022/QH15 dated January 11, 2022, and Law No. 76/2025/QH15 dated June 17, 2025, amending and supplementing the Enterprise Law;
- Pursuant to Securities Law No. 54/2019/QH14 dated November 26, 2019; Law No. 56/2024/QH15 dated November 29, 2024, amending and supplementing the Securities Law;
- Pursuant to Decree No. 155/2020/NĐ-CP dated December 31, 2020, detailing the implementation of certain articles of the Securities Law; Decree No. 245/2025/ND-CP dated September 11, 2025, amending and supplementing Decree 155/2020/ND-CP;
- Pursuant to the Charter of An Gia Real Estate Investment and Development Corporation;
- Pursuant to the Meeting Minutes of the 2026 Annual General Meeting of Shareholders of An Gia Real Estate Investment and Development Corporation dated June 29, 2026,

#### HEREBY RESOLVED:

**Article 1.** Approval of the entire content of the Report of the Board of Directors on activities in 2025.

**Article 2.** Approval of the Report of the Audit Committee and the Report of the Independent Member of the Board of Directors on the Audit Committee.

**Article 3.** Approval of the Business Results Report for 2025 and the Business Plan for 2026 with the following targets:

No.	Criteria	2026 Plan
1	Net revenue from sales and service provision (billion VND)	200
2	Profit after tax of the parent company (billion VND)	200

**Article 4.** Approval of the separate and consolidated Financial Statements for 2025 audited by Ernst & Young Vietnam Limited.

**Article 5.** Approval of the principles and proposal for selecting an independent auditing firm to audit the Financial Statements for 2026 of the Company, with the proposed list of auditing firms including:

1. Ernst & Young Vietnam Limited;
2. PricewaterhouseCoopers Vietnam Limited;
3. KPMG Limited;

4. Deloitte Vietnam Limited.

Authorization to the Board of Directors to select one of the above independent auditing firms to audit the Financial Statements for 2026 of the Company.

**Article 6. Approval of the remuneration for the Board of Directors for 2026 not exceeding VND 1,240,000,000 (One billion two hundred forty million dong).**

Authorization to the Board of Directors to allocate remuneration to the members according to regulations and budget.

**Article 7. Approval of the profit distribution plan according to Proposal No. 7 of the General Meeting of Shareholders.**

**Article 8. Approval of amendments to the Charter and issuance of the new Charter according to Proposal No. 8 of the General Meeting of Shareholders.**

Authorization to the Board of Directors of the Company to implement amendments and supplements to the Company Charter according to the contents approved by the General Meeting of Shareholders and authorization to the Legal Representative to sign and issue the Company Charter after completing amendments and supplements.

**Article 9. Approval of the amendment to the Regulations on the Operation of the Board of Directors and issuance of new Regulations pursuant to Proposal No. 9 of the General Meeting of Shareholders.**

Authorization for the Company's Board of Directors to implement amendments and supplements to the Regulations on the Operation of the Company's Board of Directors as approved by the General Meeting of Shareholders and to decide on the issuance of the Regulations on the Operation of the Company's Board of Directors upon completion of the amendments and supplements.

**Article 10. Approval of the plan to issue shares for the 2025 dividend payment pursuant to Proposal No. 10 of the General Meeting of Shareholders.**

**Article 11. Approval of the plan to issue shares under the Employee Stock Ownership Plan (ESOP) for 2026 pursuant to Proposal No. 11 of the General Meeting of Shareholders.**

**Article 12. Approval of the additional election of members to the Board of Directors for the 2024-2029 term pursuant to Proposal No. 12 of the General Meeting of Shareholders.**

1. Approval of the number of members of the Board of Directors for the 2024-2029 term: 4 members.
2. Approval of the successful candidate for the additional election of members to the Board of Directors for the 2024-2029 term: Mr./Ms. ...

**Article 13. Responsibility for disseminating, thoroughly understanding, and implementing this Resolution.**

The resolution shall take effect as of June 29, 2026. The Board of Directors is responsible for disclosing the Resolution on the Company's website in accordance with legal regulations.

The General Meeting unanimously assigns the Board of Directors and the Board of Management of the Company the responsibility to disseminate, thoroughly understand, implement, and monitor the implementation process in accordance with the spirit of this Resolution.

**ON BEHALF OF THE GENERAL  
MEETING OF SHAREHOLDERS  
CHAIRPERSON**

*Recipients:*

- As per Article 13;
- Stock Exchange: for reporting;
- Archived: Office, Secretariat.

**Nguyen Ba Sang**



CURRICULUM VITAE OF CANDIDATE FOR THE BOARD OF DIRECTORS AN GIA REAL ESTATE INVESTMENT AND DEVELOPMENT CORPORATION TERM 2024 – 2029

- 1. Full Name:
2. Gender:
3. Citizen Identity Card / Identity Card No.:
4. Date of Issue: Place of Issue:
5. Date of Birth:
6. Place of Birth:
7. Nationality:
8. Ethnicity: Place of Origin:
9. Permanent Address:
10. Contact Phone Number:
11. Educational Level:
12. Professional Qualification:
13. Work Experience (briefly state workplace, position, occupation):
14. Current Position:
15. Positions in Other Organizations:
16. Number of Shares Held:
17. Total Number of Shares Nominated by Shareholder:

I hereby certify that the above declarations are entirely truthful, and I shall bear legal responsibility for any inaccuracies.

....., date ... month ... year 2026
Declarant
(Signature and full name)



SOCIALIST REPUBLIC OF VIETNAM  
Independence – Freedom – Happiness

-----  
*Ho Chi Minh City, June ..., 2026*

**LIST OF CANDIDATES FOR SUPPLEMENTARY ELECTION  
OF MEMBERS OF THE BOARD OF DIRECTORS  
FOR THE 2024 - 2029 TERM**

**At the 2026 Annual General Meeting of Shareholders**

No.	Full Name	Date of Birth	Occupation (Title)	Address
1	Mr./Ms. ...	.../.../...	...	...

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

**Nguyen Ba Sang**



2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS  
 AN GIA REAL ESTATE INVESTMENT AND  
 DEVELOPMENT CORPORATION

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**VOTING BALLOT FOR MEMBERS OF THE BOARD OF DIRECTORS  
 TERM 2024 - 2029**

Delegate Code:

Delegate's Full Name:

Registration Number:

Date of Issue:

Number of Shares Represented <i>(Including owned shares and authorized shares)</i>	Number of Members of the Board of Directors to be Elected	Total Number of Votes
	01	

- Pursuant to the Election Regulations approved at the General Meeting;
- After reviewing the qualifications, competence, and ethics of the candidates for the Board of Directors, I agree to elect the following member to the Board of Directors of An Gia Real Estate Investment and Development Corporation:

*(Instructions: Delegates shall vote for the candidates using one of the following two methods as follows:*

*+ Method 1: Mark (X or ✓) the "Equal Vote Distribution" box for the corresponding candidates; or*

*+ Method 2: Clearly write the number of votes in the "Number of Votes" box for the corresponding candidates*

*In the event that the Delegate votes using both methods mentioned above, the election result according to Method ... will be prioritized)*

No.	List of Candidates	<u>Method 1:</u> Equal Vote Distribution <i>(Mark (X or ✓))</i>	<u>Method 2:</u> Number of Votes <i>(Specify for each candidate)</i>
01	Mr./Ms. ...	<input type="checkbox"/>	
02	Mr./Ms. ...	<input type="checkbox"/>	
<b>Total</b>			

*(Note: The total number of votes for the candidates must not exceed the total number of votes of the Delegate)*

June 29, 2026  
**DELEGATE**  
 (Signature and full name)



**2026 ANNUAL GENERAL MEETING OF  
SHAREHOLDERS  
AN GIA REAL ESTATE INVESTMENT  
AND DEVELOPMENT CORPORATION**

*June 29, 2026*

## **VOTING BALLOT**

NAME OF DELEGATE:

DELEGATE CODE:

NUMBER OF SHARES REPRESENTED:

*(Including owned shares and authorized shares)*