

JOINT STOCK COMPANY

BV LAND

No: 22../2025/CBTT - BVL

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Hanoi, April 25, 2025

**PUBLICATION OF INFORMATION ON ELECTRONIC INFORMATION PORTAL
OF THE STATE SECURITIES COMMISSION & HANOI STOCK EXCHANGE**

Dear :

- State Securities Commission
- Hanoi Stock Exchange

I. Company Information: BVLand Joint Stock Company

- Stock code: **BVL**
- Tax code: **0102983609**
- Head office: No. 92, Truc Khe Street, Lang Ha Ward, Dong Da District, Hanoi City, Vietnam.
- Phone: 024.355 60999 Website: <https://bvland.vn>
- Information Officer : **Mr. Ly Tuan Anh** - General Director
- Address: 24 Cong Gieng, Buoï Ward, Tay Ho District, Hanoi City, Vietnam.
- Phone: 024.355 60999
- Type of information published :
 - ☒ 24 hours
 - ☐ Other irregularities
 - ☐ On demand
 - ☐ Periodically

II. Information disclosure content:

Minutes of Meeting, Resolution of the 2025 Annual General Meeting of Shareholders, and the accompanying documents
(details in attached document).

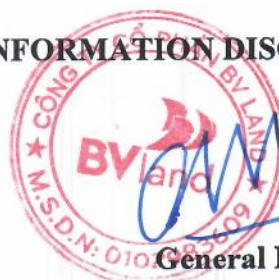
This information is published on the Company's website on 25.04./2025 at the link <https://bvland.vn/en/danh-muc-quan-he-co-dong>

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

Recipient:

- As Dear;
- Save D.Board of Directors.

INFORMATION DISCLOSURE PERSON



**General Director
Ly Tuan Anh**

No: 01/2025/NQ/ĐHĐCĐ-BVL

Date : 25/04/2025

RESOLUTION
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025
BV LAND JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises 2020 and implementing documents;
- Pursuant to the Charter of BV Land Joint Stock Company;
- Pursuant to the Minutes of the General Meeting of Shareholders No. 01/2025/BBH/ĐHĐCĐ-BVL dated April 25, 2025 of BV Land Joint Stock Company;
- To deploy, carry out work.

RESOLUTION:

Article 1. Approve the following contents:

1. **Contents 1.** Approval of the Report on 2024 production and business results and 2025 strategy. Details are in the attached Report. Including some key indicators as follows:

❖ **Production and business result 2024**

(Unit: VND)

No.	Indicator	SFS	CFS
1	Sales and service revenue	141,104,269,695	803,565,512,060
2	Profit before tax	78,967,112,223	29,437,008,015
3	Profit after corporate income tax	74,534,999,254	17,734,859,556

❖ **Production and business plan 2025**

(Unit: VND)

No.	Indicator	Separate plan	Consolidation plan
1	Sales and service revenue	627,485,132,593	1,663,397,562,523
2	Profit before tax	299,696,110,057	521,723,558,387
3	Profit after corporate income tax	250,939,514,772	408,663,610,639

2. **Content 2.** Approval of the Report of Board of Directors on 2024 performance results and 2025 plan. Details in the attached Report.
3. **Content 3.** Approval of the Report on performance results of the supervisory board in 2024. Details in the attached report
4. **Content 4.** Approval of the Report on the Audited Financial Statements for 2024 (Separate and Consolidated Financial Statements). Details in the attached report.
5. **Content 5.** Approval of the Proposal on the Settlement of salaries, remunerations and allowances of the Board of Directors and the Board of Supervisors 2024 and salary, remuneration and allowance plan for 2025. Details in the attached Proposal. Including some main contents as follows:
❖ Report on salary, remuneration and allowance settlement of Board of Directors & Board of Supervisors in 2024

No.	Category	Total salary, remuneration, allowances 2024 (VND)
1	Board of Directors	24,000,000
	Remuneration of the Chairman of the Board	0
	Remuneration of Board members (03 members)	0
	Allowances of independent board members	24,000,000
2	Board of Supervisory	24,000,000
	Salary and bonus of Head of Supervisory Board	0
	Board of Supervisors member remuneration (02 members)	24,000,000

❖ Salary, remuneration and allowance plan for the Board of Directors in 2025

No.	Category	Salary, remuneration (VND/person/month)	Total salary and remuneration in 2025 (VND)
	Board of Directors		24,000,000
1	Remuneration of the Chairman of the Board	0	0
2	Remuneration of Board members (03 members)	0	0
3	Allowance of independent member of the Board of Directors (01 member)	2,000,000	24,000,000

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the Report on the settlement of salaries, remuneration, and allowances for the Board of Directors and the Board of Supervisors in 2024 and the Plan for salaries, remuneration, and allowances in 2025. In which, the remuneration of the Board of Directors and the Board of Supervisors is provisionally paid quarterly and is settled at the end of the fiscal year.

6. **Content 6.** Approval of the Proposal on the profit distribution plan for 2024, handling the Development Investment Fund, and the profit distribution plan for 2025. Details in the attached Proposal. Including some main contents as follows:

❖ Plan for fund allocation and profit distribution in 2024

No.	Indicator	Amount (VND)
1	Profit after corporate income tax in 2024	74,534,999,254
2	Fund allocation	1,114,298,239
	Welfare fund (0.5% of profit after tax)	372,674,996
	Bonus fund (1% remaining profit after tax)	741,623,243
3	Undistributed profit after tax accumulated to the end of previous period	30,392,026,858
4	Dividends paid to shareholders in shares (rate of 8% of charter	66,230,640,000

capital at the time of issuance)

5	Total retained earnings for production and business	37,582,087,873
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❖ Reversal of the Balance of the Development Investment Fund to Undistributed After-Tax Profit and Cessation of Fund Allocation from 2025

❖ Plan for fund allocation and profit distribution in 2025

No.	Indicator	Amount (VND)
1	Profit after corporate income tax in 2025 (expected)	250,939,514,772
2	Fund allocation	1,503,629,573
	Welfare fund (0.5% of profit after tax)	501,879,030
	Bonus fund (1% of remaining profit after tax)	1,001,750,543
3	Undistributed profit after tax accumulated to the end of previous period	47,795,515,642
	- In which, the undistributed profit margin increased due to the expected return of the Development Investment Fund.	10,213,427,769
4	Dividends to shareholders (expected in shares or cash with a maximum rate of 20% of charter capital at the time of issuance)	178,822,728,000
5	Total retained earnings for production and business	118,408,672,841

❖ Implementing organization

The 2025 Annual General Meeting of Shareholders assigns the Board of Directors to take the lead and direct the Company's legal representative in formulating, approving, and implementing plans for fund allocations, reversals, and dividend payments to shareholders from after-tax profits.

The General Meeting of Shareholders grants full authorization to the Board of Directors to determine all matters related to the 2025 interim dividend payment, depending on the Company's business performance. This includes the decision on whether to proceed with an interim dividend payment, the dividend payout ratio (ensuring it does not exceed 20% of charter capital), the timing, payment method, and other relevant issues concerning interim dividends for shareholders.

7. **Content 7.** Approval of the Proposal on the selection of the 2025 financial statement audit firm. Details in the attached Proposal.
8. **Content 8.** Approval of the Proposal on the dismissal of Mr. Nguyen Vu Thien from the position of member of the Company's Board of Directors, dismissal of members of the Board of Supervisors, and election of members of the Board of Directors for the remaining term of 2023-2028. Details in the attached Proposal.
9. **Content 9.** Approval of Proposal on the changes to the organizational structure and amendments to the Company's Charter. Details in the attached Proposal. The main contents include:

❖ Dissolution of the Board of Supervisors from 25/04/2025

❖ Through the change of specific management structure as follows:

- The current management organizational structure model is:

- ✚ General meeting of shareholders
 - ✚ Board of Directors
 - ✚ Board of Supervisors
 - ✚ General Director
 - The adjusted organizational management structure model is:
 - ✚ General meeting of shareholders
 - ✚ Board of Directors
 - Audit Committee (under the Board of Directors)
 - ✚ General Director
 - ❖ **Amendments and supplements to the Company's Charter:**
Details are provided in the attached proposal.
 - ❖ **Implementation:**
 - The Board of Directors decides and carries out necessary procedures to establish the Audit Committee in accordance with the law and the Company's Charter, including but not limited to tasks such as developing and promulgating the Audit Committee's operating regulations, deciding on the organizational structure and personnel composition, appointing and dismissing members of the Audit Committee.
 - The legal representative of the Company organizes the signing and promulgation of the Charter according to the policy approved by the General Meeting of Shareholders.
- 10. Content 10.** Approval of Proposal on the plan to issue shares to pay dividends in 2024. Details in the attached Proposal. The main contents are as follows:
- Name of shares: BV Land Joint Stock Company shares
 - Type of shares: Ordinary shares
 - Par value: VND 10,000 per share
 - Total number of outstanding shares: 82,788,300 shares
 - Number of treasury shares: 0 shares
 - Dividend share issuance ratio: 8% of the total number of outstanding shares at the time of issuance, equivalent to a ratio of 100:8 (on the record date, each shareholder holding 01 share will receive 01 right, and every 100 rights will be entitled to 8 additional shares as dividend payment)
 - Expected number of shares to be issued for dividend payment: up to 6,623,064 shares
 - Total expected par value of the issuance: VND 66,230,640,000
 - Other details: provided in the attached Proposal
- ❖ **The AGM authorizes the Board of Directors to:**
 - Determine the specific issuance date and register the issuance with the State Securities Commission of Vietnam (SSC);
 - Decide on the detailed contents of the share issuance plan and implement all procedures and processes in accordance with the approved plan, including making amendments or supplements as requested by competent State authorities, for compliance with legal regulations, or as necessary based on the Company's actual circumstances to ensure the success of the issuance and protect the interests of the Company and its shareholders;

- Carry out procedures for the distribution of dividend shares, calculate and determine the exact number of shares to be issued based on the issuance ratio, apply rounding principles, handle fractional shares as approved by the AGM, and report the issuance result to the SSC;
- Amend relevant provisions on charter capital, shares, and stock in the Company's Charter after completion of the issuance, and implement procedures for business registration changes with the competent State authority to reflect the new charter capital;
- Complete necessary procedures for securities registration with the Vietnam Securities Depository (VSD) and register the shares for trading/listing on the Stock Exchange;
- Perform other delegated tasks as specified in the approved issuance plan;
- Decide on other related matters and carry out tasks that the Board of Directors, the Chairman of the Board, or the Executive Board deems necessary in connection with the issuance;
- The Board of Directors may authorize the Chairman of the Board or the Executive Board to carry out one or more of the tasks mentioned above.

11. Content 11: Approving the results of the election of Board members for the remaining term of 2023-2028, specifically as follows:

- Mrs. Vu Thi Ha, born on May 30, 1979, hold the position of member of the Board of Directors of the Company from 25/04/2025.

The list of members of the Company's Board of Directors for the 2023 - 2028 term after the change, includes 05 (five) members with the following names:

- + Mr. Nguyen Tan Thành - Chairman of the Board of Directors
- + Mr. Ly Tuan Anh - Member of Board of Directors
- + Mrs. Vu Thi Ha - Member of Board of Directors
- + Mrs. Khuong Hai Ninh – Member of Board of Directors
- + Mr. Pham Trong Binh - Independent Member of Board of Directors

Article 2. Terms of implementation:

The General Meeting of Shareholders unanimously assigned the Board of Directors of BV Land Joint Stock Company to direct the Board of Directors and specialized Departments to implement the Resolution of the General Meeting on the basis of compliance with the law and the Company's Charter.

This Resolution is made in 01 (one) original copy, consisting of 05 (five) pages at 11:00 a.m. on April 25, 2025, and the original copy is stored at BV Land Joint Stock Company./.

Recipient :

- *Members of BOD (for implementation);*
- *Executive Board (for implementation);*
- *Departments the Company (for implementation);*
- *Save: HR&A D./BOD Assistant Office;*
- *Attached: Reports, Proposals.*

ON BEHALF OF THE GENERAL MEETING OF
SHAREHOLDERS

CHAIRMAN OF THE BOARD OF
DIRECTORS


NGUYEN TAN THANH

No. 01/2025/BBH/ĐHĐCĐ-BVL

Date: 25/04/2025

BV LAND JOINT STOCK COMPANY
MINUTES OF THE 2025
ANNUAL GENERAL MEETING OF SHAREHOLDERS

I. GENERAL INFORMATION**1. Company Information**

- Company name: BV LAND Joint Stock Company
- Enterprise code: 0102983609
- Head Office Address: No. 92 Truc Khe Street, Lang Ha Ward, Dong Da District, Hanoi City, Vietnam
- Trading Office: Floor 4, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Trung Ward, Thanh Xuan District, Hanoi City

2. Meeting Time and Venue

- Time: 08:30 AM – 11:00 AM, April 25, 2025
- Venue: Floor 4, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Trung Ward, Thanh Xuan District, Hanoi

3. Participants

- Members of the Board of Directors (BOD);
- Members of the Supervisory Board (SB);
- Members of the Executive Board;
- Shareholders and authorized representatives of shareholders listed as of March 31, 2025, provided by the Vietnam Securities Depository.

II. MEETING COMMENCEMENT**1. Opening of the Meeting**

Mrs. Dinh Thi Hieu, on behalf of the Organizing Committee, carried out the opening procedures, including:

- Declaring the purpose of convening the General Meeting.
- Introducing the attending shareholders and guests.

2. Verification of Shareholder Eligibility

- Mrs. Nguyen Thi Mai Ngoan, representing the Shareholder Credentials Verification Committee, delivered the report on the eligibility of shareholders attending the Meeting, with the following details:

A total of 47 shareholders were present at the meeting, accounting for 18.36% of the total number of shareholders, representing 81,500,286 shares, equivalent to 98.44% of the total voting shares of the Company.

- After the opening of the AGM, an additional 01 shareholders joined the meeting. Accordingly, the total number of shareholders present at the meeting was 48 shareholders, accounting for 18.75% of the total number of shareholders, representing 81,500,296 shares,

equivalent to **98.44%** of the total voting shares of the Company.

- Pursuant to the 2020 Law on Enterprises and the Charter of BV LIFE Joint Stock Company, the 2025 Annual General Meeting of Shareholders met all legal and regulatory requirements to proceed.

3. Approval of the Meeting Agenda

- Mrs. Dinh Thi Hieu, on behalf of the Organizing Committee, announced the agenda and contents of the 2025 Annual General Meeting of Shareholders (AGM).
- The General Meeting approved the agenda of the 2025 AGM by a show of voting cards, with 100% of the voting shares represented at the meeting in favor.

4. Approval of the Meeting Rules and Regulations

- Mrs. Dinh Thi Hieu, on behalf of the Organizing Committee, introduced the “Working Regulations Annual General Meeting of Shareholders 2025 of Bv Life Joint Stock Company”
- The regulations were adopted by the AGM through a show of voting cards, with 100% of the voting shares represented at the meeting in favor.

5. Presidium of the AGM

The Organizing Committee introduced the Presidium to chair and facilitate the meeting, consisting of:

- Mr. Nguyen Tan Thanh – Chairman of the BOD : Chairman of the Meeting
- Mr. Ly Tuan Anh – General Director : Member

6. Secretary of the AGM

The Chairman of the Meeting introduced the Secretary of the Meeting:

- Mrs. Nguyen Thi Ngoc Lan

The appointment of the Secretariat was unanimously approved by the AGM through a show of voting cards, with 100% of the voting shares represented in favor.

7. Vote Counting Committee:

- Mrs. Nguyen Thi Mai Ngoan :Head of Committee
- Ms. Nguyen Thi Kim Cuc :Member
- Mr. Vu Tuan Hung :Member

The composition of the Vote Counting Committee was unanimously approved by the AGM through a show of voting cards, with 100% of the voting shares represented in favor.

III. MATTERS PRESENTED AT THE AGM

- Contents 1.** Approval of the Report on 2024 production and business results and 2025 strategy. Details are in the attached Report. Including some key indicators as follows:

❖ Production and business result 2024

(Unit: VND)

No.	Indicator	SFS	CFS
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No.	Category	Total salary, remuneration, allowances 2024 (VND)
1	Board of Directors	24,000,000
	Remuneration of the Chairman of the Board	0
	Remuneration of Board members (03 members)	0
	Allowances of independent board members	24,000,000
2	Board of Supervisory	24,000,000
	Salary and bonus of Head of Supervisory Board	0
	Board of Supervisors member remuneration (02 members)	24,000,000

❖ Salary, remuneration and allowance plan for the Board of Directors in 2025

No.	Category	Salary, remuneration (VND/person/month)	Total salary and remuneration in 2025 (VND)
	Board of Directors		24,000,000
1	Remuneration of the Chairman of the Board	0	0
2	Remuneration of Board members (03 members)	0	0
3	Allowance of independent member of the Board of Directors (01 member)	2,000,000	24,000,000

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the Report on the settlement of salaries, remuneration, and allowances for the Board of Directors and the Board of Supervisors in 2024 and the Plan for salaries, remuneration, and allowances in 2025. In which, the remuneration of the Board of Directors and the Board of

Supervisors is provisionally paid quarterly and is settled at the end of the fiscal year.

6. **Content 6.** Approval of the Proposal on the profit distribution plan for 2024, handling the Development Investment Fund, and the profit distribution plan for 2025. Details in the attached Proposal. Including some main contents as follows:

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❖ Plan for fund allocation and profit distribution in 2025

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	Bonus fund (1% of remaining profit after tax)	1,001,750,543
3	Undistributed profit after tax accumulated to the end of previous period	47,795,515,642
	- In which, the undistributed profit margin increased due to the expected return of the Development Investment Fund.	10,213,427,769
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5	Total retained earnings for production and business	118,408,672,841

❖ Implementing organization

The 2025 Annual General Meeting of Shareholders assigns the Board of Directors to take the lead and direct the Company's legal representative in formulating, approving, and implementing plans for fund allocations, reversals, and dividend payments to shareholders from after-tax profits.

The General Meeting of Shareholders grants full authorization to the Board of Directors to determine all matters related to the 2025 interim dividend payment, depending on the Company's business performance. This includes the decision on whether to proceed with an interim dividend

payment, the dividend payout ratio (ensuring it does not exceed 20% of charter capital), the timing, payment method, and other relevant issues concerning interim dividends for shareholders.

7. **Content 7.** Approval of the Proposal on the selection of the 2025 financial statement audit firm. Details in the attached Proposal.
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9. **Content 9.** Approval of Proposal on the changes to the organizational structure and amendments to the Company's Charter. Details in the attached Proposal. The main contents include:
 - ❖ **Dissolution of the Board of Supervisors from 25/04/2025**
 - ❖ **Through the change of specific management structure as follows:**
 - The current management organizational structure model is:
 - ✚ General meeting of shareholders
 - ✚ Board of Directors
 - ✚ Board of Supervisors
 - ✚ General Director
 - The adjusted organizational management structure model is:
 - ✚ General meeting of shareholders
 - ✚ Board of Directors
 - Audit Committee (under the Board of Directors)
 - ✚ General Director
 - ❖ **Amendments and supplements to the Company's Charter:**
Details are provided in the attached proposal.
 - ❖ **Implementation:**
 - The Board of Directors decides and carries out necessary procedures to establish the Audit Committee in accordance with the law and the Company's Charter, including but not limited to tasks such as developing and promulgating the Audit Committee's operating regulations, deciding on the organizational structure and personnel composition, appointing and dismissing members of the Audit Committee.
 - The legal representative of the Company organizes the signing and promulgation of the Charter according to the policy approved by the General Meeting of Shareholders.
10. **Content 10.** Approval of Proposal on the plan to issue shares to pay dividends in 2024. Details in the attached Proposal. The main contents are as follows:
 - Name of shares: BV Land Joint Stock Company shares
 - Type of shares: Ordinary shares
 - Par value: VND 10,000 per share
 - Total number of outstanding shares: 82,788,300 shares
 - Number of treasury shares: 0 shares
 - Dividend share issuance ratio: 8% of the total number of outstanding shares at the time of issuance, equivalent to a ratio of 100:8 (on the record date, each shareholder holding 01

share will receive 01 right, and every 100 rights will be entitled to 8 additional shares as dividend payment)

- Expected number of shares to be issued for dividend payment: up to 6,623,064 shares
- Total expected par value of the issuance: VND 66,230,640,000
- Other details: provided in the attached Proposal

❖ **The AGM authorizes the Board of Directors to:**

- Determine the specific issuance date and register the issuance with the State Securities Commission of Vietnam (SSC);
- Decide on the detailed contents of the share issuance plan and implement all procedures and processes in accordance with the approved plan, including making amendments or supplements as requested by competent State authorities, for compliance with legal regulations, or as necessary based on the Company's actual circumstances to ensure the success of the issuance and protect the interests of the Company and its shareholders;
- Carry out procedures for the distribution of dividend shares, calculate and determine the exact number of shares to be issued based on the issuance ratio, apply rounding principles, handle fractional shares as approved by the AGM, and report the issuance result to the SSC;
- Amend relevant provisions on charter capital, shares, and stock in the Company's Charter after completion of the issuance, and implement procedures for business registration changes with the competent State authority to reflect the new charter capital;
- Complete necessary procedures for securities registration with the Vietnam Securities Depository (VSD) and register the shares for trading/listing on the Stock Exchange;
- Perform other delegated tasks as specified in the approved issuance plan;
- Decide on other related matters and carry out tasks that the Board of Directors, the Chairman of the Board, or the Executive Board deems necessary in connection with the issuance;
- The Board of Directors may authorize the Chairman of the Board or the Executive Board to carry out one or more of the tasks mentioned above.

11. Content 11: Election of Additional Member to the Board of Directors for the 2023–2028 Term Nominated candidate: 01 individual was nominated for election to the Board of Directors:

Ms. Vu Thi Ha, born on May 30, 1979, holding a Bachelor's degree in Economics, nominated to serve as a Member of the Board of Directors of the Company.

IV. DISCUSSION OF MATTERS PRESENTED AT THE AGM

Mr. Nguyen Tan Thanh – Chairman of the Meeting – shared with the shareholders the strategic direction and several upcoming plans of the Company.

During the discussion session, two shareholders raised a total of five questions, specifically as follows:

1. In 2025, BV Land targets a post-tax profit of VND 409 billion, which is 23 times higher than the same period last year. This is considered a highly ambitious goal. Could the Management please specify which projects will contribute to the Company's revenue this year?

2. How does the Management assess the impact of the proposed provincial mergers on the real estate market in general? Will the legal procedures and the implementation of BV Land's ongoing or upcoming projects be affected or potentially delayed?
3. Will the new Land Law affect the implementation of the Company's projects, particularly regarding the potential increase in land use fees due to adjusted local land price frameworks? What is Management's evaluation of the new legal environment? Will doing real estate business in this new cycle become more difficult compared to the previous one?
4. Since the beginning of the year, has BV Land or its subsidiaries participated in any project bidding to expand the Company's land bank?
5. Could Management clarify why the Company submitted an application to temporarily suspend the listing of its shares on HOSE, despite this plan being mentioned since 2023? Was it due to BV Land not yet meeting the required conditions?

Mr. Nguyen Tan Thanh, on behalf of the Board of Directors, responded to all questions and clarified the issues raised by shareholders. The shareholders expressed agreement with the responses provided and had no further comments.

V. VOTING ON MATTERS OF THE AGM

After hearing the reports and proposals presented at the meeting, the AGM proceeded with discussions and voting on the following matters:

1. **Contents 1.** Approval of the Report on 2024 production and business results and 2025 strategy.

Voting results:

- Number of ballots issued: 81,500,296 ballots
- Number of ballots collected: 81,500,296 ballots
- Number of valid ballots: 81,500,296 ballots / 81,500,296 ballots collected
- Number of invalid ballots: 0 ballots / 81,500,296 ballots collected
- Number of votes in favor: 81,500,296 ballots / 81,500,296 valid ballots, accounting for 100% of the valid ballots cast by shareholders present
- Number of votes against: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present
- Abstentions/Other opinions: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present

Conclusion: The matter was approved by the AGM with 100% of the valid votes cast by the attending shareholders.

2. **Content 2.** Approval of the Report of Board of Directors on 2024 performance results and 2025 plan.

Voting results:

- Number of ballots issued: 81,500,296 ballots
- Number of ballots collected: 81,500,296 ballots
- Number of valid ballots: 81,500,296 ballots / 81,500,296 ballots collected
- Number of invalid ballots: 0 ballots / 81,500,296 ballots collected
- Number of votes in favor: 81,500,296 ballots / 81,500,296 valid ballots, accounting for 100% of the valid ballots cast by shareholders present

- Number of votes against: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present
- Abstentions/Other opinions: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present

Conclusion: The matter was approved by the AGM with 100% of the valid votes cast by the attending shareholders.

3. Content 3. Approval of the Report on performance results of the Supervisory Board in 2024.
Voting results:

- Number of ballots issued: 81,500,296 ballots
- Number of ballots collected: 81,500,296 ballots
- Number of valid ballots: 81,500,296 ballots / 81,500,296 ballots collected
- Number of invalid ballots: 0 ballots / 81,500,296 ballots collected
- Number of votes in favor: 81,500,296 ballots / 81,500,296 valid ballots, accounting for 100% of the valid ballots cast by shareholders present
- Number of votes against: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present
- Abstentions/Other opinions: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present

Conclusion: The matter was approved by the AGM with 100% of the valid votes cast by the attending shareholders.

4. Content 4. Approval of the Report on the Audited Financial Statements for 2024 (Separate and Consolidated Financial Statements).

Voting results:

- Number of ballots issued: 81,500,296 ballots
- Number of ballots collected: 81,500,296 ballots
- Number of valid ballots: 81,500,296 ballots / 81,500,296 ballots collected
- Number of invalid ballots: 0 ballots / 81,500,296 ballots collected
- Number of votes in favor: 81,500,296 ballots / 81,500,296 valid ballots, accounting for 100% of the valid ballots cast by shareholders present
- Number of votes against: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present
- Abstentions/Other opinions: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present

Conclusion: The matter was approved by the AGM with 100% of the valid votes cast by the attending shareholders.

5. Content 5. Approval of the Proposal on the Settlement of salaries, remunerations and allowances of the Board of Directors and the Board of Supervisors 2024 and salary, remuneration and allowance plan for 2025.

Voting results:

- Number of ballots issued: 81,500,296 ballots
- Number of ballots collected: 81,500,296 ballots

- Number of valid ballots: 81,500,296 ballots / 81,500,296 ballots collected
- Number of invalid ballots: 0 ballots / 81,500,296 ballots collected
- Number of votes in favor: 81,500,296 ballots / 81,500,296 valid ballots, accounting for 100% of the valid ballots cast by shareholders present
- Number of votes against: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present
- Abstentions/Other opinions: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present

Conclusion: The matter was approved by the AGM with 100% of the valid votes cast by the attending shareholders.

6. **Content 6.** Approval of the Proposal on the profit distribution plan for 2024, handling the Development Investment Fund, and the profit distribution plan for 2025.

Voting results:

- Number of ballots issued: 81,500,296 ballots
- Number of ballots collected: 81,500,296 ballots
- Number of valid ballots: 81,500,296 ballots / 81,500,296 ballots collected
- Number of invalid ballots: 0 ballots / 81,500,296 ballots collected
- Number of votes in favor: 81,500,296 ballots / 81,500,296 valid ballots, accounting for 100% of the valid ballots cast by shareholders present
- Number of votes against: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present
- Abstentions/Other opinions: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present

Conclusion: The matter was approved by the AGM with 100% of the valid votes cast by the attending shareholders.

7. **Content 7.** Approval of the Proposal on the selection of the 2025 financial statement audit firm.

Voting results:

- Number of ballots issued: 81,500,296 ballots
- Number of ballots collected: 81,500,296 ballots
- Number of valid ballots: 81,500,296 ballots / 81,500,296 ballots collected
- Number of invalid ballots: 0 ballots / 81,500,296 ballots collected
- Number of votes in favor: 81,500,296 ballots / 81,500,296 valid ballots, accounting for 100% of the valid ballots cast by shareholders present
- Number of votes against: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present
- Abstentions/Other opinions: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present

Conclusion: The matter was approved by the AGM with 100% of the valid votes cast by the attending shareholders.

8. **Content 8.** Approval of the Proposal on the dismissal of Mr. Nguyen Vu Thien from the position of member of the Company's Board of Directors, dismissal of members of the Board of Supervisors, and election of members of the Board of Directors for the remaining term of 2023-2028.

Voting results:

- Number of ballots issued: 81,500,296 ballots
- Number of ballots collected: 81,500,296 ballots
- Number of valid ballots: 81,500,296 ballots / 81,500,296 ballots collected
- Number of invalid ballots: 0 ballots / 81,500,296 ballots collected
- Number of votes in favor: 81,500,296 ballots / 81,500,296 valid ballots, accounting for 100% of the valid ballots cast by shareholders present
- Number of votes against: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present
- Abstentions/Other opinions: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present

Conclusion: The matter was approved by the AGM with 100% of the valid votes cast by the attending shareholders.

9. **Content 9.** Approval of Proposal on the changes to the organizational structure and amendments to the Company's Charter.

Voting results:

- Number of ballots issued: 81,500,296 ballots
- Number of ballots collected: 81,500,296 ballots
- Number of valid ballots: 81,500,296 ballots / 81,500,296 ballots collected
- Number of invalid ballots: 0 ballots / 81,500,296 ballots collected
- Number of votes in favor: 81,500,296 ballots / 81,500,296 valid ballots, accounting for 100% of the valid ballots cast by shareholders present
- Number of votes against: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present
- Abstentions/Other opinions: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present

Conclusion: The matter was approved by the AGM with 100% of the valid votes cast by the attending shareholders.

10. **Content 10.** Approval of Proposal on the plan to issue shares to pay dividends in 2024.

Voting results:

- Number of ballots issued: 81,500,296 ballots
- Number of ballots collected: 81,500,296 ballots
- Number of valid ballots: 81,500,296 ballots / 81,500,296 ballots collected
- Number of invalid ballots: 0 ballots / 81,500,296 ballots collected
- Number of votes in favor: 81,500,296 ballots / 81,500,296 valid ballots, accounting for 100% of the valid ballots cast by shareholders present
- Number of votes against: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present

- Abstentions/Other opinions: 0 ballots / 81,500,296 valid ballots, accounting for 0% of the valid ballots cast by shareholders present

Conclusion: The matter was approved by the AGM with 100% of the valid votes cast by the attending shareholders.

11. Nội dung 11. Approving the results of the election of Board members for the remaining term of 2023-2028.

The AGM approved the Regulation on nomination, candidacy, and election of members of the Board of Directors of BV Land Joint Stock Company for the 2023–2028 term by a show of voting cards. 100% of the shareholders present voted in favor.

The result of the election for the additional member of the Board of Directors for the remainder of the 2023–2028 term is as follows:

- Number of ballots issued: 81,500,296 ballots
- Number of ballots collected: 81,500,296 ballots
- Number of valid ballots: 81,500,296 ballots / 81,500,296 ballots issued
- Number of invalid ballots: 0 ballots / 81,500,296 ballots issued
- Election method: Cumulative voting

Result:

No.	Name	Number of Votes Received	Conclusion
1	Vu Thi Ha	81,500,296	Elected

The list of members of the Company's Board of Directors for the 2023 - 2028 term after the change is as follow:

- + Mr. Nguyen Tan Thanh - Chairman of the Board of Directors
- + Mr. Ly Tuan Anh - Member of Board of Directors
- + Mrs. Vu Thi Ha - Member of Board of Directors
- + Mrs. Khuong Hai Ninh – Member of Board of Directors
- + Mr. Pham Trong Binh - Independent Member of Board of Directors

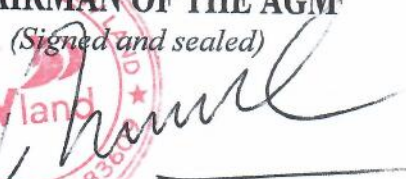
V. APPROVAL OF THE MEETING MINUTES


Mrs. Nguyen Thi Ngoc Lan – Secretary of the AGM – read the full text of the AGM Minutes before the Meeting. The General Meeting voted unanimously (100% in favor) to approve the full text of the Minutes without any amendments or additions.

Mr. Nguyen Tan Thanh, on behalf of the Organizing Committee, expressed gratitude to the shareholders and officially declared the meeting closed.

The meeting concluded at 11:00 AM on the same day. The Minutes were prepared in one original copy at Floor 4, Rivera Park Building, No. 69 Vu Trong Phung Street, Thanh Xuan Trung Ward, Thanh Xuan District, Hanoi.

(The Chairman and the Secretary of the Meeting bear joint responsibility for the accuracy and truthfulness of the contents of these Minutes).

CHAIRMAN OF THE AGM
(Signed and sealed)

NGUYEN TAN THANH
Chairman of the Board of Directors

SECRETARY OF THE AGM
(Signed)

NGUYEN THI NGOC LAN

NO
★
3



BV LAND JOINT STOCK COMPANY

REPORT ON 2024 PRODUCTION AND BUSINESS RESULTS & 2025 STRATEGY



PART 1. BUSINESS RESULTS REPORT 2024



The global economic picture in 2024 paints a stark contrast. On the one hand, there are positive signals from cooling inflation and strengthening economic resilience. On the other hand, potential challenges are still lurking, from escalating geopolitical instability, the risk of declining growth in economic powers and increasing trade protectionism.

In 2024, in the context of a volatile world economy, Vietnam emerged as a bright spot in Asia with a stable macro economy, impressive GDP growth and strong attraction of foreign investment. However, as an open economy, Vietnam is still affected by the general situation in the world. In contrast to the difficult year of 2023, the real estate market in 2024 recorded a strong recovery and growth. However, the market still faces many challenges, difficulties in capital, financial pressure and legal procedures.

As a business primarily engaged in real estate investment and development, BV Land's operations are directly impacted by macroeconomic fluctuations. Although the Board of Directors and the Executive Board have closely monitored market developments, adapted flexibly in planning, and acted decisively and promptly in management, BV Land has not yet achieved 100% of its set targets.

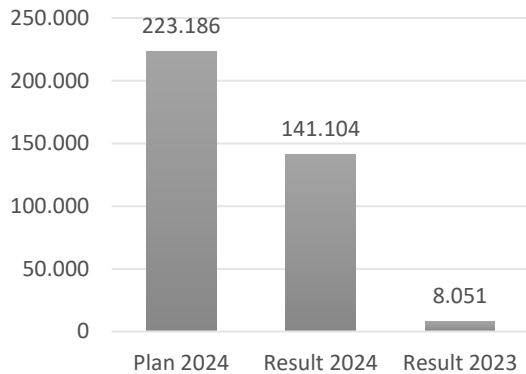
I. Results of implementing production and business plan targets in 2024

1. Report on separate business performance of BV Land Joint Stock Company (Parent Company)

No.	Indicator name	Plan 2024 (VND)	Results 2024 (VND)	Completion of the 2024 plan (%)
1	Sales and service revenue	223,186,367,737	141,104,269,695	63.22%
2	Cost of goods sold	192,492,803,682	128,677,619,595	66.85%
3	Gross profit	30,693,564,055	12,426,650,100	40.49%
4	Financial revenue	79,014,515,860	81,625,420,742	103.30%
5	Financial costs	-	1,680,592,677	-
6	Cost of sales	-	-	-
7	Business management costs	21,199,940,249	15,037,498,630	70.93%
8	Other income	-	1,808,306,769	-
9	Other costs	-	175,174,081	-
10	Total accounting profit before tax	88,508,139,666	78,967,112,223	89.22%
11	Corporate income tax expense	4,676,434,350	4,432,112,969	94.78%
12	Profit after corporate income tax	83,831,705,316	74,534,999,254	88.91%

Sales and service revenue

(VND million)

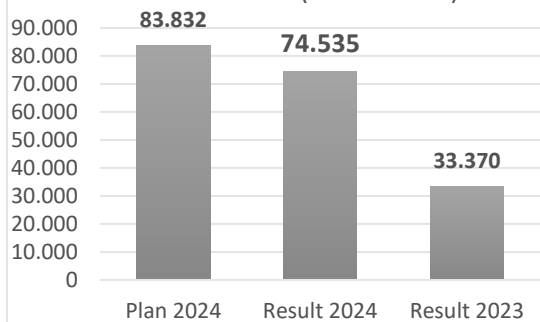


Evaluate:

Ending 2023 with a defensive strategy, in 2024, alongside the recovery of the construction and real estate market, the Company has intensified construction and installation activities at key projects. However, due to certain external factors affecting project progress, by the end of 2024, recorded revenue increased by VND 133 billion compared to 2023, reaching 63% of the target.

Profit after corporate income tax

(VND million)



Evaluate:

Entering 2024, the Company's Executive Board continued to implement effective defensive measures, such as reducing non-essential expenses, promptly adjusting business strategies, supplementing investment transfer plans, and receiving dividends from subsidiaries. By the end of 2024, the Company recorded a profit of VND 74.54 billion, an increase of 123.4% compared to 2023, achieving 89% of the annual target.

2. Assets and capital situation of the parent company

No.	Item indicator name	Beginning of period (01/01/2024) VND	End of period (31/12/2024) VND	Growth rate
I.	ASSET	682,923,056,270	999,964,795,023	46.42%
1	Cash and cash equivalents	606,019,024	5,204,942,997	758.87%
2	Short-term financial investment	10,864,540,750	41,242,937,313	279.61%
3	Short-term receivables	112,648,060,547	338,251,662,224	200.27%
4	Inventory	10,775,395,952	14,093,145,645	30.79%
	Other current assets	611,447,263	500,823,378	-18.09%
	Long-term receivables	19,591,270,215	10,695,000,000	-45.41%
5	Fixed assets	1,074,008,602	727,970,848	-32.22%
7	Long-term financial investment	526,731,400,000	589,248,312,618	11.87%
	Other long-term assets	20,913,917	-	-
II.	CAPITAL SOURCES	682,923,056,270	999,964,795,023	46.42%
1	Short-term debt	13,666,931,366	57,560,570,366	321.17%
2	Equity	669,256,124,904	942,404,224,657	40.81%
<i>In there</i>	<i>Owner's Equity</i>	573,128,000,000	827,883,000,000	44.45%
	<i>Capital surplus</i>	(286,000,000)	(619,229,224)	116.51%
	<i>Development Investment Fund</i>	10,213,427,769	10,213,427,769	0.00%
	<i>Retained earnings</i>	86,200,697,135	104,927,026,112	21.72%

Evaluate:

In 2024, the Company's total assets experienced a significant increase of 46.42%, with the debt-to-total-assets ratio at 5.8%. A key highlight of the year was the successful public offering of shares, raising an additional VND 200.6 billion from shareholders. Additionally, the Company completed the distribution of stock dividends to shareholders, with a total value of VND 54.16 billion. These results demonstrate that the Executive Board has effectively implemented capital mobilization solutions, strengthening the Company's financial capacity and ensuring sufficient resources to participate in future projects.

3. Consolidated 2024 business performance report

No.	Indicator name	Plan 2024 (VND)	Results 2024 (VND)	Completion of the 2024 plan (%)
1	Sales and service revenue	1,349,670,762,445	803,565,512,060	59.54%
2	Cost of goods sold	1,115,521,733,327	707,370,098,253	63.41%
3	Gross profit	234,149,029,117	96,195,413,807	41.08%
4	Financial revenue	31,787,927,397	19,388,361,703	60.99%
5	Financial expenses	13,377,659,782	13,847,201,249	103.51%
6	Profit or loss in joint ventures	-	507,691,734	-
7	Cost of sales	54,411,387,980	36,777,525,956	67.59%
8	Administrative expenses	51,590,469,611	42,110,470,817	81.62%
9	Other income	1,792,067,762	8,826,765,952	492.55%
10	Other expenses	1,081,544,184	2,746,027,159	253.90%
11	Total accounting profit before tax	147,267,962,719	29,437,008,015	19.99%
12	CIT expense (current + deferred)	28,846,301,857	11,702,148,459	40.57%
13	Profit after tax	118,421,660,862	17,734,859,556	14.98%
	Profit/revenue ratio	8.77%	2.21%	

Chart of Revenue Plan with performance results of BV Land and its member companies in 2024 (VND million)

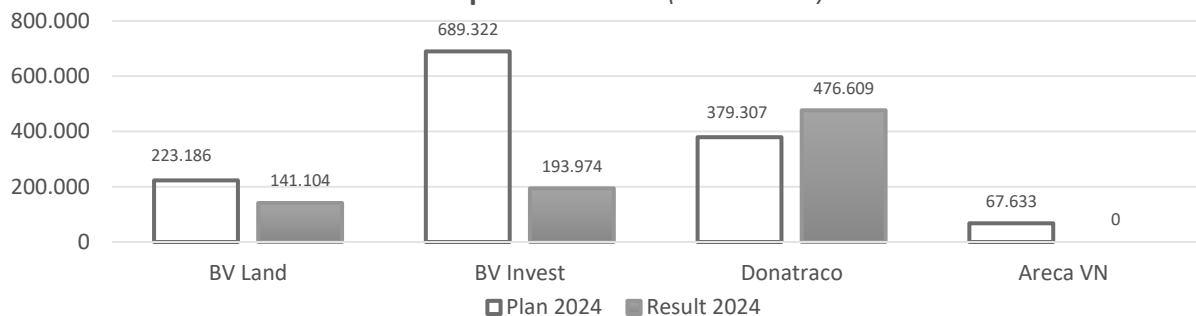
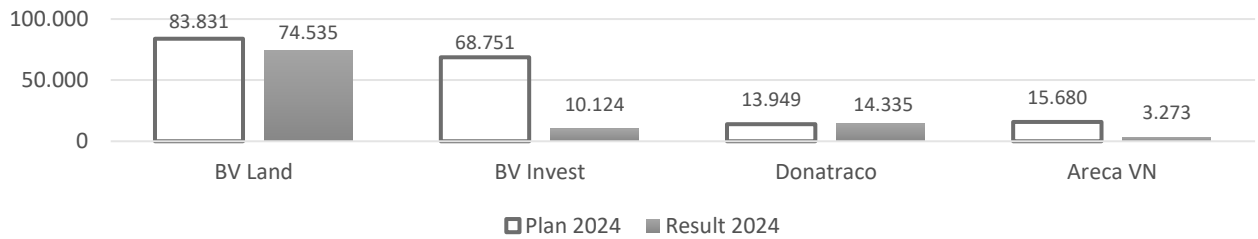


Chart of Profit after Corporate Income Tax with the performance results of BV Land and its member companies in 2024 (VND million)



4. Consolidated assets and capital situation

No.	Item indicator name	Beginning of period (01/01/2024) VND	End of period (31/12/2024) VND	Growth rate
I.	ASSET	1,471,467,502,852	1,788,047,198,736	21.51%
1	Cash and cash equivalents	30,158,162,883	19,775,486,881	-34.43%
2	Short-term financial investment	26,120,230,995	45,707,636,946	74.99%
3	Short-term receivables	534,913,914,319	723,042,522,487	35.17%
4	Inventory	536,122,369,238	649,599,226,224	21.17%
5	Other current assets	36,429,615,028	46,089,329,089	26.52%
6	Long-term receivables	1,557,000,000	7,044,493,683	352.44%
7	Fixed assets	28,570,499,537	25,689,364,280	-10.08%
8	Investment real estate	232,385,691,319	229,888,330,974	-1.07%
9	Long-term financial investment	11,132,845,491	11,640,537,225	4.56%
10	Other long-term assets	34,077,174,042	29,570,270,947	-13.23%
II.	CAPITAL SOURCES	1,471,467,502,852	1,788,047,198,736	21.51%
1	Liabilities	498,676,230,683	498,707,485,438	0.01%
In there	Short-term debt	430,906,468,288	371,968,394,495	-13.68%
	Long-term debt	67,769,762,395	126,739,090,943	87.01%
2	Equity	972,791,272,169	1,289,339,713,298	32.54%
In there	Owner's Equity	573,128,000,000	827,883,000,000	44.45%
	Capital surplus	-286,000,000	-619,229,224	116.51%
	Development Investment Fund	12,614,184,986	12,614,184,986	
	Retained earnings	183,258,048,837	145,472,256,146	-20.62%
	Non-controlling interest	204,077,038,346	303,989,501,390	48.96%

Evaluate: At the end of the 2024 fiscal year, due to objective factors, the business performance of the parent company and its subsidiaries fluctuated compared to the initial plan. The primary reason was project-related legal procedures, which delayed construction progress and the launch of new real estate products in key markets. While the real estate business from existing projects continued to develop positively in 2024, it was not sufficient to significantly boost the overall business results of the parent company and its subsidiaries.

The Company's consolidated total assets increased by 21.51% compared to the beginning of the year, primarily driven by additional equity capital raised through share issuance. The consolidated total liabilities remained largely unchanged from the previous year, with only a restructuring in the ratio of short-term and long-term debt. Short-term debt decreased, while long-term debt increased as subsidiaries settled outstanding project-related liabilities and secured new long-term loans to finance two key projects in 2025.

II. Company performance report

1. Featured events 2024



- In March 2024, BV Land officially commenced the BV Bavella Green Park project in the heart of Bac Giang City.
- On April 9, 2024, BV Land successfully held the 2024 Annual General Meeting of Shareholders (AGM), approving key matters related to business operations. The AGM also approved the listing of BV Land's shares on the Ho Chi Minh City Stock Exchange (HOSE).
- In early 2024, BV Land received approval from the State Securities Commission to issue over 20 million additional shares. By the second quarter of 2024, BV Land completed its capital increase and updated its business registration to VND 774 billion.
- Pursuant to the Resolution of the 2024 Annual General Meeting of Shareholders, BV Land distributed 2023 dividends in shares at a ratio of 100:7. On August 2, 2024, the State Securities Commission approved the Company's dividend issuance application. Upon completing the required procedures, BV Land registered an additional 5,416,200 shares for trading on the UPCOM exchange, thereby increasing its charter capital to nearly VND 828 billion.
- On September 29, 2024, at the Dot Property Vietnam Awards 2024 ceremony, BV Land was honored to receive the "Vietnam's Best Urban Lifestyle Development" award, reaffirming its pioneering position in shaping model urban lifestyles.
- On November 11, 2024, BV Land officially commenced construction of the 38-story BV Diamond Hill Twin Tower Project in the heart of Thai Nguyen City, which is expected to become a key highlight of the Thai Nguyen real estate market in the near future.

2. Executive management & shareholder management



In 2024, the Board of Directors held **37** meetings to approve key matters within its authority, including:

- Preparing documents for the Annual General Meeting of Shareholders (AGM) and collecting shareholders' opinions in writing.
- Regular Board meetings to review business performance and approve production and business plans.
- Approving matters related to Finance, Investment, Business Operations, and Human Resources.
- **In accordance with the 2024 AGM Resolution on delisting shares from the UPCoM exchange and listing on the HOSE exchange**, the Board of Directors instructed the Executive Board to sign a contract and work with Vietcap Securities Joint Stock Company to proceed with the listing procedures at the Ho Chi Minh Stock Exchange. However, the Company has submitted a request to temporarily suspend the process. In the coming period, the Company will continue to complete the required documentation and will submit the listing application once all legal conditions are met.

Disclosure of Information

In 2024, the Company disclosed **79** contents of information as required by regulations.

3. Investment and project development activities



BV Bavella Thanh Ba Urban Area Project



BV Bavella Green Park Urban Area Project (West Dinh Tri Urban Area – Bac Giang City)

- On February 29, 2024, the Department of Construction issued the construction permit for the land area allocated in the first phase.
- In July 2024, the People's Committee issued a decision on the regulations for areas designated for land use rights transfer through the method of subdivision and land plot sales.
- The investor has completed the payment of land use fees.
- On December 30, 2024, the Department of Construction approved the project completion inspection results.
- On March 7, 2025, the Department of Construction issued a notice that 239 land plots with completed technical infrastructure are eligible for land use rights transfer to individuals for self-construction of housing in the Project.

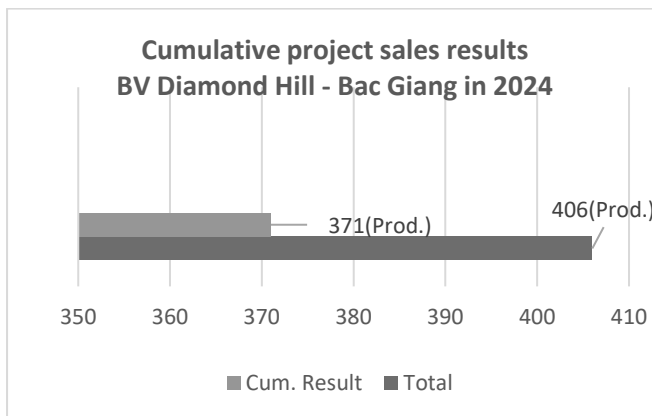
- The project has completed the surveying work, developed the compensation plan, and publicly announced the land acquisition notice. However, the land clearance work is currently on hold, and the next steps cannot be implemented due to the impact of the 2024 Land Law, which takes effect on August 1, 2024.
- The company is closely coordinating with the competent authorities to resolve the issues arising in the land clearance process and carry out other legal procedures related to the project.

BV Diamond Hill Project – Thai Nguyen

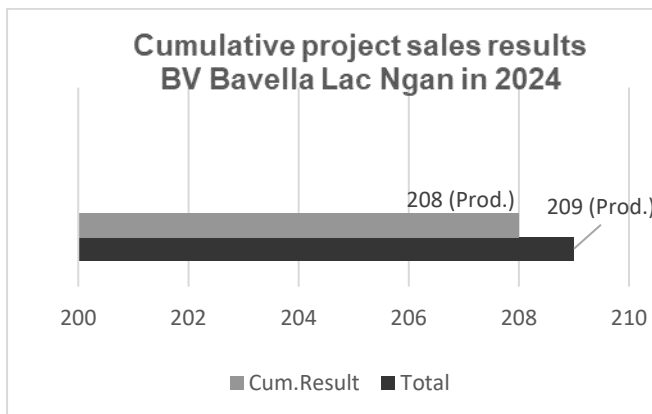
- In May 2024, the Environmental Permit was granted, and the Thai Nguyen People's Committee approved the detailed planning adjustment.
- On October 23, 2024, the project was granted permission for the construction of the foundation and superstructure, and the groundbreaking ceremony took place on November 11, 2024.
- On December 24, 2024, the project was granted a mining license. Based on this, the project completed the hillside leveling, carried out pile testing for bored piles, conducted large-scale bored pile installation, and is currently working on the foundation.
- In early 2025, the project received the EDGE Global Green Building Certification from IFC (a member of the World Bank).

4. Business activities

- In 2024, BV Land's revenue primarily came from construction and installation activities.
- Additionally, BV Land acted as a sales consulting unit and provided after-sales services for project products developed by its subsidiary as the investor. The business results of these two projects are as follows:



Diamond Hill Bac Giang Project: As of December 31, 2024, the project successfully sold a total of 371 out of 406 units, equivalent to 91.38% of the total project inventory. Notably, nearly all apartment units have been sold, with a cumulative sales figure of 363 out of 364 units, accounting for 98.9% of the project's total apartment units. Currently, the remaining unsold units consist of low-rise shophouses and commercial spaces, which are pending resolution of legal and regulatory issues with the authorities regarding transfer conditions and land title issuance.



BV Bavella Lac Ngan Project: As of December 31, 2024, the project has successfully sold 208 out of 209 units (since the project's inception), accounting for 99.5% of the total project inventory.

Overall rating:

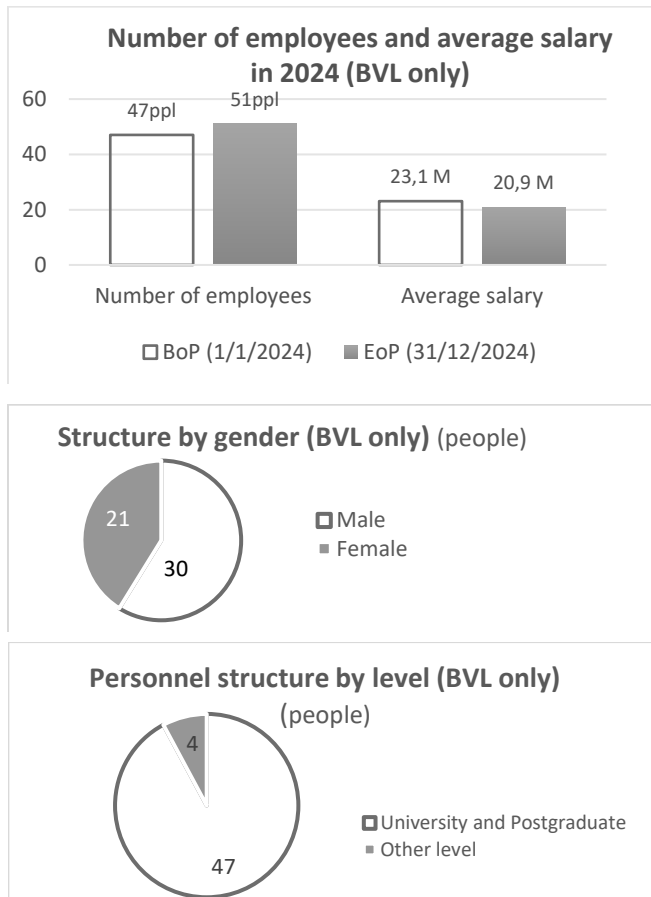
After the slow period of 2023, the real estate markets in Bac Giang and Phu Tho showed significant recovery and growth in 2024, both in terms of prices and transaction volume. Leveraging the advantage of having ready products with full legal compliance, BV Land, together with the investor BV Invest and the sales agent team, adjusted the sales policies to suit different customer groups and implemented creative, flexible business solutions. As a result, both the BV Diamond Hill Bac Giang and BV Bavella Lac Ngan projects achieved impressive results and successfully met their targets.

5. Financial and Accounting Situation

- The outstanding debt situation at credit institutions including Vietnam Joint Stock Commercial Bank for Foreign Trade - Thanh Xuan Branch arising during the period is as follows:
 - o Beginning balance: VND 0
 - o Loan repayment: VND 14,520,343,723
 - o New disbursement: VND 40,133,731,346
 - o Ending balance: VND 25,613,387,623

- Good control of cash flow, arranging capital sources to promptly meet the needs of the Company's production and business activities.
- Accounting work, preparation and submission of reports, and archiving of records and books are carried out in accordance with the deadlines and regulations.

6. Human resource management and corporate culture situation



- As of December 31, 2024, the total number of employees of the Company reached **51** people, an increase of 4 people compared to the beginning of the period. The number of employees at BV Land has increased compared to the beginning of the period to meet the growing workload and prepare manpower for upcoming projects.
- The total number of employees, including those at member units, is **176** people, a decrease of 3 people compared to the beginning of the period.
- The Company has fully implemented the salary, bonus, welfare policies, and social insurance contributions for employees. The material and spiritual life of employees continues to be improved and enhanced.

Regarding training activities: Building on the achievements of 2023, 2024 marks a breakthrough year for training and human resource development, aimed at enhancing the Company's workforce quality. Accordingly, various training activities have been conducted through diverse formats, including:

- 03 thematic discussion sessions on Issues & Solutions led by Departments/Sections
- 13 training topics on knowledge and skills for employees, conducted by Departments/Sections and internal trainers
- 05 workshops and sharing sessions led by the Executive Board
- 08 books discussed as part of the BV Books Garden program.

In particular, the Company partnered with Foreign Trade University to successfully organize a Mini MBA training course for employees participating in the BV's Next Gen 01 program. This training program lasted 8 continuous months, featuring 8 modules and 30 training sessions. The Company evaluates this as an effective training activity, which significantly boosted the learning spirit and reinforced the professional knowledge and skills of participating employees.

Regarding corporate culture building: In 2024, the Company cooperated with Bach Viet Group to organize effective and in-depth corporate culture building activities, including (i) integration training, changing employees' awareness of corporate culture, (ii) organizing internal activities and events to connect such as Happy hour, department/office exchanges, employee birthdays, vacations, Bach Viet festivals and (iii) events on special occasions such as a series of activities in response to BV Group's birthday, International Women's Day, Men's day, sports festival, Bach Viet Village Festival... Through that, continue to cultivate and promote the core cultural values of the Company.

7. Communication and brand management activities



- In 2024, at the Dot Property Vietnam Awards 2024, BV Land shone brightly with the award for **"Vietnam's Best Urban Lifestyle Development"** demonstrating its pioneering position in creating a premium urban lifestyle. This award is a well-deserved recognition of BV Land's relentless efforts in developing outstanding real estate projects that meet modern urbanization trends. Additionally, BV Land signed strategic partnerships and cooperation agreements with major partners such as MB, BIDV, EGO Group, and Aedas, further solidifying its brand position.
- The BV Land brand is not only prominently featured across media channels but also focuses on building two-way engagement with the public. The communication content is diverse, ranging from in-depth articles about business activities to vibrant project introduction videos and meaningful community events. This helps BV Land establish a brand image that is approachable, dynamic, and responsible, attracting widespread attention and support from customers and the community.
- The brand image management is carried out and effectively controlled, with no negative information arising, contributing to reinforcing BV Land's reputation with the public.

8. Activities of Dong Nai Production and Service Joint Stock Company (Donatraco)



- Entering 2024, amid the common challenges of workforce reductions at local businesses, which directly impacted income levels and consumer sentiment, Donatraco's Executive Board actively implemented new business strategies. By the end of 2024, the company recorded revenue of VND **476,609** million, achieving **126%** of the annual target, while net profit after tax reached VND **14,334** million, equivalent to **103%** of the annual plan.
- **Regarding the workforce situation:** As of December 31, 2024, the total number of employees is **108**, a decrease of 6 compared to the beginning of the year. Among them, 38 are female employees, accounting for 35% of the total workforce. The company has completed the restructuring of its leadership and management team to enhance operational capacity, meeting the development requirements of the new phase.

9. Activities of BV Invest Joint Stock Company



- In 2024, revenue and profit targets were achieved at VND **193,973 million** (equivalent to **28.14%** of the revenue plan) and VND **10,124 million** (equivalent to **14.73%** of the profit plan), respectively. BV Invest remained a key contributor to BV Land's consolidated business results.
- **Regarding the workforce situation:** As of December 31, 2024, the company has **15** employees, with no change in the workforce compared to the beginning of the year. Among them, 4 are female employees, accounting for 27% of the total workforce in the company.

10. Activities of Areca Vietnam Investment and Services Joint Stock Company



- In 2024, the Company did not record revenue from sales and service activities as the BV Bavella Green Park Urban Area Project was still under development and had not met sales conditions. However, the Company recorded financial income of over VND **5,167 million**. As a result, after-tax profit reached over VND **3,273 million**, achieving 20.9% of the profit target set for 2024.

PART 2. BUSINESS PRODUCTION AND OPERATING PLAN FOR 2025



Forecast for 2025 suggests a mild global economic recovery with an estimated growth rate of approximately 2.7%, similar to the 2023-2024 period. However, this growth remains lower than the pre-pandemic levels and carries potential risks from geopolitical conflicts, monetary policies, and escalating trade tensions.

In Vietnam, the real estate market is expected to experience a revival in 2025, showing improvement compared to 2024. However, the ongoing administrative restructuring at various levels in 2025 may directly impact the legal procedures for investment projects and project development efforts. This situation requires businesses to adopt breakthrough and flexible investment strategies.

Understanding the market landscape and its internal strengths, BV Land has developed a 2025 business plan aligned with its strategic direction, ensuring rapid, breakthrough, and sustainable growth.

1. Business plan for 2025 of the Parent Company (BV Land)

No.	Target	Actual results 2024 (VND)	Plan 2025 (VND)	2025 Plan / 2024 Actual Ratio (%)
1	Sales and service revenue	141,104,269,695	627,485,132,593	444.70%
2	Cost of goods sold	128,677,619,595	355,480,299,041	276.26%
3	Gross profit	12,426,650,100	272,004,833,552	2188.88%
4	Financial revenue	81,625,420,742	101,760,066,452	124.67%
5	Financial costs	1,680,592,677	9,967,242,018	593.08%
6	Cost of sales	0	42,819,910,705	
7	Business management costs	15,037,498,630	21,281,637,224	141.52%
8	Other income	1,808,306,769		
9	Other costs	175,174,081		
10	Total accounting profit before tax	78,967,112,223	299,696,110,057	379.52%
11	Corporate income tax expense	4,432,112,969	48,756,595,285	
12	Profit after corporate income tax	74,534,999,254	250,939,514,772	336.67%

2. Business Plan 2025 – Consolidation

No.	Target	Actual results 2024 (VND)	Plan 2025 (VND)	2025 Plan / 2024 Actual Ratio (%)
1	Sales and service revenue	803,565,512,060	1,663,397,562,523	207.00%
2	Cost of goods sold	707,370,098,253	984,359,820,084	139.16%
3	Gross profit	96,195,413,807	679,037,742,439	705.89%
4	Financial revenue	19,388,361,703	38,413,332,438	198.13%
5	Financial expenses	13,847,201,249	24,928,400,664	180.02%
6	Profit and loss in joint ventures and associates	507,691,734		0.00%
7	Cost of sales	36,777,525,956	122,644,428,774	333.48%
8	Administrative expenses	42,110,470,817	48,780,650,625	115.84%
9	Other income	8,826,765,952	1,515,430,125	17.17%
10	Other expenses	2,746,027,159	889,466,553	32.39%
11	Total accounting profit before tax	29,437,008,015	521,723,558,387	1772.34%
12	Current + deferred corporate income tax expense	11,702,148,459	113,059,947,748	966.15%
13	Profit after corporate income tax	17,734,859,556	408,663,610,639	2304.30%

3. Strategic solutions

Based on forecasts of the global and domestic economic landscape, the Board of Directors has proactively developed a strategic plan for 2025, with a clear vision of sustainable growth, ensuring financial security and effective risk management. Specifically:

- In business operations, the Company focuses on building an efficient and highly skilled Business Department specializing in sales and market research. It also applies technological solutions to enhance customer care services.
- The Company implements branding strategies to increase BV Land's brand value and successfully complete its brand repositioning.
- Resources are concentrated on executing the BV Diamond Hill Thái Nguyên project on schedule while ensuring quality, efficiency, occupational safety, and environmental protection.
- Legal procedures for investment projects are expedited.
- The Company strengthens strategic relationships with financial institutions to secure adequate and timely capital while implementing strict cash flow control measures and optimizing financial resource utilization.
- Advanced technological solutions are fully leveraged in management and operations to streamline processes, reduce processing time, and enhance workforce quality.

4. Key tasks for 2025

4.1. In management and administration

- Successfully organize the 2025 Annual General Meeting of Shareholders and implement the Resolutions of the General Meeting of Shareholders;
- Closely monitor macroeconomic conditions and proactively adjust policies and business plans to align with market fluctuations.

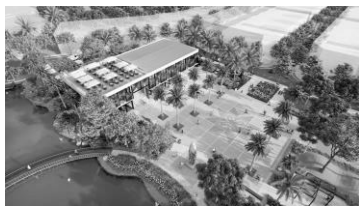
- Hold regular and ad-hoc Board of Directors meetings as required to review business performance, approve quarterly business plans, and direct the Executive Board and departments to achieve annual targets.
- Focus on enhancing internal control efficiency, strengthening operational supervision, and proactively supporting and closely coordinating with subsidiaries.

4.2. **In investment and project development**



BV Bavella Green Park Urban Area Project (Bac Giang City):

- The Provincial People's Committee has issued a decision for the second land allocation.
- Completed procedures for granting land use rights certificates to customers who transferred the land.



BV Bavella Thanh Ba Urban Area Project (Phu Tho):

Resolve legal issues related to the new regulations with government agencies regarding land clearance (GPMB), adjust the investment policy of the project, and complete the legal procedures to be granted land and construction



BV Diamond Hill Thai Nguyen Project:

- Construction of the project's components according to the established schedule, ensuring quality, efficiency, and compliance with labor safety and environmental sanitation standards.
- Complete the notification of eligibility for selling future housing and selling properties to foreigners by June 2025.

Together with other companies in the real estate sector, strive to be appointed as the investor for 8 new projects through various development methods, including project development and M&A.

4.3. **In business**

- **BV Diamond Hill Bac Giang Project, Bavella Lac Ngan, Bavella Green Park:** Continue selling remaining products of the projects and focus on debt recovery.
- **BV Diamond Hill Thai Nguyen:** Successfully launched project products. Implemented breakthrough and creative solutions in marketing and sales, achieving business targets.

4.4. **Other tasks**

- *In the work of Finance and Accounting:*
 - Conducting financial statement audit in 2024;
 - Effective management of assets and capital, with good risk prevention and control mechanisms;
 - Tightly control cash flow, ensure no imbalance and timely meet the Company's production and business needs.
- *In human resource management and corporate culture building:*
 - Recruit additional staff in a timely manner, ensure effective production and business operations and be ready for new business activities in 2025;

- Professionalize the operations of the Boards, apply technology, improve efficiency and productivity;
- Perfecting the system of internal procedures and regulations, optimizing work processing time;
- Improve the quality of human resources through regular training activities;
- Effectively organize external training programs for Company Leaders, middle managers and students of BV Next Gen 01 class;
- Persistently cultivate and build corporate culture according to the core values and corporate culture values of the Company; aiming to raise awareness and understanding of employees about corporate culture, creating trust, connection, empathy and sharing of cultural values between employees and the Company;
- Successfully organize major events of the Company, increase understanding and pride in the Company's corporate culture;
- Continue to accompany Blue Moon Foundation to carry out charity programs and contribute to the community.
- *In communication and branding work*
 - Increase brand awareness through integrated communications, strategic sponsorships, partnership collaborations, and multi-platform visual promotion.
 - Sign cooperation contracts with leading partners, take advantage of the brand strength of partners to increase position ;
 - Actively participate in prestigious awards, enhance BV Land's position and brand recognition in the market ;
 - Quickly and accurately update information about BV Land's activities, events, business results and projects, and create attractive media content to attract readers ;
 - Effectively deploy existing communication channels such as youtube, website, press, television , etc. to increase BV Land brand coverage to the public;
 - Maintain and develop good relationships with media and press agencies.

Above is the 2024 Business Results Report and 2025 Business Plan of BV Land Joint Stock Company.
Respectfully submit to the 2025 Annual General Meeting of Shareholders for consideration and approval!
Best regards,

On behalf of the Board of Directors
CHAIRMAN OF BOARD OF DIRECTORS



NGUYEN TAN THANH

No. 01.1/2025/Report/BOD-BVL

Date : 02/04/2025

REPORT OF THE BOARD OF DIRECTORS ON 2024 PERFORMANCE RESULTS AND 2025 PLAN

Respectfully submit to : The Annual General Meeting of Shareholders 2025

The Board of Directors (BOD) respectfully reports to the General Meeting of Shareholders (GMS) on the results of the BOD's performance in 2024 and the 2025 operating plan as follows:

I. GENERAL COMMENTS

In 2024, the Board of Directors of BV Land continued to be entrusted by the General Meeting of Shareholders with the responsibility of management, operation and strategic orientation, ensuring sustainable business development while optimizing benefits for shareholders.

In 2024, the economic picture will be a mix of Vietnam's impressive achievements and persistent global challenges. Domestically, Vietnam's economy recorded an impressive GDP growth of 7.09%, exceeding the set target and being among the countries with the highest growth rate in the region. Inflation was well controlled and maintained below 4%, creating a stable environment for production and consumption activities. Foreign direct investment (FDI) attraction reached a record level, along with strong export growth of 14.3%, affirming Vietnam's position in the global supply chain. However, the world economic context still has many potential risks. Although global growth remained at 3.2%, inflation, although decreasing, remains high. Geopolitical tensions and trade conflicts continue to cause unpredictable instability. In addition, the burden of global public debt is increasing, requiring countries to have prudent financial management measures. Overall, 2024 is a successful year for Vietnam's economy, but also poses significant challenges in maintaining sustainable growth momentum in the context of a volatile world economy.

In the context of the economy having rapid and positive changes, the Board of Directors has submitted to the General Meeting of Shareholders a strong growth plan in 2024 with the belief that the projects that the Company and its member units are implementing will complete legal procedures and be eligible for sales and revenue recognition in 2024. However, delays in legal procedures for investment projects and construction progress have greatly affected the production and business activities of the Company and its subsidiaries.

II. BOARD OF DIRECTORS ACTIVITIES REPORT 2024

1. Corporate Governance

In 2024, the Board of Directors held **37** meetings to approve important contents including: (i) approving the documents of the annual General Meeting of Shareholders and asking for shareholders' opinions in writing, (ii) regular Board of Directors meetings to approve quarterly business results and plans, (iii) Board of Directors meetings to approve financial, business, project investment, personnel issues, etc. Details in the attached Appendix.

2. The Board of Directors' oversight and supervision of the Executive Board.

In 2024, the Company has improved its organizational structure and rearranged the Executive Board to improve its capacity in management and administration. Specifically:

No.	Full name	Position	Date of starting/cease of membership in the Board of Directors (dd/mm/yyyy)	
			Date of appointment	Dismissal Date
1	Mr. Ly Tuan Anh	General Director	21/07/2022	
2	Mr. Luu Vu Truong Dam	Deputy General Director	21/07/2022	26/04/2024
3	Mr. Nguyen Vu Thien	Deputy General Director	01/01/2020	01/01/2025
4	Mrs. Khuong Hai Ninh	Deputy General Director	23/09/2024	
5	Mr. Duong Trung Thong	Deputy General Director	01/01/2025	

The Board of Directors highly appreciates the effectiveness of the Executive Board in implementing the Resolutions of the Board of Directors and the Annual General Meeting of Shareholders. Through a strict oversight mechanism, the Board has recognized that the Executive Board has acted promptly and in a timely manner, ensuring compliance with the rights and duties assigned as per legal regulations and the Company's Charter. In particular, the Board acknowledges the Executive Board's focus on risk management and internal control, which has contributed to protecting the legal interests of shareholders and ensuring the sustainable development of the Company. The appointment and dismissal of management staff have been conducted transparently, in accordance with regulations, while corporate culture activities have been given attention and investment, fostering a cohesive working environment for all employees.

3. Evaluation of the performance of the Board of Directors and each member

In 2024, BV Land had some changes in the Board of Directors' personnel, specific information as follows:

No.	Board Member	Position	Date of starting/cease being a member of the Board of Directors/Independent Board of Directors (dd/mm/yyyy)	
			Date of appointment	Dismissal Date
1	Mr. Ta Hoai Hanh	Chairman of the Board	24/04/2023	21/09/2024
2	Mr. Nguyen Tan Thanh	Vice Chairman of Board of Directors	24/04/2023	22/09/2024
		Chairman of the Board	23/09/2024	
3	Mr. Nguyen Vu Thien	Board Member	21/04/2023	
4	Mr. Ly Tuan Anh	Board Member	21/04/2023	
5	Mr. Pham Trong Binh	Independent Member of Board of Directors	21/04/2023	
6	Mrs. Khuong Hai Ninh	Board Member	21/09/2024	

The Board members have shown active participation and high responsibility in all meetings, and have provided in-depth written comments on important issues. Each Board member has maximized his or her role to ensure that all decisions are directed towards the interests of

shareholders and the sustainable development of the Company.

III. ORIENTATION OF BOARD OF DIRECTORS' ACTIVITIES IN 2025

The year 2025 is expected to see signs of a mild global economic recovery; however, challenges still lie ahead. According to international financial institutions, global economic growth is projected to reach approximately 2.7% during 2025–2026 (World Bank - WB, January 2025). Vietnam aims for a GDP growth rate of 8% in 2025, with the potential to accelerate to 10% when conditions allow. The Company's leadership identifies 2025 and the following years as a period of opportunities for the economy in general and the real estate market in particular.

The Board of Directors identifies the following key tasks:

- Collaborate with subsidiary units to focus on sales activities for ongoing and new projects (Bavella Green Park, Diamond Hill Thái Nguyên) with breakthrough business solutions, seizing market opportunities.
- Stay updated on changes in the organization of administrative structures at all levels and focus on researching modifications in the investment-related legal framework, accelerating the legal procedures for key investment projects.
- Work with subsidiary units to successfully be the investor or achieve M&A for at least 08 projects and prepare land funds for the next development phase.
- Develop the BV Land brand, enhance brand value, and complete the BV Land brand repositioning project.
- Research and develop unique characteristics for each product line, integrating **BV Land's signature** amenities and services into every project to elevate product value and enhance the living experience for residents.
- Continue to strengthen and optimize the effectiveness of the internal control system, quality management, and risk management.
- Strengthen strategic relationships with financial institutions to ensure abundant and timely capital, while applying stringent cash flow control measures and optimizing the use of financial resources.
- Maximize the potential of advanced technological solutions in management and operations to optimize work processes, reduce processing times, and improve the quality of the workforce.

Above is the report of the Board of Directors on the results of the Board of Directors' activities in 2024 and the direction of activities in 2025 , respectfully submitted to the General Meeting of Shareholders for approval.

Best regards./.

Recipient:

- Shareholders;
- Member of BOD;
- Member BOS;
- File archive.

On behalf of the Board of Directors

**CHAIRMAN OF BOARD OF
DIRECTORS****NGUYEN TAN THANH**


APPENDIX 01.
LIST OF BOARD OF DIRECTORS MEETINGS IN 2024

No.	Resolution/Decision No.	Content	Meeting date (dd/mm/yyyy)	Passage Rate
1.	01/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the General Director's report on business performance in the fourth quarter of 2023 and business performance plan in the first quarter of 2024	18/01/2024	100%
2.	02/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the implementation of stock distribution to existing shareholders	16/02/2024	100%
3.	03/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the last registration date to exercise shareholder rights and the plan to organize the 2024 Annual General Meeting of Shareholders	21/02/2024	100%
4.	04/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the adjustment of the investment project of Thanh Ba Urban Housing Area in Thanh Ba town and Dong Xuan commune, Thanh Ba district	27/02/2024	100%
5.	05.1/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors issuing the financial regulations of BV Land JSC - 1st amendment	01/03/2024	100%
6.	05.2/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors promulgating the regulations on organization and operation of BV Land JSC - 3rd amendment	01/03/2024	100%
7.	06/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the Agenda and Draft documents to be submitted to the 2024 Annual General Meeting of Shareholders	15/03/2024	100%
8.	07/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the plan for BV Land to borrow 12 Certificates of land use rights and ownership of house and other property on land from BV Group	22/03/2024	100%
9.	08/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on voting on the contents approved at the 2024 Annual General Meeting of Shareholders Dong Nai Production and Trading Joint Stock Company and nominating personnel to be elected to the Board of Supervisors for the 2023-2028 term	25/03/2024	100%
10.	09/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on extending the time for distributing shares to the public for existing shareholders	29/03/2024	100%
11.	10/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on	01/04/2024	100%

		reappointment of Chief Accountant - Mr. Nguyen Duc Luu		
12.	11/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on dismissal of Deputy General Director – Mr. Luu Vu Truong Dam	26/04/2024	100%
13.	12/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the adjustment of the investment project of Thanh Ba Urban Housing Area in Thanh Ba town and Dong Xuan commune, Thanh Ba district	06/05/2024	100%
14.	13/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the policy of guaranteeing the obligations of BV Invest Joint Stock Company for the loan under the Credit Contract with BIDV Bank - Ha Thanh Branch	08/05/2024	100%
15.	14/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on distribution of remaining shares	27/05/2024	100%
16.	15/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the results of public stock issuance and completion of the charter capital increase issuance	28/05/2024	100%
17.	16/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the change in the plan to use the proceeds from the issuance of shares to existing shareholders to increase charter capital	04/06/2024	100%
18.	17/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on contributing additional capital to the Tay Dinh Tri Urban Area project and lending capital to Areca Vietnam Investment and Services Joint Stock Company	05/06/2024	100%
19.	18/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on purchasing shares of TMG Infrastructure Development Joint Stock Company	12/06/2024	100%
20.	19/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on withdrawal of collateral at Vietnam - Russia Joint Venture Bank - Transaction Office Branch	18/06/2024	100%
21.	20/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the implementation of the plan to increase BVL's charter capital from issuing shares to pay dividends in 2023	19/06/2024	100%
22.	21/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the closing of the shareholder list to pay stock dividends in 2023	02/07/2024	100%
23.	22/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the issuance results and ending the share issuance to pay dividends in 2023 and changing business registration	26/07/2024	100%

24.	23/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the General Director's report on the business performance results for the first 6 months of 2024 and the business performance plan for the last 6 months of 2024	25/07/2024	100%
25.	24/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on adjusting the content of Article 1 of Resolution of the Board of Directors No.22/2024/NQ/HĐQT-BVL	31/07/2024	100%
26.	25/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the transfer of shares at Dong Nai Production and Trading Service JSC and approving the Information Disclosure Regulations	01/08/2024	100%
27.	26/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the resignation letter of Mr. Ta Hoai Hanh; draft Proposal to dismiss Mr. Ta Hoai Hanh and elect additional members of the Board of Directors for the remaining period and approving the last registration date	20/08/2024	100%
28.	27.1/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the election of Chairman of the Board of Directors-Mr. Nguyen Tan Thanh and Deputy General Director – Mr. Khuong Hai Ninh	23/09/2024	100%
29.	27.2/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the transfer of stock transactions from UPCOM to Hose	23/09/2024	100%
30.	28/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the mortgage plan of assets of a third party is BV Invest Joint Stock Company to secure the obligations of BV Land Joint Stock Company at the Joint Stock Commercial Foreign Trade Vietnam Bank - Thanh Xuan Branch	15/10/2024	100%
31.	29/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the loan to BV Bavella Joint Stock Company	31/10/2024	100%
32.	30/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the authorization to perform work related to the project of New Urban Area West of Dinh Tri, Bac Giang city for Areca Vietnam Investment and Service Joint Stock Company	13/11/2024	100%
33.	31/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the plan for BV Land JSC to mortgage all shares owned at Areca Vietnam Investment and Services JSC to ensure the obligations of Areca Vietnam Investment and Services JSC at Military Commercial Joint Stock Bank - Son Tay Branch	26/11/2024	100%
34.	32/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on lending capital to BV Bavella Joint Stock Company	12/12/2024	100%

35.	33/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on approving the transfer of shares owned by BV Land Joint Stock Company at BV Invest Joint Stock Company	24/12/2024	100%
36.	33A/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors to lend capital to BV Bavella Joint Stock Company	25/12/2024	100%
37.	34/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on changing the position of Deputy Director	30/12/2024	100%
38.	35/2024/NQ/HĐQT-BVL	Resolution of the Board of Directors on amending the Charter of organization and operation of BV Land - 4th time	30/12/2024	100%



Number: 01.2/2025/Report/BOS-BVL

Date: 02/04/2025

REPORT ON PERFORMANCE RESULTS OF THE SUPERVISORY BOARD IN 2024**Respectfully submit to : Annual General Meeting of Shareholders 2025**

The Supervisory Board respectfully submits the Annual General Meeting of Shareholders 2025 for approval of the Report on the activities of the Supervisory Board for the year 2024. The details are as follows:

I. REPORT ON PERFORMANCE RESULTS OF THE BOARD OF SUPERVISION IN 2024**1. Coordinate control with vertical units**

In 2024, the Supervisory Board coordinated with the Company's Internal Audit Board to implement activities to monitor compliance in the Company's operations. The records of the Internal Audit Board were reviewed and evaluated by the Supervisory Board, and recommendations were made to the Board of Directors and the Executive Board to limit risks and protect shareholders' interests.

2. Results of monitoring the management and operation of the Board of Directors.

- In 2024, the Board of Directors fully and seriously implemented and closely followed the Resolution of the Annual General Meeting of Shareholders; performed well the role of guiding and supervising the Board of Directors in operating production and business according to the goals approved by the General Meeting of Shareholders.
- The Board of Directors has issued resolutions and decisions within its authority, in accordance with the provisions of law and the Company's Charter. In 2024, the Board of Directors discussed and decided on a number of important issues related to business operations, including:
 - ✓ Approval of the contents to be submitted to the 2024 Annual General Meeting of Shareholders.
 - ✓ Approval of the results of the public offering and completion of the offering.
 - ✓ Through the issuance of shares to pay dividends to existing shareholders
 - ✓ Through the appointment and dismissal of management staff
 - ✓ Through amending the company's organizational regulations, streamlining the departmental apparatus to ensure effective operation.
 - ✓ Approval of quarterly and annual business results and plans
 - ✓ Through other important contents under authority.
- The procedure for issuing Resolutions of the Board of Directors is carried out in accordance with the provisions of the Company Charter and the law.



- In 2024, the Board of Directors approved the implementation of a risk-oriented internal audit plan. The Supervisory Board assessed that the Internal Audit report had raised important issues. The Internal Audit Department advised the Board of Directors and the Company's Executive Board on effective solutions to control risks and improve the Company's internal control system.

3. Results of monitoring the activities of the Board of Directors

- The Board of Directors has fully implemented and closely followed the resolutions of the Board of Directors, proactively proposed solutions to complete business goals in the context of the real estate market not yet fully recovered.
- The Board of Directors has clearly assigned tasks among members, responsible for each area, and holds regular meetings to direct and operate the business activities of each unit.
- The Board of Directors has promptly and fully reported on the Company's business performance to the Board of Directors and proposed effective and practical solutions to the Board of Directors to achieve the Company's goals.

4. Supervise financial and accounting work

- Financial accounting work has complied with the Company's internal procedures and regulations and current laws.
- Accounting bookkeeping and financial reporting: The Company applies the current Vietnamese Enterprise Accounting System.
- The inventory of funds and assets at the Company is carried out periodically: monthly, quarterly, and annually. The inventory composition is in accordance with the Company's regulations. The year-end inventory is witnessed by a representative of the Board of Supervisors.

5. Audit results of financial statements for 2024

❖ Financial reporting work

- The Company's financial statements are prepared fully and promptly in accordance with Vietnamese Accounting Standards and submitted on time as required by state management agencies and the Company's regulations.
- The 2024 financial statements have been audited by Vietnam Auditing and Valuation Company Limited. After reviewing and appraising the financial statements, the Board of Supervisors agreed with the opinions of Vietnam Auditing and Valuation Company Limited on key aspects. The financial statements prepared by the Company fully, honestly and reasonably reflect the situation of assets, liabilities, owners' equity as well as business performance and cash flow, in accordance with Vietnamese accounting standards, accounting regimes and current legal regulations.

❖ Production and business results in 2024

Results in 2024 of BV Land JSC (Audited Separate Report)

Unit: VND

No.	Target	Plan 2024	Results 2024	Completion of annual plan (%)
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1	Sales and service revenue	223,186,367,737	141,104,269,695	63.22%
2	Cost of goods sold	192,492,803,682	128,677,619,595	66.85%
3	Gross profit	30,693,564,055	12,426,650,100	40.49%
4	Net operating profit	88,508,139,666	77,333,979,535	87.37%
5	Total profit before tax	88,508,139,666	78,967,112,223	89.22%
6	Corporate Income Tax	4,676,434,350	4,432,112,969	94.78%
7	Profit after corporate income tax	83,831,705,316	74,534,999,254	88.91%

Consolidated 2024 Business Results (Audited Consolidated Financial Statements)

Unit: VND

No.	Target	Plan 2024	Results 2024	Completion of annual plan (%)
1	Sales revenue and service provision	1,349,670,762,445	803,565,512,060	59.54%
2	Cost of goods sold	1,115,521,733,327	707,370,098,253	63.41%
3	Gross profit	234,149,029,117	96,195,413,807	41.08%
4	Net profit from business activities	146,557,439,142	23,356,269,222	15.94%
5	Total profit before tax	147,267,962,719	29,437,008,015	19.99%
6	Corporate income tax (current + deferred)	28,846,301,857	11,702,148,459	40.57%
7	Profit after corporate income tax	118,421,660,862	17,734,859,556	14.98%

- In 2024, the Company's separate and consolidated revenue and profit did not reach the target assigned by the General Meeting of Shareholders. The reason is assessed to be due to the project's slow legal progress, leading to delays in recording construction and sales revenue at the parent company and its subsidiaries. In the process of monitoring the Company's operations, the Board of Supervisors has regularly exchanged with the Board of Directors and the Board of Management to update the implementation progress and drastic solutions in urging and supervising contractors to implement the project.
- Regarding the performance of obligations to the State Budget: The Company declares and pays all relevant taxes and fees.
- Regarding financial management: The Company has fully complied with legal and internal regulations in financial management.

6. Evaluate the coordination of activities between the Board of Supervisors, the Board of Directors and the Executive Board

- In 2024, the Board of Supervisors always closely coordinated with the Board of Directors, the Board of Management and the Company's Departments to carry out inspection and supervision activities. During the working process, the Board of Directors and the Board of Management cooperated and created favorable conditions for the Board of Supervisors to perform its tasks such as: providing information and documents for supervision, assigning staff to coordinate and support when requested... The Board of Supervisors' recommendations and proposals were all considered by the Board of Directors and the Board of Management, and directed relevant units to seriously implement them. The Board of Directors also created favorable conditions for the Board of Supervisors to attend the Company's regular and extraordinary meetings .
- The Supervisory Board has informed the Board of Directors and the Executive Board about the work plan, inspection and supervision plan for the year and coordinated with the Company's functional departments.

During its operation, the Board of Supervisors has received active cooperation from the Board of Directors and the Executive Board of the Company to successfully complete its tasks, meeting the trust of the General Meeting of Shareholders.

According to the content of the 2025 Annual General Meeting of Shareholders, BV Land Joint Stock Company changed its management structure and dissolved the Board of Supervisors. Therefore, the Board of Supervisors did not develop directions and tasks for 2025.

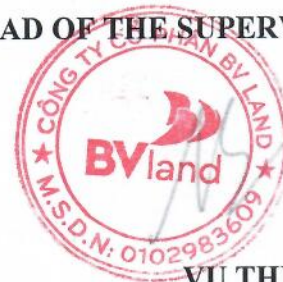
Above is the report on the inspection and supervision activities of the Board of Supervisors in 2024.

We respectfully submit this report to the General Meeting of Shareholders.

Wishing the General Meeting of Shareholders great success!

On behalf of the Board of Supervisors

HEAD OF THE SUPERVISORY BOARD



VU THI HA

No: 01.1/2025/ Proposal/BOD-BVL

Date: 02/04/2025

PROPOSAL*(Re: Approval of The Audited Financial Statements for 2024)***Respectfully submit to: The Annual General Meeting of Shareholders 2025**

- Pursuant to the Law on Enterprises 2020 and implementing documents;
- Pursuant to the Charter of BV Land Joint Stock Company;
- Consider the actual situation.

The Board of Directors respectfully submits to The Annual General Meeting of Shareholders 2025 of BV Land Joint Stock Company for approval of the 2024 separate and consolidated financial statements audited by Vietnam Auditing and Valuation Company Limited (AVA).

For details, see website at: <https://bvland.vn/quan-he-co-dong/>

Respectfully submit to the 2025 Annual General Meeting of Shareholders of BV Land Joint Stock Company for consideration and vote to approve the contents of the Proposal!

Best regards,

Recipient:

- Dear Shareholders;
- Board of Directors, Supervisory Board;
- Save to BOD Assistant Office.

On behalf of the Board of Directors

CHAIRMAN OF BOARD OF DIRECTORS

NGUYEN TAN THANH

No: 01.2/2025/Proposal/BOD-BVL

Date: 02/04/2025

PROPOSAL

Re: Settlement of salaries, remunerations and allowances of the Board of Directors and the Board of Supervisors 2024 and salary, remuneration and allowance plan for 2025

Respectfully submit to: The Annual General Meeting of Shareholders 2025

- Pursuant to the Law on Enterprises No.59/2020/QH14 dated June 17,2022 and implementing documents;
- Pursuant to the Charter of BV Land Joint Stock Company;
- Pursuant to the Minutes and Resolution of the 2024 Annual General Meeting of Shareholders of BV Land Joint Stock Company;
- Based on actual situation.

The Board of Directors of BV Land Joint Stock Company respectfully submits to the 2025 Annual General Meeting of Shareholders for approval of the settlement of salaries, remunerations, and allowances of the Board of Directors and the Board of Supervisors in 2024 and the Salary, Remuneration, and Allowance Plan for 2025. Specifically as follows:

1. Report on remuneration settlement of Board of Directors & Supervisory Board in 2024

In 2024, the Company paid salaries, remunerations, and allowances to the Board of Directors and the Board of Supervisors. Specifically as follows:

No.	Category	Total salary, remuneration, allowances year 2024 (VND)
1	Board of Directors	24,000,000
	Remuneration of the Chairman of the Board	0
	Remuneration of Board members (03 members)	0
	Allowances of independent board members	24,000,000
2	Board of Supervisors	24,000,000
	Salary and bonus of Head of Supervisory Board	0
	Board of Supervisors member remuneration (02 members)	24,000,000

2. Salary, remuneration and allowance plan for Board of Directors and Board of Supervisors 2025

No.	Category	Salary, remuneration (VND/person/month)	Total salary and remuneration in 2025 (VND)
1	Board of Directors		24,000,000

Remuneration of the Chairman of the Board	0	0
Remuneration of Board members (03 members)	0	0
Allowance of independent member of the Board of Directors (01 member)	2,000,000	24,000,000

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the Report on the finalization of salaries, remunerations, and allowances for the Board of Directors and the Board of Supervisors for 2024, along with the salary, remuneration, and allowance plan for 2025. The remuneration for the Board of Directors and the Board of Supervisors is provisionally paid on a quarterly basis and finalized at the end of the fiscal year.

Best regards,

Recipient:

- As above;
- Save to BOD Assistant Office.

On behalf of the Board of Directors

CHAIRMAN OF BOARD OF DIRECTORS



NGUYEN TAN THANH



No: 01.3/2025/Proposal/BOD-BVL

Date: 02/04/2025

PROPOSAL

Re: Approval of the profit distribution plan for 2024, handling the Development Investment Fund, and the profit distribution plan for 2025

Respectfully submit to : The Annual General Meeting of Shareholders 2025

- Pursuant to the Law on Enterprises 2020 and implementing documents;
- Pursuant to the Law on Securities 2019 and implementing documents;
- Pursuant to the Charter of BV Land Joint Stock Company;
- Based on the 2024 Business Results and 2025 Business Plan;
- Consider the actual situation.

The Board of Directors of BV Land Joint Stock Company respectfully submits to the General Meeting of Shareholders for approval of the plan to set up funds and distribute profits in 2024, and the plan for profit distribution in 2025. Specifically as follows:

1. Plan for fund allocation and profit distribution in 2024

No.	Target	Amount (VND)
1	Profit after corporate income tax in 2024	74,534,999,254
2	Provision for funds	1,114,298,239
	Welfare fund (0.5% of profit after tax)	372,674,996
	Bonus fund (1% of remaining profit after tax)	741,623,243
3	Accumulated undistributed profit after tax to the end of the previous period	30,392,026,858
4	Dividends paid to shareholders in shares (rate of 8% of charter capital at the time of issuance)	66,230,640,000
5	Total retained earnings for production and business	37,582,087,873

2. Reversal of the Balance of the Development Investment Fund to Undistributed After-Tax Profit and Cessation of Fund Allocation from 2025

The Development Investment Fund is part of the Company's Owner's Equity. To enhance flexibility in utilizing Owner's Equity in the Company's financial statements in accordance with the provisions of the Law on Enterprises, the Board of Directors respectfully submits the following proposals for approval by the General Meeting of Shareholders:

- Reverse the entire current balance of the Development Investment Fund, as recorded in the audited separate financial statements as of December 31, 2024, to the Company's Undistributed After-Tax Profit.
- Cease allocations to the Development Investment Fund from 2025 onwards.

3. Plan for fund allocation and profit distribution in 2025

No.	Target	Amount (VND)
1	Profit after corporate income tax in 2025 (expected)	250,939,514,772
2	Provisions for funds	1,503,629,573
	Welfare fund (0.2% of profit after tax)	501,879,030
	Bonus fund (0.4% of remaining profit after tax)	1,001,750,543
3	Undistributed profit after tax accumulated to the end of the previous period	47,795,515,642
	Of which, the undistributed profit after tax increased due to the expected return of the Development Investment Fund	10,213,427,769
4	Dividends to shareholders (expected in shares or cash with a maximum rate of 20% of charter capital at the time of issuance)	178,822,728,000
5	Total retained profit for production and business	118,408,672,841

4. Implementing organization

The 2025 Annual General Meeting of Shareholders assigns the Board of Directors to take the lead and direct the Company's legal representative in formulating, approving, and implementing plans for fund allocations, reversals, and dividend payments to shareholders from after-tax profits.

The General Meeting of Shareholders grants full authorization to the Board of Directors to determine all matters related to the 2025 interim dividend payment, depending on the Company's business performance. This includes the decision on whether to proceed with an interim dividend payment, the dividend payout ratio (ensuring it does not exceed 20% of charter capital), the timing, payment method, and other relevant issues concerning interim dividends for shareholders.

Respectfully submit to the General Meeting of Shareholders of BV Land Joint Stock Company for consideration and approval.

Best regards!

Recipient:

- As above
- Board of Directors, Management Board
- Save: F&A Dept., BOD Assistant Office.

On behalf of the Board of Directors
CHAIRMAN OF BOARD OF DIRECTORS



NGUYEN TAN THANH

No: 01.4/2025/Proposal/BOD-BVL

Date: 02/04/2025

PROPOSAL*Re: Approval of the selection of the 2025 financial statement audit firm***Respectfully submit to : The Annual General Meeting of Shareholders 2025**

- Pursuant to the Law on Enterprises 2020 and implementing documents;
- Pursuant to the Charter of BV Land Joint Stock Company;
- Based on the actual situation.

The Board of Directors of BV Land Joint Stock Company respectfully submits to The Annual General Meeting of Shareholders for approval the selection of an independent auditing company to audit the Company's 2025 financial statements in accordance with the law. Specifically as follows:

I. Selection criteria and proposal list**1. Selection criteria:**

- Is an auditing company with experience auditing large companies and corporations in the Company's field of operation.
- Has a team of qualified and experienced auditors;
- Reputable for audit quality;
- Meet the Company's requirements on audit scope and progress; reasonable audit fees, consistent with audit quality based on review of audit fee proposals and audit scope.

2. Suggested list:

Based on the above criteria, the Board of Directors proposes to select one of the following four units to audit the Company's 2025 Financial Statements:

- MOORE AISC Auditing and Informatics Services Co., Ltd. – Hanoi Branch
- International Auditing and Valuation Company Limited (IAV)
- Vietnam Auditing and Valuation Company Limited (AVA)
- AFC Vietnam Auditing Company Limited – Hanoi Branch

II. The Board of Directors respectfully submits to the General Meeting of Shareholders for vote and approval of the following contents:

1. Approve the selection criteria and list of Auditing Companies stated in Sections I.1 and I.2 of this Submission.
2. The Annual General Meeting of Shareholders authorizes the Chairman of the Board of Directors to select one of the auditing companies in the list stated in Section I.2 of this submission.
3. In case the Company cannot select one of the above auditing units to audit the 2025 Financial Statements, the Board of Directors respectfully submits to the General Meeting



of Shareholders to authorize the Chairman of the Board of Directors to proactively select another unit on the basis of meeting the standards in Section I.1 and ensuring maximum benefits for the Company.

Respectfully submit to the 2025 Annual General Meeting of Shareholders of BV Land Joint Stock Company for consideration and vote to approve the contents of the Proposal!

Best regards,

Recipient:

- As above;
- Save: BOD Assistant Office.

On behalf of the Board of Directors

**CHAIRMAN OF BOARD OF
DIRECTORS**



NGUYEN TAN THANH



No.: 01.5/2025/Proposal/BOD-BVL

Date: 02/04/2025

PROPOSAL

(Re: Dismissal of Mr. Nguyen Vu Thien from the position of member of the Company's Board of Directors, dismissal of members of the Board of Supervisors, and election of members of the Board of Directors for the remaining term of 2023-2028)

Respectfully submit to : The Annual General Meeting of Shareholders 2025

- Pursuant to the Law on Enterprises 2020 and implementing documents;
- Pursuant to the Securities Law 2019 and implementing documents;
- Pursuant to the Charter and Regulations on organization and operation of BV Land Joint Stock Company;
- Pursuant to Resolution of the Board of Directors No.:08/2025/Res./BOD-BVL dated April 2, 2025;
- Based on the actual situation.

The Board of Directors of BV Land Joint Stock Company respectfully submits to the 2025 Annual General Meeting of Shareholders for consideration and approval of the following contents:

1. **Content 1.** Dismissal of Mr. Nguyen Vu Thien from the position of member of the Board of Directors of BV Land Joint Stock Company for the term 2023-2028 from 25/04/2025.
2. **Content 2.** Dismissal of Mrs. Vu Thi Ha from the position of Head of the Supervisory Board and member of the Supervisory Board of BV Land Joint Stock Company for the term 2023-2028 from 25/04/2025.
3. **Content 3:** Dismissal of Mr. Le Thanh Hai from the position of member of the Board of Supervisors of BV Land Joint Stock Company for the term 2023-2028 from 25/04/2025.
4. **Content 4:** Dismissal of Mrs. Nguyen Thi Thuy Linh from the position of member of the Board of Supervisors of BV Land Joint Stock Company for the term 2023-2028 from the date 25/04/2025.
5. **Content 3.** Approval of the Regulations on nomination, candidacy, and election of members of the Board of Directors of BV Land Joint Stock Company for the 2023-2028 term.
6. **Content 4.** Election of additional members of the Board of Directors for the 2023 - 2028 term
 - Number of additional elected members of the Board of Directors: 01 member
 - Standards for candidates to join the Board of Directors as prescribed in Article 155 of the Law on Enterprises and the Company Charter;
 - Other contents related to the election of additional members of the Board of Directors for the 2023-2028 term shall be applied according to the Regulations on nomination, candidacy, and election of members of the Board of Directors of BV Land Joint Stock Company for the 2023-2028 term announced on the Company's website at <https://bvland.vn/>



Respectfully submit to the Annual General Meeting of Shareholders for consideration and approval of the above contents.

Best regard,

Recipient:

- As above;
- BOD, BOS;
- Save: BOD Assistant Office.

On behalf of the Board of Directors

CHAIRMAN OF BOARD OF DIRECTORS



NGUYEN TAN THANH



No.: 01.6/2025/Proposal/BOD-BVL

Date: 02/04/2025

PROPOSAL

(Re: Changes to the organizational structure and amendments to the Company's Charter)

Respectfully submit to : The Annual General Meeting of Shareholders 2025

- Pursuant to the Law on Enterprises 2020 and implementing documents;
- Pursuant to the Securities Law 2019 and implementing documents;
- Pursuant to the Charter and Regulations on organization and operation of BV Land Joint Stock Company;
- Pursuant to Resolution of the Board of Directors No.:08/2025/Res./BOD-BVL dated April 2, 2025;
- Considering the actual situation.

In the past time, BV Land Joint Stock Company has strictly implemented internal management and control, ensuring transparency and compliance with legal regulations. However, in order to optimize the management apparatus and be consistent with the current personnel situation, the Board of Directors of BV Land Joint Stock Company respectfully submits to the 2025 Annual General Meeting of Shareholders for consideration and approval of changes to the management organization structure, specifically as follows:

1. **Content 1.** Dissolution of the Board of Supervisors from 25/04/2025
2. **Content 2.** Through the change of specific management structure as follows:
 - The current management organizational structure model is:
 - ✚ General meeting of shareholders
 - ✚ Board of Directors
 - ✚ Board of Supervisors
 - ✚ General Director
 - The adjusted organizational management structure model is:
 - ✚ General meeting of shareholders
 - ✚ Board of Directors
 - Audit Committee (under the Board of Directors)
 - ✚ General Director
3. **Content 3. Amendment and supplement to the Company Charter**

The Charter is amended and supplemented in accordance with the content of changes in the Company's management structure in accordance with the provisions of law, specifically as follows:



	Contents of the current Charter	Contents of the Charter after amendment and supplementation
Amendment to Article 11. Organizational structure, governance and control)	<p>Article 11: Organizational structure, administration and control</p> <p>The Company's organizational, management, administration and control structure includes:</p> <ol style="list-style-type: none"> 1. General meeting of shareholders. 2. Board of Directors. 3. Board of Control. 4. General Director. 	<p>Article 11 : Organizational structure, administration and control</p> <p>The Company's organizational, management, administration and control structure includes:</p> <ol style="list-style-type: none"> 1. General meeting of shareholders. 2. Board of Directors. 3. Audit Committee (under the Board of Directors) 4. General Director.
Amendment of the contents of the provisions in Chapter IX. Board of Supervisors	Chapter IX. Board of Control Articles 38 to 43 stipulate contents related to the Board of Supervisors ;	Chapter IX. Audit Committee Articles 38 to 43 stipulate the contents related to the Audit Committee.
Amendments to other provisions relating to the Board of Supervisors in the Charter	Contents related to the Board of Supervisors in Articles 12, 16, 17, 19, 21, 22, 24, 29, 32, 34, Chapter X (including Articles 44, 45, 46), Article 59	<ul style="list-style-type: none"> - Delete the content related to the Board of Supervisors in Articles 12, 16, 17, 19, 22, 24, 29, 32, 34, Chapter X (including Articles 44, 45, 46), and Article 59. - Article 21 is amended from Head of the Supervisory Board to Chairman of the Inspection Committee.

4. Content 4. Implementation

- The Board of Directors decides and carries out necessary procedures to establish the Audit Committee in accordance with the law and the Company's Charter, including but not limited to tasks such as developing and promulgating the Audit Committee's operating regulations, deciding on the organizational structure and personnel composition, appointing and dismissing members of the Audit Committee.
- The legal representative of the Company organizes the signing and promulgation of the Charter according to the policy approved by the General Meeting of Shareholders.

Respectfully submit to the General Meeting of Shareholders for consideration and approval of the above contents.

Best regards./.

Recipient:

- As above;
- Save: BOD Assistant Office.

On behalf of the Board of Directors

CHAIRMAN OF BOARD OF DIRECTORS



NGUYEN TAN THANH



No: 01.7/2025/Proposal/BOD-BVL

Date: 02/04/2025

PROPOSAL*Re: Approval of the plan to issue shares to pay dividends in 2024***Respectfully submit to : The Annual General Meeting of Shareholders 2025**

- Pursuant to the Enterprise Law No. 59/2020/QH14 of the 14th National Assembly of the Socialist Republic of Vietnam passed on June 17, 2020;
- Pursuant to the Securities Law No. 54/2019/QH14 of the 14th National Assembly of the Socialist Republic of Vietnam passed on November 26, 2019;
- Pursuant to Decree No. 155/2020/ND-CP dated December 31, 2020 detailing the implementation of a number of articles of the Law on Securities;
- Pursuant to the Charter of BV Land Joint Stock Company;
- Consider the actual situation.

The Board of Directors of BV Land Joint Stock Company respectfully submits to the 2025 Annual General Meeting of Shareholders for approval of the plan to issue shares to pay dividends in 2024 as follows :

1. Approval of the stock issuance plan

- Stock name: BV Land Joint Stock Company Stock
- Type of stock: Common stock.
- Par value of shares: 10,000 VND/share.
- Number of outstanding shares: 82,788,300 share.
- Number of treasury shares: 0 shares.
- Ratio of shares issued to pay dividends: 8% of total outstanding shares at the time of issuance, equivalent to the right exercise ratio of 100:8 (on the last registration date, shareholders owning 01 share will receive 01 right and for every 100 rights will receive 8 additional shares issued to pay dividends).
- Number of shares expected to be issued to pay dividends: maximum 6,623,064 shares.
- Total expected issuance value at maximum par value: 66,230,640,000 VND
- Principle of rounding and handling of fractional shares: The number of issued shares will be rounded to the nearest unit according to the rounding down principle. All decimal fractional shares (if any) arising will be cancelled. For example: On the last registration date, shareholder Nguyen Van A owns 95 shares. Shareholder Nguyen Van A will receive the corresponding number of newly issued shares of $(95/100) \times 8 = 7.6$ shares. According to the rounding principle and the plan for handling fractional shares arising, the number of shares that shareholder Nguyen Van A will receive after rounding down to the nearest unit is 7 shares; 0,6 decimal fractional shares will be cancelled.
- Issuance capital: from undistributed profit after tax on the 2024 audited financial statements.
- Purpose of issuance: Issuing shares to pay dividends in 2024.
- Issuance target: Existing shareholders whose names are on the shareholder list on the last



registration date to close the list to exercise the right to receive 2024 dividends.

- Implementation method: Existing shareholders are entitled to receive additional issued shares by exercising their rights. The right to receive shares issued to pay dividends is not allowed transfer.
- Transfer restrictions: Shares with transfer restrictions (if any) are still entitled to receive additional shares issued from the issuance. Shares issued to pay dividends are not subject to transfer restrictions.
- Expected issuance date: In 2025, immediately after receiving notification from the State Securities Commission of receipt of issuance report documents, ensuring compliance with legal regulations.
- Distribution method: Shares are distributed directly to existing shareholders whose names are on the shareholder list on the last registration date to exercise the right to receive dividends.

2. The General Meeting of Shareholders assigns and authorizes the Board of Directors to:

- Decide on specific issuance time and register issuance with the State Securities Commission;
- Decide on the detailed content of the detailed issuance plan, carry out all procedures and processes according to the approved plan, including amending and supplementing the issuance plan at the request of the competent State management agency or for the purpose of complying with relevant legal regulations or when necessary according to the actual situation of the Company to ensure the successful issuance, ensuring the rights of shareholders and the Company;
- Carry out procedures for distributing dividend shares; calculate and determine the number of shares issued in detail based on the issuance ratio and the principles of rounding and handling of odd shares approved by the General Meeting of Shareholders above; and report the issuance results to the State Securities Commission;
- Amend provisions related to charter capital, shares, and stocks in the Company's Charter after completing the issuance; at the same time, carry out procedures to change the Company's business registration related to the change of charter capital according to the results of the above issuance with the competent State agency;
- Carry out necessary procedures to register securities with Vietnam Securities Depository and Clearing Corporation and register for trading/listing of shares at the Stock Exchange;
- Carry out other authorized contents specified in the issuance plan;
- Decide on other matters and perform other tasks that the Board of Directors or the Chairman of the Board of Directors or the General Director deems necessary in relation to the issuance.
- The Board of Directors is authorized to authorize the Chairman of the Board of Directors or the General Director to perform one or more of the above tasks.



Respectfully submit to the Board of Directors for consideration and approval.

Best regards!

Recipient

- As above;
- BOD, Management Board;
- Save: F&A, BOD Assistant Office.

On behalf of the Board of Directors

**CHAIRMAN OF BOARD OF
DIRECTORS**



NGUYEN TAN THANH

