

**CÔNG TY CP ĐẦU TƯ PHÁT TRIỂN  
SÀI GÒN CO.OP  
SAIGON CO.OP  
INVESTMENT DEVELOPMENT  
JOINT STOCK COMPANY**

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

Số/No.: **147**/2025/CV-SCID  
V/v/Ref Công bố thông tin định kỳ/  
*Periodic information disclosure*

Thành phố Hồ Chí Minh, ngày **16** tháng **5** năm 2025  
Ho Chi Minh City, May **16**, 2025

**CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA  
ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC VÀ SỞ GDCK HÀ NỘI  
DISCLOSURE OF INFORMATION ON THE STATE SECURITIES  
COMMISSION'S PORTAL AND HANOI STOCK EXCHANGE'S PORTAL**

Kính gửi/To:

- Ủy ban Chứng khoán Nhà nước/The State Securities Commission;
- Sở Giao dịch Chứng khoán Hà Nội/Hanoi Stock Exchange.

Tên Công ty/Name of company: Công ty Cổ phần Đầu tư Phát triển Sài Gòn Co.op/SaiGon Co.op  
Investment Development Joint Stock Company

Mã chứng khoán/Stock symbol: SID

Trụ sở chính/Head office address: 199-205 Nguyễn Thái Học, Phường Phạm Ngũ Lão, Quận 1, TP.HCM/  
199-205 Nguyen Thai Hoc Street, Pham Ngu Lao Ward, District 1, Ho Chi Minh City

Điện thoại/Telephone: (028) 38360143

Fax: (028) 38225457

Email: info@scid-jsc.com

Người thực hiện công bố thông tin/Submitted by: Ông/Mr. Phạm Trung Kiên

Chức vụ/Position: Tổng Giám đốc, Người đại diện theo pháp luật của Công ty/General Director,  
The legal representative of company

Loại thông tin công bố/Information disclosure type: ☒ Định kỳ/Periodic ☐ Bất thường/Extraordinary  
☐ Theo yêu cầu/On demand

Nội dung thông tin công bố/Content of information disclosure: Biên bản họp và Nghị quyết  
của Đại hội đồng cổ đông thường niên năm 2025/The Meeting minutes and Resolution of  
the 2025 annual general meeting of shareholders.

Chúng tôi cũng đã công bố thông tin này trên trang thông tin điện tử của Công ty: <https://scid.vn>  
/We published this information on the company's website: <https://scid.vn>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

**Nơi nhận/Recipients:**

- Như trên/*As above*;
- Website (để CBTT/*To publish information*);
- Lưu/*Archives*: VT, PLQHĐN (02).

**TỔNG GIÁM ĐỐC/GENERAL DIRECTOR**



**Phạm Trung Kiên**

**MINUTES OF THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**  
**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

- Company name: SaiGon Co.op Investment Development Joint Stock Company (Company)
- Head office: 199-205 Nguyen Thai Hoc Street, Pham Ngu Lao Ward, District 1, Ho Chi Minh City
- Telephone: (028) 38360143 Fax: (028) 38225457
- Website: <https://scid.vn>
- Email: [info@scid-jsc.com](mailto:info@scid-jsc.com)
- Business registration certificate No. 0304921066 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on 04/04/2007, 13th registration for change on 08/12/2022

Organizing the 2025 Annual General Meeting of Shareholders (the Meeting).

At: 08:20 AM, Friday, 16/05/2025.

At: Hall, 4th Floor - Ho Chi Minh City Union of Trade Cooperatives - address: 199-205 Nguyen Thai Hoc Street, Pham Ngu Lao Ward, District 1, Ho Chi Minh City.

**I. COMPOSITION OF THE MEETING:**

**1. Board of Directors:**

- Mr. Vu Anh Khoa Chairman of the Board of Directors
- Mr. Pham Trung Kien Member of the Board of Directors, General Director
- Mr. Le Truong Son Member of the Board of Directors
- Mr. Nguyen Ngoc Thang Member of the Board of Directors
- Mr. Phan Thanh Duy Member of the Board of Directors, Deputy General Director

**2. Board of Supervisors:**

- Mr. Nguyen Phu Khanh Head of the Board of Supervisors
- Ms. Truong Phan Hoang Thy Member of the Board of Supervisors
- Mr. Nguyen Quang Tinh Member of the Board of Supervisors

**3. And the Company's shareholders (as identified according to the list of shareholders on the record date of 14/04/2025 provided by the Viet Nam Securities Depository and Clearing Corporation).**

## **II. AGENDA OF THE MEETING:**

1. Report on the activities in 2024 and orientations for activities in 2025 of the Board of Directors.
2. Report on the summary of activities in 2024 and orientations for activities in 2025 of the Board of Management.
3. Report on the activities in 2024 of the Board of Supervisors.
4. Proposal of the audited separate financial statements and consolidated financial statements for 2024.
5. Proposal of the profit distribution for 2024.
6. Proposal of the selection of auditing company for 2025.
7. Proposal of the remuneration for the Board of Directors and the Board of Supervisors in 2025.
8. Voting on issues proposed to the Meeting.
9. Announcement of vote counting results.
10. Approval of the Minutes of the Meeting.
11. Approval of the Resolution of the Meeting.
12. Closing.

## **III. SHAREHOLDER ELIGIBILITY CHECK FOR THE MEETING ATTENDANCE:**

Ms. Truong Phan Hoang Thy - Member of the Board of Supervisors, reports on the results of the shareholder eligibility check to attend the Meeting (attached are the Minutes of shareholder eligibility check to attend the Meeting):

- The total number of voting shares of the Company is 100.000.000 shares, equivalent to 100.000.000 voting ballots.
- The total number of shareholders invited to attend the Meeting is 968 shareholders, representing 100.000.000 voting shares.
- The total number of shareholders (including directly participating shareholders and authorized persons) attending the Meeting is 139 shareholders, representing ownership of 96.446.185 shares, accounting for 96,446% of the total voting shares.

Based on the provisions in Clause 1, Article 145 of the Enterprise Law and Clause 1, Article 19 of the Company's Charter, the General Meeting is qualified to proceed.

## **IV. SUMMARY OF THE MEETING PROCEEDINGS:**

### **A. INTRODUCTION OF THE PRESIDIUM, SECRETARIAT, AND VOTE COUNTING COMMITTEE:**

#### **1. Presidium:**

- |                       |  |
|-----------------------|--|
| ▪ Mr. Vu Anh Khoa     | Chairman of the Board of Directors - Chairperson   |
| ▪ Mr. Pham Trung Kien | Member of the Board of Directors, General Director |
| ▪ Mr. Le Truong Son   | Member of the Board of Directors                   |



**2. Secretariat:**

- Ms. Do Nguyen Thi Dong Trinh - Director of Organization - Administration Department - Head of the Committee
- Ms. Le Thi Van Quynh - Specialist of Finance - Planning Department - Member

**3. Vote Counting Committee:**

- Mr. Ngo Xuan Hoang - Team Leader of Real Estate Development Investment Department - Head of the Committee
- Mr. Tran Thanh Phuong - Deputy Director of Project Engineering Department - Member
- Ms. Ta Ngoc Thao - Accounting Team Leader of Finance - Planning Department - Member

The Meeting approved with a vote of: 100% of the total voting shares.

**B. APPROVAL OF THE REGULATIONS ON ORGANIZATION AND OPERATION, AGENDA AND CONTENT OF THE MEETING:**

**1. Approval of the Regulations on organization and operation of the Meeting:**

Mr. Le Truong Son, representing the Presidium, presented the Regulations on organization and operations of the Meeting (attached Regulations).

The Meeting approved with a vote of: 100% of the total voting shares.

**2. Approval of Agenda and Content of the Meeting:**

Mr. Pham Trung Kien, representing the Presidium, presented the Agenda and content of the Meeting.

The Meeting approved with a vote of: 100% of the total voting shares.

**C. MAIN CONTENTS PROPOSED TO THE CONGRESS:**

1. On behalf of the Board of Directors, Mr. Le Truong Son - Member of the Board of Directors presented the Report on the activities in 2024 and orientations for activities in 2025 of the Board of Directors (attached Report).
2. On behalf of the Board of Management, Mr. Pham Trung Kien - General Director presented the Report on the summary of activities in 2024 and orientations for activities in 2025 of the Board of Management (attached Report).
3. On behalf of the Board of Supervisors, Mr. Nguyen Phu Khanh - Head of the Board of Supervisors presented the Report on the activities in 2024 of the Board of Supervisors (attached Report).
4. On behalf of the Presidium, Mr. Pham Trung Kien - Member of the Board of Directors, General Director presented the following proposals:
  - 4.1. Proposal of the audited separate financial statements and consolidated financial statements for 2024 (attached Proposal).
  - 4.2. Proposal of the profit distribution for 2024 (attached Proposal).
  - 4.3. Proposal of the remuneration for the Board of Directors and the Board of Supervisors in 2025 (attached Proposal).
5. On behalf of the Board of Supervisors, Mr. Nguyen Phu Khanh - Head of the Board of Supervisors presented the Proposal of the selection of auditing company for 2025 (attached Proposal).

#### **D. DISCUSSION:**

- Shareholder **Dang Thien Hung** - Shareholder code **VSD1139**, requested the Presidium to provide information on the following topics:

**Opinion 1:** Specific information about the progress of the Co.op An Phu project and the next steps with Novaland after the commercial arbitration ruling?

**Opinion 2:** Is the Saigon Co.op An Phu project in Thu Duc City included in the list of projects to resolve issues by the People's Committee of Ho Chi Minh City? Does this project face the risk of being revoked after more than 10 years without progress?

**Mr. Pham Trung Kien**, representing the Presidium, answered Shareholder **Dang Thien Hung**'s questions as follows:

**Answer to opinion 1:** Regarding the cooperation with Novaland on the An Phu project, recently, the Arbitration Council of the Vietnam International Arbitration Center ruled that SCID must continue the cooperation contract with Novaland, without any financial penalties related to this matter. After the arbitration ruling, SCID filed a petition to the Economic Court of the People's Court of Ho Chi Minh City to annul the ruling of the Arbitration Council, which was accepted on May 14, 2025. SCID's position is to carry out the project in accordance with legal regulations, and the legal procedures will continue once the final ruling is made.

**Answer to opinion 2:** The An Phu project is not at risk of being revoked and is on the list of projects that need to resolve pending issues with the City. Some issues causing delays in the project include: (i) the procedures and documents for land clearance obligations, led by Thu Thiem Real Estate Joint Stock Company, but the land clearance has not been completed, so SCID cannot fulfill its financial obligations for infrastructure contributions; (ii) some areas and roads surrounding the project are still waiting for direction from the City's People's Committee, and no decision has been made since 2023; (iii) the project is part of the overall projects awaiting the City's approval of the 1/2000 master plan. Additionally, the process of land allocation and investment procedure adjustments is delayed due to some objective reasons related to the above procedures.

- Shareholder **Tran Quang Hung** - Shareholder code **VSD0957**, requested the Presidium to provide information on the following topics:

**Opinion 1:** Additional information on the company's development strategy for 2025 in the context of global volatility.

**Opinion 2:** Additional information on the company's plan to develop science and technology and its application in the business activities of the units.

**Opinion 3:** Further discussion on streamlining the organizational structure and applying technology to support business activities.

**Mr. Pham Trung Kien**, representing the Presidium, answered Shareholder **Tran Quang Hung**'s questions as follows:

**Answer to opinion 1:** The general development strategy of SCID as a member of Saigon Co.op focuses on investing in the development of Shopping malls and Commercial real estate. The company has been and is building an ecosystem for retail real estate - shopping malls and commercial real estate (hotels, offices...) to optimize land use and investment efficiency, ensuring the company's overall effectiveness. Although the macroeconomic situation and global conflicts may impact some of the company's activities, such as real estate and retail, the effects will be short-term, as the company expects the government to introduce policies to stabilize the economy. The company has specific plans to develop in the coming years, and

its investment projects are expected to peak after two years when the economic situation should improve.

**Answer to opinion 2:** The company's digital transformation and technology application are being accelerated according to the national direction and the benefits of SCID and Saigon Co.op.

**Answer to opinion 3:** SCID is currently applying technology to customer care. Additionally, SCID continues to explore new technologies to enhance the customer experience and improve business operations.

- Shareholder **Ha Thuong Ngoc Le** - Shareholder code **VSD1130**, requested the Presidium to provide information on the following topics:

**Opinion 1:** Share progress on the An Phu project and the lawsuit with Novaland?

**Opinion 2:** Share the basis for the proposed business plan for 2025. Which projects will primarily generate revenue and profit this year?

**Opinion 3:** Share information about the partner purchasing the equity of the joint venture company executing the Sense Plaza Cam Pha project. Which legal entity is responsible for implementing this project?

**Opinion 4:** In addition, please share the identity of the partner currently negotiating investment cooperation for the Sense Vinh project.

**Opinion 5:** Please share information about the Sense Festi model to be applied at Sense Festi Vinh Long.

**Mr. Pham Trung Kien**, representing the Presidium, answered Shareholder **Ha Thuong Ngoc Le**'s questions as follows:

**Answer to opinion 1:** The progress of the An Phu project was shared earlier.

**Answer to opinion 2:** The revenue and profit for 2025 will also come from sources like previous years, such as leasing space, project management activities, and primarily from investment capital activities. This year's revenue is higher mainly due to increased profits from capital investment in Sense City Ben Tre.

**Answer to opinion 3:** Regarding the buyout of the joint venture capital in the Cam Pha project, the company is negotiating with partners to purchase the equity, and some preliminary results have been made. The buyout aims to ensure SCID's more proactive implementation of the project.

**Answer to opinion 4:** Negotiations are ongoing with a partner, and a preliminary development plan is in place. Due to confidentiality requirements from the partner, detailed information cannot be shared at this time.

**Answer to opinion 5:** SCID is developing 04 new shopping mall models, and Sense Festi is one of them. The development of these shopping mall models will be aligned with community development.

- Shareholder **Vo Pham Ngoc Thao** - Shareholder code **V04035**, requested the Presidium to provide information on when the company will distribute the 2024 dividend and the amount to be paid.

**Mr. Vu Anh Khoa**, representing the Presidium, answered Shareholder **Vo Pham Ngoc Thao**'s question as follows: The proposed cash dividend for 2024 under consideration by the General Meeting is 3%. The specific method and timeline for payment will be announced after today's meeting.



## **E. VOTING ON ISSUES PROPOSED TO THE MEETING:**

Mr. Ngo Xuan Hoang, representing the Vote Counting Committee, presented the Minutes of ballot counting of the Meeting (attached Minutes).

The Meeting discussed and reached a consensus to approve the reports and proposals of the Board of Directors, the Board of Management, and the Board of Supervisors at the Meeting with the following voting results:

### **1. Issue 1: Report on the activities in 2024 and orientations for activities in 2025 of the Board of Directors**

The Meeting voted in agreement of 96.448.072 votes, reaching 100% of the total votes participating in the voting.

### **2. Issue 2: Report on the summary of activities in 2024 and orientations for activities in 2025 of the Board of Management**

#### **2.1. Results of implementation in 2024:**

- Total revenue: VND 125,6 billion.
- Profit before tax: VND 57,3 billion.

#### **2.2. Plan for 2025:**

- Total revenue: VND 167,8 billion.
- Profit before tax: VND 73,1 billion.

The Meeting voted in agreement of 96.448.072 votes, reaching 100% of the total votes participating in the voting.

### **3. Issue 3: Report on the activities in 2024 of the Board of Supervisors**

The Meeting voted in agreement of 96.448.072 votes, reaching 100% of the total votes participating in the voting.

### **4. Issue 4: Audited separate financial statements and consolidated financial statements for 2024 according to Proposal No. 01/2025/TT-HĐQT of the Board of Directors**

The Meeting voted in agreement of 96.448.072 votes, reaching 100% of the total votes participating in the voting.

### **5. Issue 5: Plan for profit distribution in 2024 according to Proposal No. 02/2025/TT-HĐQT of the Board of Directors**

The plan for profit distribution in 2024 is as follows:

<b>Content</b>	<b>Amount (VND)</b>
1. Profit after tax in 2024	56.772.035.177
2. Distribution of profit after tax in 2024:	
<i>2.1. Appropriation for the investment and development fund (50%)</i>	<i>28.386.017.588</i>
<i>2.2. Appropriation for the Board of Directors fund (5%)</i>	<i>2.838.601.759</i>
<i>2.3. Appropriation for the bonus and welfare fund (1%)</i>	<i>567.720.352</i>
3. Remaining profit of 2024	24.979.695.478
4. Remaining profit of previous years	218.754.697.899
5. Dividend payout for 2024 (3%)	30.000.000.000
6. Total remaining profit	213.734.393.377

The Meeting voted in agreement of 96.448.072 votes, reaching 100% of the total votes participating in the voting.



**6. Issue 6: Selection of A&C Auditing and Consulting Co., Ltd. to provide auditing and reviewing services for the 2025 financial statements of the Company according to Proposal No. 03/2025/TT-BKS of the Board of Supervisors**

The Meeting voted in agreement of 96.448.072 votes, reaching 100% of the total votes participating in the voting.

**7. Issue 7: Remuneration of the Board of Directors and the Board of Supervisors in 2025 according to Proposal No. 04/2025/TT-HĐQT of the Board of Directors**

**7.1. Remuneration for the Board of Directors:**

- Chairman: 6.000.000 VND/month.
- Members: 3.000.000 VND/month.

**7.2. Remuneration for the Board of Supervisors:**

- Head of the board: 3.000.000 VND /month.
- Supervisors: 2.000.000 VND /month.

*(Personal income tax related to the above remuneration is paid by the Company)*

The Meeting voted in agreement of 96.448.072 votes, reaching 100% of the total votes participating in the voting.

**F. APPROVAL OF MEETING MINUTES, RESOLUTIONS AND CLOSING OF THE MEETING:**

1. Ms. Do Nguyen Thi Dong Trinh, on behalf of the Secretariat, approved the Minutes of the Meeting. The Meeting voted in agreement of 96.448.072 votes, reaching 100% of the total votes participating in the voting (attached are the Meeting Minutes).
2. Mr. Le Truong Son, on behalf of the Presidium, approved the Resolution of the Meeting. The Meeting voted in agreement of 96.448.072 votes, reaching 100% of the total votes participating in the voting (attached is the Resolution).

The General Meeting adjourned at 11:20 AM, on 16/05/2025.

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



**Do Nguyen Thi Dong Trinh**

**ON BEHALF OF THE PRESIDIUM  
CHAIRMAN**



**Vu Anh Khoa**

**Enclosed documents:**

- List of shareholders attending the Meeting;
- The Minutes of shareholder eligibility check to attend the Meeting;
- The Regulations on the organization and operations of the Meeting;
- Reports of: Board of Directors, Board of Management, Board of Supervisors;
- Proposals to the General Meeting for voting;
- The Minutes of ballot counting.

**RESOLUTION**  
**THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**  
**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

- Pursuant to the Law on Enterprises dated 17/06/2020 and guiding documents for implementation;
- Pursuant to the Law on Securities dated 26/11/2019 and guiding documents for implementation;
- Pursuant to the Charter of SaiGon Co.op Investment Development Joint Stock Company (the Company);
- Pursuant to the Minutes of the 2025 Annual General Meeting of Shareholders dated 16/05/2025 of the Company (the Meeting).

**RESOLUTIONS:**

**Article 1.** Approving the Report on activities in 2024 and orientations for activities in 2025 of the Board of Directors.

The Meeting voted in agreement: 100% of the total votes participating in the voting.

**Article 2.** Approving the Report on the summary of activities in 2024 and orientations for activities in 2025 of the Board of Management.

1. Results of implementation in 2024:

- Total revenue: VND 125,6 billion.
- Profit before tax: VND 57,3 billion.

2. Plan for 2025:

- Total revenue: VND 167,8 billion.
- Profit before tax: VND 73,1 billion.

The Meeting voted in agreement: 100% of the total votes participating in the voting.

**Article 3.** Approving the Report on activities in 2024 of the Board of Supervisors.

The Meeting voted in agreement: 100% of the total votes participating in the voting.

**Article 4.** Approving the separate financial statements and consolidated financial statements for 2024 that have been audited according to Proposal No. 01/2025/TT-HĐQT of the Board of Directors.

The Meeting voted in agreement: 100% of the total votes participating in the voting.

**Article 5.** Approving the plan for profit distribution in 2024 according to Proposal No. 02/2025/TT-HĐQT of the Board of Directors.

The plan for profit distribution in 2024 is as follows:

Content	Amount (VND)
1. Profit after tax in 2024	56.772.035.177
2. Distribution of profit after tax in 2024:	
2.1. Appropriation to the investment and development fund (50%)	28.386.017.588
2.2. Appropriation to the Board of Directors fund (5%)	2.838.601.759
2.3. Appropriation to the bonus and welfare fund (1%)	567.720.352
3. Remaining profit of 2024	24.979.695.478
4. Remaining profit of previous years	218.754.697.899
5. Dividend payout for 2024 (3%)	30.000.000.000
6. Total remaining profit	213.734.393.377

The Meeting voted in agreement: 100% of the total votes participating in the voting.

**Article 6.** Approving the selection of A&C Auditing and Consulting Co., Ltd. to provide auditing and reviewing services for the 2025 financial statements of the Company according to Proposal No. 03/2025/TT-BKS of the Board of Supervisors.

The Meeting voted in agreement: 100% of the total votes participating in the voting.

**Article 7.** Approving the remuneration of the Board of Directors and the Board of Supervisors in 2025 according to Proposal No. 04/2025/TT-HĐQT of the Board of Directors.

1. Remuneration for the Board of Directors:

- Chairman: 6.000.000 VND/month.
- Member: 3.000.000 VND/month.

2. Remuneration for the Board of Supervisors:

- Head of the Board: 3.000.000 VND/month.
- Supervisor: 2.000.000 VND/month.

The Meeting voted in agreement: 100% of the total votes participating in the voting.

**Article 8.** Terms of implementation:

This Resolution was unanimously approved in its entirety by the General Meeting of Shareholders of the Company at the meeting and takes effect from 16/05/2025.

The General Meeting of Shareholders of the Company unanimously assigns the Board of Directors, the Board of Supervisors, and the Board of Management to be responsible for the implementation of this Resolution.

**Recipients:**

- Shareholders;
- BOD, BOS, BOM;
- SSC, HNX, VSDC;
- Website (for information disclosure);
- Archives: VT.

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



**Vũ Anh Khoa**



**MINUTES OF SHAREHOLDER ELIGIBILITY CHECK  
ATTENDING THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS  
SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

Today, 16/05/2025, we, the members of the Board of Supervisors of SaiGon Co.op Investment Development Joint Stock Company (Company), including:

1. **Mr. Nguyen Phu Khanh** Head of Committee
2. **Ms. Truong Phan Hoang Thy** Member
3. **Mr. Nguyen Quang Tinh** Member

Conducted an inspection of the qualifications of shareholders attending the 2025 Annual General Meeting of Shareholders of the Company (hereinafter referred to as the “Meeting”) with the following results:

As of 08:20 AM on 16/05/2025:

- The total number of voting shares of the Company is 100.000.000 shares, equivalent to 100.000.000 votes.
- The total number of shareholders invited to attend the General Meeting is 968 shareholders, representing 100.000.000 voting shares (according to the Company’s list of shareholders on the record date of 14/04/2025 provided by the Viet Nam Securities Depository and Clearing Corporation).
- The total number of shareholders and authorized persons present and qualified to attend the Meeting is 96.446.185 shareholders, representing ownership of 96.446.185 shares, accounting for 96,446 % of the total number of votes.

Based on the provisions of Clause 1, Article 145 of the Law on Enterprises and Clause 1, Article 19 of the Company’s Charter, I would like to announce that the Meeting is qualified to proceed in accordance with current laws.

We, the members of the Board of Supervisors of the Company, hereby affix our signatures below to commit that we will be jointly responsible for the honesty and accuracy of the above inspection results.

**Member**



**Truong Phan Hoang Thy**

**Member**



**Nguyen Quang Tinh**

**Head of Committee**



**Nguyen Phu Khanh**





SAIGON CO.OP INVESTMENT + DEVELOPMENT

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: 199-205 Nguyen Thai Hoc Street, Pham Ngu Lao Ward, District 1, Ho Chi Minh City

Telephone: (84-28) 38360143

Website: <https://scid.vn>

Fax: (84-28) 38225457

Email: [info@scid-jsc.com](mailto:info@scid-jsc.com)

Ho Chi Minh City, May 16, 2025

## **REGULATIONS ON ORGANIZATION AND OPERATIONS 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

*Based on:*

- *The Law on Enterprises dated 17/06/2020 and guiding documents for implementation;*
- *The Law on Securities dated 26/11/2019 and guiding documents for implementation;*
- *The Charter of SaiGon Co.op Investment Development Joint Stock Company.*

### **Chapter I GENERAL PROVISIONS**

#### **Article 1. Scope and Object of Application**

1. These Regulations apply to the organization of the 2025 Annual General Meeting of Shareholders (hereinafter referred to as the “**Meeting**”) of SaiGon Co.op Investment Development Joint Stock Company (hereinafter referred to as the “**Company**”).
2. These Regulations specifically stipulate the rights and obligations of shareholders, authorized persons, and parties attending the Meeting, as well as the conditions and formalities for carrying out the Meeting.
3. Shareholders, authorized persons, and parties attending the Meeting are responsible for complying with the provisions of these Regulations.

### **Chapter II RIGHTS AND OBLIGATIONS OF SHAREHOLDERS AND PARTICIPANTS AT THE MEETING**

#### **Article 2. Rights and obligations of shareholders**

1. Conditions for attending the Meeting: shareholders or persons authorized in writing by shareholders whose names are on the Company’s list of shareholders as of the record date of 14/04/2025 provided by the Viet Nam Securities Depository and Clearing Corporation.

2. Rights of shareholders when attending the Meeting:
  - a) To directly attend or authorize another person to attend the Meeting in writing according to the prescribed form sent to shareholders.
  - b) To discuss and vote on all matters within the authority of the Meeting in accordance with the Company's Charter and the Law on Enterprises.
  - c) To be informed by the Organizing Committee of the agenda and accompanying documents of the Meeting.
  - d) Each shareholder or authorized person will receive a Voting Card and other relevant meeting materials after registering to attend the Meeting with the Shareholder Eligibility Check Committee.
  - e) Shareholders or authorized persons arriving after the meeting has commenced have the right to register immediately and thereafter have the right to participate and vote at the Meeting immediately after registration. The Chairperson is not responsible for pausing the Meeting to allow late-arriving shareholders to register, and the validity of previously voted content remains unchanged.
3. Obligations of shareholders when attending the Meeting:
  - a) Shareholders must bring the Meeting Invitation and their Identity Card or Citizen Identity Card or Passport. In case of authorization, the authorized person must bring the Meeting Invitation, the Power of Attorney (according to the form), a copy of Identity Card or a copy of Citizen Identity Card or a copy of Passport of the authorizing person, and the Citizen Identity Card or Passport of the authorized person, and register to attend the Meeting with the Shareholder Eligibility Check Committee.
  - b) Dress politely.
  - c) Recording audio or video of the Meeting must be publicly announced and approved by the Chairperson.
  - d) When wishing to speak for discussion, the permission of the Chairperson must be obtained, speaking briefly and focusing on the core content to be exchanged, in accordance with the content of the Meeting agenda that has been approved. Issues that have been raised by previous speakers should not be repeated to avoid duplication. Shareholders may write their opinions on the Feedback Form and submit it to the Secretariat for forwarding to the Presidium for consideration and response.
  - e) Strictly comply with this Regulation, and respect the results of the work at the Meeting.

### **Article 3. Rights and obligations of the Shareholder Eligibility Check Committee**

1. The Shareholder Eligibility Check Committee consists of 01 Head and members established by the Board of Supervisors to perform the following functions and tasks:
  - a) Check the eligibility of shareholders or authorized persons to attend the Meeting: request shareholders or authorized persons to present their Identity Card or Citizen Identity Card or Passport, Invitation to the Meeting, and Power of Attorney (for authorized persons).
  - b) Report to the Meeting on the results of the check of the eligibility of shareholders attending the meeting at the following times:
    - Before the opening of the Meeting.

- Before the Meeting conducts voting if there is a change in the number of shareholders registered to attend the meeting (shareholders who arrive late register to attend the meeting).
- 2. The Shareholder Qualification Check Committee has the right to establish a supporting department to complete its tasks.

#### **Article 4. Rights and obligations of the Presidium and the Secretariat**

1. The Presidium is approved by the Meeting through voting and has the function of controlling the Meeting.
2. The decision of the Presidium on issues of order, procedures or events arising outside the program of the Meeting will be of the highest adjudicatory nature.
3. The Presidium has the right to take necessary and reasonable measures to conduct the Meeting in an orderly manner, in accordance with the approved agenda and reflecting the wishes of the majority of participants.
4. The Chairperson has the right to postpone the Meeting that has a sufficient number of people registered to attend as prescribed to another time or change the meeting location in the following cases:
  - a) The meeting location does not have enough convenient seating for all participants.
  - b) The means of communication at the meeting location do not guarantee that shareholders attending the meeting can participate, discuss and vote.
  - c) Participants obstruct, cause disorder, and potentially prevent the meeting from being conducted fairly and legally.
5. The Presidium has the right not to answer or record shareholders' comments and answer in writing later if the contributed contents and recommendations are outside the contents for which the Meeting's opinion is requested.
6. The Presidium has the following rights:
  - a) Require all participants to undergo inspection or other lawful, reasonable security measures.
  - b) Request the competent authority to maintain order at the meeting; expel those who do not comply with the Presidium's administration, intentionally cause disorder, prevent the normal progress of the meeting or do not comply with security check requirements from the Meeting.
7. The Secretariat is nominated by the Presidium and approved by the Meeting through voting. The Secretariat has the task of recording the minutes of the Meeting, drafting resolutions of the Meeting and performing tasks as assigned by the Presidium.

#### **Article 5. Rights and obligations of the Vote Counting Committee**

1. The Vote Counting Committee consists of 01 Head and members nominated by the Presidium and approved by the Meeting through voting.
2. The Vote Counting Committee has the task of guiding how to use the Voting Card, voting method and carrying out vote counting.
3. The Head of the Vote Counting Committee reports to the Meeting on the results of the vote counting.

4. The Vote Counting Committee has the right to establish a supporting department to complete its tasks.
5. The vote counting board is responsible for the accuracy and honesty of the announced vote counting results.

### **Chapter III**

#### **PROCEDURES FOR CARRYING OUT THE MEETING**

##### **Article 6. Conditions for Carrying out the Meeting**

1. The Meeting shall be conducted when the number of attending shareholders represents over 50% of the total voting shares. In the event that, 30 minutes after the scheduled opening time of the Meeting as recorded in the meeting agenda sent to the shareholders, the number of attending shareholders does not represent over 50% of the total voting shares, the meeting shall be deemed as not having sufficient conditions to proceed.
2. In the event that the Meeting does not have sufficient conditions to proceed according to the above regulations, the convening and carrying out of the second Meeting shall be carried out in accordance with the provisions of the Company's Charter and the Law on Enterprises.

##### **Article 7. Procedures for Carrying out the Meeting**

1. The Meeting will take place in the correct order of the agenda and the content of the meeting approved by the Meeting.
2. The Meeting will discuss and vote on each issue in the content of the Meeting's agenda.
3. The Meeting shall be adjourned after the meeting minutes and resolutions of the Meeting are approved.
4. The Meeting shall discuss and vote on each issue in the content of the agenda.

##### **Article 8. Conditions for Resolutions of the Meeting to be Approved**

1. Resolutions of the Meeting are approved when they are agreed upon by the number of shareholders owning over 50% of the total voting shares of all attending shareholders.
2. Resolutions on the following contents are approved if they are agreed upon by the number of shareholders representing 65% or more of the total voting shares of all attending shareholders:
  - a) Type of shares and total number of shares of each type.
  - b) Changes in business lines, occupations, and fields.
  - c) Changes in the Company's management organizational structure.
  - d) Investment projects or sale of assets with a value of 35% or more of the total asset value recorded in the Company's most recent financial statements.
  - e) Reorganization, dissolution of the Company.
3. Shareholders or authorized representatives shall vote to agree, disagree, or abstain on issues that must be approved in the Meeting in accordance with Article 10 of this Regulation.



## **Article 9. Voting Cards**

1. Voting cards issued to shareholders or authorized persons attending the Meeting shall state: shareholder code, full name of the shareholder, and total number of voting shares.
2. Voting cards shall be affixed with the Company's seal.

## **Article 10. Procedures for Voting on Issues of the Meeting**

The voting on issues of the Meeting shall be conducted in the form of direct voting as follows:

1. Shareholders or authorized persons voting (“**Agree**” or “**Disagree**” or “**Abstain**”) on issues requiring opinions by raising their voting cards as directed by the Chairperson.
2. Voting cards are used to vote on the following contents:
  - Composition of the Presidium.
  - Composition of the Secretariat.
  - Composition of the Vote Counting Committee.
  - Content and agenda of the Meeting.
  - Regulations on the organization and operations of the Meeting.
  - Report on the activities in 2024 and orientations for activities in 2025 of the Board of Directors.
  - Report on the summary of activities in 2024 and orientations for activities in 2025 of the Board of Management.
  - Report on the activities in 2024 of the Board of Supervisors.
  - Proposal of the audited separate financial statements and consolidated financial statements for 2024.
  - Proposal for the profit distribution in 2024.
  - Proposal for the selection of auditing company in 2025.
  - Proposal for the remuneration of the Board of Directors and Board of Supervisors in 2025.
  - Minutes of the Meeting.
  - Resolution of the Meeting.
3. Voting on each item for approval is independent of each others, and the validity of the vote on one item does not affect the validity of other voting items.
4. The vote counting committee will check the number of votes agreed, disagreed, and abstained for each meeting item, and is responsible for recording and reporting the voting results to the Meeting.
5. Valid voting cards must fully meet the following criteria:
  - The card is issued by the Organizing Committee and has the Company's seal.
  - The card is not torn, crossed out, erased, or altered.
6. Invalid voting cards will not be counted, including:
  - Cards that are not in the form issued by the Organizing Committee and do not have the Company's seal.



- The card is torn, crossed out, erased, or altered.
- The card contains additional information or symbols.
- The card does not vote or has 02 or more voting opinions in the same voting content.

#### **Article 11. Minutes of the Meeting**

1. The content of the Meeting shall be recorded in the minutes. The Chairperson and the Secretary shall be jointly responsible for the truthfulness and accuracy of the content of the minutes.
2. The minutes of the Meeting must be prepared by the Secretary, read before the Meeting, and approved by the Meeting before the end of the meeting.
3. The minutes of the Meeting, the minutes of checking the eligibility of shareholders, and other documents recording the proceedings and results of the Meeting must be kept at the Company's head office.
4. The minutes of the Meeting are the basis for issuing the Resolution of the Meeting.

#### **Article 12. Resolution of the Meeting**

1. Based on the results of the Meeting, the Chairperson shall issue a resolution of the Meeting on the issues approved by the Meeting. The resolution of the Meeting must be kept at the Company's head office.
2. Shareholders have the right to request the Court or Arbitration to review and annul the resolution or part of the resolution of the Meeting in accordance with the provisions of the Company's Charter and the Law on Enterprises.

#### **Article 13. Disclosure of information on the minutes of the Meeting and resolutions of the Meeting**

The minutes of the Meeting and resolutions of the Meeting must be posted on the Company's electronic information page in accordance with the law on information disclosure on the stock market.

#### **Article 14. Validity of the Regulation**

1. This Regulation consists of 3 chapters, 14 articles and comes into effect immediately after being approved by the Meeting's vote.
2. The Meeting shall decide on the amendment and supplementation of this Regulation.

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

**CHAIRMAN**



**Vu Anh Khoa**



*Ho Chi Minh City, May 16, 2025*

## REPORT ON THE ACTIVITIES IN 2024 AND ORIENTATIONS FOR ACTIVITIES IN 2025 OF THE BOARD OF DIRECTORS

*Dear Shareholders,*

On behalf of the Board of Directors, I would like to propose the Report on the activities of the Board of Directors of SaiGon Co.op Investment Development Joint Stock Company (“Company”) for 2024 and the orientation for 2025 as follows:

### **I. ACTIVITIES OF THE BOARD OF DIRECTORS IN 2024:**

#### **1. General activities:**

The world economy is gradually stabilizing in 2024, goods trade has improved again, financial market conditions continue to ease, and the labor market has recovered positively. The global economic growth rate for 2024 is 3,2% (IMF, OECD), and in the context of slowing global inflation, from 6,7% in 2023 to 5,8% in 2024.

In Vietnam, the Government has also implemented many important policies to promote economic growth, specifically: promoting public investment and supporting businesses; introducing policies to promote exports, taking advantage of FTAs, attracting FDI into high technology and renewable energy; promoting renewable energy, supporting digital transformation and AI, and improving the investment environment for businesses. These decisions have supported Vietnam’s GDP to grow by 7,09% in 2024, higher than the 5,05% of 2023 and exceeding the National Assembly’s target of 6,5%-7%, among the highest in Southeast Asia. In addition, monetary policy has also been implemented flexibly, thereby effectively controlling inflation, with core inflation in 2024 increasing by 2,71% compared to 2023, lower than the average CPI increase in 2024 (3,63%), below the ceiling of 4%-4,5% set by the National Assembly. Besides, there are still many challenges for the Vietnamese economy as the bad debt ratio of banks slightly increases, competitive pressure from USD/VND exchange rate fluctuations is still high, GDP is heavily dependent on exports and caution is still needed with risks from the world situation.

In that context, the Company’s Board of Directors has focused on directing the implementation of business activities cautiously, closely following the developments of macroeconomic conditions to maximize opportunities to implement business activities, thereby the Company has achieved positive business results, specifically:

- Total revenue: VND 125,6 billion, reaching 117,6% compared to the plan.
- Profit before tax: VND 57,3 billion, reaching 196,9% compared to the plan.

*Note: The revenue and profit plan was approved by the 2024 Annual General Meeting of Shareholders according to Resolution No. 01/2024/NQ/ĐHĐCĐ dated 21/05/2024. Total revenue in 2024 includes revenue from sales and provision of services, financial income and other revenue.*



During the year, the Board of Directors has operated in compliance with the Charter, Regulations on Operations of the Board of Directors, current legal regulations, and carried out activities under the authority of the Board of Directors to implement the resolution of the 2024 Annual General Meeting of Shareholders and the decisions of the Board of Directors.

The Board of Directors held 26 regular and periodic meetings, making strategic, directional, and timely business operation decisions. To perform the assigned tasks, the Board of Directors issued 16 decisions under its authority to approve policies related to: administration and management; approve investment in projects (*see details in the Report on corporate governance in 2024 that has been disclosed*).

The Board of Directors has effectively decentralized/delegated authority to promptly meet the Company's business operation requirements, creating conditions and supporting the Board of Management to implement projects according to plan. The Board of Directors has strived to provide orientations and direct the Board of Management in finding solutions, preparing investment plans, and investment capital for major commercial real estate projects to prepare for implementation in the coming period, contributing to the Company's efficiency.

The Board of Directors has directed the correct implementation of regulations regarding the preparation and publication of information related to the Company's governance situation, financial statements, annual reports, and information on business activities as prescribed. The Annual General Meeting of Shareholders in 2024 was successfully organized.

## **2. Supervising activities for the Board of Management:**

The Board has conducted supervising activities for the Board of Management and members of the Board of Management to ensure the Company's overall operation is in line with orientations, directions, compliance with the law, and enhanced business efficiency. The supervising activities of the Board of Directors include:

- Supervising the implementation of resolutions of the General Meeting of Shareholders and decisions issued by the Board of Directors.
- Supervising the preparation, use, and management of capital sources for projects that have been and are being implemented according to plan.
- Supervising the administration and management activities of the General Director and members of the Board of Management to improve business efficiency and achieve the planned targets approved by the General Meeting of Shareholders.
- Directing and supervising the transparent and timely disclosure of the Company's information in accordance with regulations.

## **3. Remuneration of the Board of Directors:**

In 2024, the total amount of remuneration paid to the Board of Directors was: VND 240.000.000, according to the approval of the General Meeting of Shareholders, specifically as follows:

- Chairman: 6.000.000 VND/month.
- Member: 3.000.000 VND/month.

(*See details in the Note to the Audited Separate Financial Statement for 2024*).

**4. Transactions between the Company, its subsidiaries, and members of the Board of Directors and related parties:**

- Transactions between the Company, its subsidiaries, and members of the Board of Directors and their related persons: None occurred.
- Transactions between the Company and companies in which members of the Board of Directors are founding members or business managers within the last 03 years before the transaction: None occurred.

**5. Shareholder situation:**

The total number of Company shareholders as of 31/12/2024 is 970 shareholders, of which:

- Individual shareholders: 968 shareholders, owning 3.887.204 shares, accounting for 3,89% of the charter capital.
- Institutional shareholders: 02 shareholders, owning 96.112.796 shares, accounting for 96,11% of the charter capital.

**II. ORIENTATION ACTIVITIES FOR 2025:**

The year 2025 will commemorate the 50th anniversary of the liberation of the South and national reunification, marking a year of preparation for our nation's rise. Amidst these expectations and building on the recovery momentum of 2024, the National Assembly, in its extraordinary session in 02/2025, passed the socio-economic development plan for 2025 with a growth target of 8% or higher. This growth rate is significantly higher than forecasts from major global economic organizations such as the WB, IMF, and ADB, which have projected Vietnam's GDP growth for 2025 at around 6,1%-6,6%.

Facing the major challenge of achieving a growth target above 8%, the Government has identified several key orientations to meet growth expectations. The policy of developing based on new technologies (digital assets, tokenized assets) is being implemented in practice. Public investment continues to be used to promote growth, with many important infrastructure projects expected to be completed in 2025. The Government has also changed its view of the private economy, identifying it as the most important driver for growth, contributing over 50% of GDP. Fiscal policy and monetary policy will continue to coordinate reasonably to regulate the economy, and bank credit is still expected to be an important channel for capital to achieve high growth expectations.

In the above context, the Board of Directors sets out the orientations and activities in 2025 as follows:

- 1) Continue to improve management capacity, directing the General Director to perform business tasks, ensuring the right direction and goals are set out.
- 2) Accelerate and expedite investment in key commercial real estate project development in 2025 under new models, including new Commercial Center models such as Sense Plaza and Sense Festi, as well as the leased office business model. At the same time, actively prepare project resources as well as financial resources in parallel to create a premise for development in the following years.
- 3) Continue to improve the operational efficiency of Sense City, Sense Market, and Charmant Suites a Boutique Hotel Can Tho. Coordinate to manage and operate the SC VivoCity Commercial Center well.

- 4) Seek partners with capacity, experience, and suitability for the Company's development orientation to cooperate, jointly invest, and associate in developing new projects, increasing resources for the Company.
- 5) Implement the organizational restructuring project, streamlining the apparatus to ensure a lean, strong, effective, and efficient organizational structure that meets the development orientation requirements of the Company in the coming time.
- 6) Implement the digital transformation according to the roadmap to improve work productivity and efficiency, enhance accuracy, optimize business operations, and strengthen connectivity in work between departments, between the Company's office and its companies.

*Dear distinguished shareholders,*

We believe that with the determination and dedication of the Board of Directors, the Board of Management, the entire staff of the Company, together with the consensus and support of the esteemed shareholders, the Company will overcome all difficulties and challenges, promote all resources well, effectively exploit all opportunities to continue to develop in 2025, and fulfill the tasks assigned by the General Meeting of Shareholders.

The above is the content of the Report on the activities in 2024 and orientations for activities in 2025. The Board of Directors thanks the trust and support of the distinguished shareholders in the past time.

Wishing all distinguished shareholders good health, happiness, and success.

Sincerely.

***Recipients:***

- Shareholder;
- BOD, BOS, BOM;
- Website;
- Archives: VT.

**ON BEHALF OF THE BOARD OF DIRECTORS**

**CHAIRMAN** *W*



*Vu Anh Khoa*  
**Vu Anh Khoa**



## **REPORT OF THE ACTIVITIES IN 2024 AND ORIENTATIONS IN 2025 OF THE BOARD OF MANAGEMENT**

*Dear Shareholders,*

Under the close guidance of the Board of Directors, in 2024, the Board of Management has successfully managed the operations of Saigon Co.op Investment Development Joint Stock Company (“Company”), ensuring the correct implementation of operational orientations, and successfully completing the business plan set out by the General Meeting of Shareholders and the Company's Board of Directors.

### **PART A: SUMMARY OF 2024 BUSINESS OPERATIONS**

#### **I. Economic situation in 2024:**

- The global economy in 2024 recorded more positive signs of recovery compared to 2023 (expected to reach 3,2% according to the IMF), thanks to the recovery of international trade and controlled inflation, although many risks still exist from political instability and increased geopolitical conflicts. In the context of such complex economic and political fluctuations, Vietnam’s economy continues to be a bright spot in the region, with GDP growth of 7,09%, driven by a positive recovery from industrial production and construction, strong export growth, and stable FDI flows with record-high disbursement levels. Inflation continued to be controlled effectively, with the average CPI for the whole year reaching 3,63%, significantly lower than the target of 4%-4,5% set at the beginning of the year.
- However, in addition to the positive results, Vietnam’s economy still faces some challenges such as the increase in the ratio of bad debts of banks by 3,4% compared to 2023, the pressure of competition from USD/VND exchange rate fluctuations is still high, real estate prices tend to increase, and especially domestic consumption demand recovers more slowly than expected. Total retail sales of goods and consumer service revenue in 2024 increased by 9,0% compared to the same period last year, much lower than the increases in 2022 and 2023, which were 20% and 9,4%, respectively, and have not yet returned to the pre-pandemic growth trajectory. Excluding price factors, the actual increase was only about 5,9%, showing that people’s purchasing power is still weak due to slow income recovery, increased savings mentality, and consumer confidence has not been firmly consolidated, affecting people’s purchasing power and consumption. This has significantly impacted retail business operations, especially at Shopping Malls such as Sense City, Sense Market and SC VivoCity, as the number of visitors and average spending per shopping trip have not met expectations.

#### **II. Implementation of key tasks in 2024:**

- Successfully complete the business plan according to Resolution No. 01/2024/NQ/ĐHĐCĐ dated 21/05/2024 of the 2024 Annual General Meeting of Shareholders.
- Focus on reviewing and completing legal procedures to accelerate the progress of existing projects, carefully calculate investment options for large projects, and develop new projects. In 2024, a new business model, Can Tho Hotel, was opened.

- Operation optimization is always a focus, and profits are maximized, ensuring high efficiency in the use of investment costs.
- Manage and operate the Sense City, Sense Market and SC VivoCity Shopping Mall chains to ensure business efficiency growth.
- Successfully organized a series of events to celebrate the 10th anniversary of the Sense City chain's establishment. This is a series of events throughout 2024 to thank customers and mark a new stage of development for 04 Sense City Shopping Malls: Can Tho, Ca Mau, Ben Tre and Pham Van Dong.
- The digital transformation work has always been given attention to implement. In 2024, ERP software has been applied to manage Sense Market's operations and is being implemented for office blocks and the remaining units.

### III. Report on 2024 operating results:

#### 1. Implementation of 2024 business targets:

*Unit of calculation: VND million*

No.	Indicators	Implementation 2023	Year 2024			
			Plan	Implementation	% of Plan	% of Implementation in 2023
1	Total revenue	179.741	106.831	125.659	117,6%	69,9%
2	Profit before tax	17.861	29.117	57.330	196,9%	321,0%
3	State Budget Payment	6.194	-	5.635		91,0%
4	Dividends	No distribution				

#### 2. Financial status:

##### - Capital and Debt payable:

*Unit of calculation: VND million*

No.	Indicators	31/12/2024	31/12/2023
	<b>Total capital</b>	<b>2.271.009</b>	<b>2.216.026</b>
1	Owner's equity	2.143.065	2.087.893
	- Contributed capital by owner	1.000.000	1.000.000
	- Development and investment fund	867.538	858.651
	- Undistributed profit	275.527	229.242
2	Debt payable	127.944	128.133
	- Short-term debt	21.996	22.185
	<i>Including: short-term loans</i>	<i>0</i>	<i>0</i>
	- Long-term debt	105.948	105.948
	<i>Including: long-term loans</i>	<i>0</i>	<i>0</i>



- **Investment capital:**

*Unit of calculation: VND million*

No.	Indicators	31/12/2024	31/12/2023
<b>1</b>	<b>Commercial Real Estate Investment, Shopping Malls</b>	<b>1.134.369</b>	<b>1.119.369</b>
1.1	VCCD	754.099	754.099
1.2	Sense City Ben Tre	44.600	44.600
1.3	Sense City Can Tho	74.800	74.800
1.4	Sense City Ca Mau	74.970	74.970
1.5	Sense City District 9	53.900	53.900
1.6	Sense City Pleiku	70.000	70.000
1.7	Sense Market Cai Be	30.000	15.000
1.8	Dong Bac Shopping Mall	32.000	32.000
<b>2</b>	<b>Other commercial real estate investment</b>	<b>496.540</b>	<b>479.282</b>
2.1	An Phu Project	476.396	476.396
2.2	102 Nam Ky Khoi Nghia Project	20.144	2.887
<b>3</b>	<b>Capital contribution investment in other units</b>	<b>50.691</b>	<b>50.691</b>

**3. Shopping Mall business:**

**a. Sense City, SC VivoCity Shopping Mall chain:**

- Promote leasing activities and increase the occupancy rate in 2025, through restructuring the leasable area to be more suitable for the market and exploiting the lease of industry groups with the potential to attract, grow well, and have the potential to expand the business network with guaranteed financial resources, in parallel with actively increasing short-term leasing activities.
- Develop a preferential leasing policy according to packages to persuade leasing partners to cooperate simultaneously in series to increase floor coverage at the Shopping Mall, and increase brand recognition through cooperation strategies with major partners.
- Organize and implement series of events and marketing activities with high interaction with customers for major holidays such as the 17<sup>th</sup> Anniversary of SCID's establishment, the 50<sup>th</sup> Anniversary of Southern Liberation, Mid-Autumn Festival, Halloween, Tet... to stimulate demand, exploit purchasing power, and attract customers to visit, shop and have fun after being reopened.
- Continue working with a number of functional agencies in the provinces on land legal procedures to prepare for investment in Shopping Mall projects, and at the same time research new business models in a number of potential projects.

**b. Sense Market Shopping Mall model:**

- New Shopping Mall model in the district-level route Sense Market Cai Be: after one year of operation, it has achieved positive initial targets in terms of operations and finance, in which the average occupancy rate in 2024 reached 85,4% and the Company's first self-operated F&B model was launched.

**4. Real estate for lease business:**

- Continue to lease the 253 Dien Bien Phu Building - District 3 (Chip Sang) to business partners, in parallel with researching plans to reinvest in rebuilding the building after the lease expires.



**5. Real estate project development investment:**

- An Phu Project: continue to carry out the work of requesting adjustment of the investment policy decision and requesting land allocation, however, there are still some problems with planning, public land and interspersed land, coordinating with Thu Thiem Real Estate JSC in fulfilling the obligation to contribute to the main technical infrastructure, and carrying out work related to the cooperation contract with Novaland.
- 102 Nam Ky Khoi Nghia Project: is currently under construction of the rough part, expected to be completed construction and opened in the 4<sup>th</sup> quarter of 2025.
- Sense Plaza Cam Pha Shopping Mall Project: the joint venture company has completed the adjustment of the 1/500 detailed plan, continuing to carry out the design work and procedures for applying for a construction permit. In parallel with negotiating with partners on a plan to buy back charter capital in the joint venture and is expected to start construction in the second half of 2025.
- Sense Plaza Vinh Shopping Mall Project: The Company's Board of Directors approved the investment policy according to the Sense Plaza model and is negotiating with partners on an optimal investment cooperation plan.
- Sense Festi Vinh Long Shopping Mall Project: The Company's Board of Directors approved the investment policy according to the Sense Festi model and is carrying out the design for construction permit application. It is expected to commence in the first quarter of 2025.

**6. Providing project management consulting services for SaiGon Co.op:**

- SaiGon Co.op Apartment Housing Project: completed the handover of apartments and commercial service units, submitted documents at the City Land Registration Office to apply for pink books for apartments, and continued to monitor the warranty work.
- Co.opmart Pham The Hien Project: managing the construction investment deployment, completed and handed over to Saigon Co.op for opening in 09/2024.
- Can Tho Hotel Project: completed construction and opened in 06/2024. Currently, the Company is in charge of management and operation with positive initial results. Continue to review and improve operations and standardize processes as well as consolidate the apparatus to lay the groundwork for the Company to develop into a chain of hotels in the future.

**7. Other tasks:**

- Reporting and disclosing information on the corporate governance situation of public companies in accordance with the regulations of the State Securities Commission, the Hanoi Stock Exchange and the Viet Nam Securities Depository and Clearing Corporation.

## **PART B: ORIENTATION OF ACTIVITIES IN 2025**

### **I. Forecast of socio-economic situation in 2025:**

- Continuing the growth momentum of 2024 and towards celebrating the 50<sup>th</sup> anniversary of the liberation of the South and national reunification; the National Assembly has set a growth target of 8% or more in 2025. In order to achieve that growth expectation, many decisions have been issued quickly and drastically by the Government, setting out a number of key orientations for focused development: development based on new technologies (digital assets, tokenized assets), artificial intelligence development is being implemented in reality; public investment continues to be used to promote growth with many important transport infrastructures expected to be completed in 2025; in addition, fiscal policy and monetary policy will continue to coordinate reasonably to regulate the economy, and bank credit is still expected to be an important capital channel to achieve high growth expectations.
- The real estate market is forecast to have many signs of prosperity and recovery in 2025, which not only reflects economic improvement but also positively impacts consumer sentiment, contributing to promoting consumer confidence, encouraging spending and investment in other fields, including retail. Therefore, the size of Vietnam's retail market in 2025 may reach USD 350 billion, contributing 59% of the total state budget (forecast by the Ministry of Industry and Trade). However, potential risks from US protectionist policies and strong competition from international units in the field of commercial real estate investment in general and Shopping Malls in particular are major challenges in 2025.

### **II. Key tasks in 2025:**

- 1) Company's 2025 business plan targets:
  - Total revenue: VND 167,8 billion.
  - Profit before tax: VND 73,1 billion.
- 2) Continue to optimize operations, maximize profits and ensure high efficiency in the use of investment costs, and optimize operating costs.
- 3) Promote investment in the development and business of commercial real estate with key projects to be commenced (including the Sense Plaza Cam Pha Shopping Mall project, Sense Festi Vinh Long) and opened (102 Nam Ky Khoi Nghia Office for Lease) in 2025, and continue to carry out the legal procedures of the An Phu project.
- 4) Continue to implement project management services for Saigon Co.op's projects according to the plan, which includes the expected completion of construction and handover of the Co.opmart Thong Nhat supermarket project to Saigon Co.op in 2025.
- 5) Expand Saigon Co.op/SCID's ecosystem by deploying new business models and strongly promoting linkages within the system, to create synergistic value, diversify revenue sources, and promote the Company's sustainable development.
- 6) Focus on preparing financial resources for projects under the new model that will commence in the near future.
- 7) Complete the digital transformation for the Company's office and project management divisions and continue to implement it for directly affiliated subsidiaries.
- 8) Research and implement organizational restructuring and streamlining to build a flexible, efficient, and robust organizational system, in line with the Company's development strategy in the coming time.



Facing potential difficulties and challenges in 2025, especially with the commercial real estate market in particular, the Company's Board of Management is always aware of performing its duties with a spirit of thrift, anti-waste, overcoming difficulties, and high responsibility to implement new business orientations. At each specific time, the Board of Directors and the Board of Management will direct the implementation, organize the deployment, and promptly resolve any issues to accomplish the goals and tasks assigned by the General Meeting of Shareholders in 2025.

Thank you very much for your trust and support. We wish the 2025 Annual General Meeting of Shareholders a successful outcome.

Sincerely.

***Recipients:***

- Shareholders;
- BOD, BOS, BOM;
- Website;
- Archives: VT.

**GENERAL DIRECTOR** *W/*



**Pham Trung Kien**





SAIGON CO.OP INVESTMENT \* DEVELOPMENT

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Ho Chi Minh City, May 16, 2025

## REPORT ON THE ACTIVITIES IN 2024 OF THE BOARD OF SUPERVISORS

- Pursuant to the Charter and internal regulations on corporate governance of SaiGon Co.op Investment Development Joint Stock Company;
- Pursuant to the Regulations on Operations of the Board of Supervisors;
- Pursuant to Resolution No. 01/2024/NQ/DHĐCĐ of the 2024 Annual General Meeting of Shareholders dated 21/05/2024;
- Pursuant to the separate financial statements and consolidated financial statements for 2024 audited by A&C Auditing and Consulting Co., Ltd.

On behalf of the Board of Supervisors, I would like to report to the 2025 Annual General Meeting of Shareholders on the activities of the Board of Supervisors in 2024 as follows:

### **I. Summary of the Board of Supervisors's activities:**

#### **1. Meetings of the Board of Supervisors:**

In 2024, the Board of Supervisors held 02 periodic meetings and implemented tasks such as supervising and inspecting compliance with legal regulations, the Charter and internal regulations on corporate governance in the administration and management, and appraising the financial statements, implementation results, and implementation of the Resolution of the 2024 Annual General Meeting of Shareholders, and Resolutions of the Board of Directors.

#### **2. Appraisal of the audited 2024 Financial Statements:**

The Board of Supervisors has appraised the Company's separate financial statements and consolidated financial statements for 2024 audited by A&C Auditing and Consulting Co., Ltd. These reports have also been disclosed by the Company on its electronic information page (website) as prescribed for shareholders to monitor.

The Board of Supervisors agrees with the opinions and comments in the independent audit reports of A&C Auditing and Consulting Co., Ltd. and confirms the following results: The Company's audited separate financial statements and consolidated financial statements for 2024 fairly and reasonably reflect, in all material respects, the financial situation of the Company as of 31/12/2024, as well as the business results and cash flow situation for the financial year ended on the same date, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime and relevant legal regulations on the preparation and presentation of financial statements.

The Company has fully complied with the current accounting standards and regulations in organizing financial and accounting work, implementing accounting work and preparing complete financial statements.



The basic indicators for 2024 shown on the audited separate financial statements for 2024 are as follows:

- Business results:
  - Total revenue: VND 125.658.513.852.  
*Achieving 117.6% compared to the plan (plan: VND 106,8 billion VND).*
  - Profit before tax: VND 57.330.477.207.  
*Achieving 196,9% compared to the plan (plan: VND 29,1 billion).*
  - Profit after tax: VND 56.772.035.177.
- Total assets: VND 2.271.008.878.061.
  - Short-term assets: VND 419.523.066.260.
  - Long-term assets: VND 1.851.485.811.801.
- Total capital resources: VND 2.271.008.878.061.
  - Liabilities: VND 127.943.635.044.
  - Owner's equity: VND 2.143.065.243.017.

### **3. Supervision of compliance with legal regulations, implementation of the General Meeting of Shareholders' Resolutions, and the Charter:**

#### **3.1. Compliance with legal regulations:**

- General activities: The Company has fully and correctly declared and paid its obligations to the State budget as prescribed. In the course of its operations, the Company has complied with and adhered to the provisions of the Enterprise Law, the Securities Law, the Labor Code, other relevant laws and related guiding documents.
- Information disclosure implementation: The Company has basically and promptly disclosed information on the Company's website, the information disclosure system of the State Securities Commission and the Hanoi Stock Exchange in accordance with regulations for information related to the Company's management and administration.

#### **3.2. Implementation of the General Meeting of Shareholders' Resolution and Charter:**

The Board of Directors convened and held the 2024 Annual General Meeting of Shareholders in compliance with the provisions of law and the Company's Charter.

The implementation of the Resolution of the 2024 Annual General Meeting of Shareholders and the Company's Charter is supervised, inspected, and fully implemented. The Board of Supervisors notes that the Board of Directors and the Board of Management have fully implemented the resolutions in Resolution No. 01/2024/NQ/ĐHĐCĐ of the 2024 Annual General Meeting of Shareholders dated 21/05/2024:

- Profit distribution: The Company has correctly implemented the 2023 profit distribution plan approved by the 2024 Annual General Meeting of Shareholders.
- Selection of auditing company: The 2024 Annual General Meeting of Shareholders decided to select A&C Auditing and Consulting Co., Ltd. to conduct the review of the mid-term financial statements and audit the 2024 financial statements. The General Director has signed a contract with A&C Auditing and Consulting Co., Ltd. and implemented it in accordance with regulations.



- Remuneration payment to the Board of Supervisors: The Company has made the 2024 remuneration payment to the Board of Supervisors according to the remuneration level approved by the 2024 Annual General Meeting of Shareholders, specifically:
  - Head of the Board: 3.000.000 VND/month.
  - Supervisor: 2.000.000 VND/month.

*(See details in the Notes to the Audited Separate Financial Statements for 2024).*

#### **4. Supervision of management and administration activities:**

Through the supervision, the Board of Supervisors assesses that the management and administration activities of the Board of Directors and the Board of Management of the Company in 2024 have complied with the provisions of law, the Company's Charter, the Resolution of the 2024 Annual General Meeting of Shareholders, the Internal Regulation on corporate governance and other Regulations of the Company. The decisions of the Board of Directors and the Board of Management are consistent with the functions and powers of the Board of Directors and the Board of Management.

The Board of Directors has held meetings in accordance with the Regulations on Operations of the Board of Directors and the Company's Charter. The Board of Directors has performed the function of managing, supervising, and directing the Board of Management in the management and implementation of business operations in accordance with the policies approved by the General Meeting of Shareholders.

The General Director has made efforts in management, overcoming challenges and difficulties, maintaining stable business activities, and strictly implementing the decisions of the Board of Directors to implement the business plan.

#### **5. Transactions between the Company, its subsidiaries, and related parties:**

- Transactions between the Company, its subsidiaries and members of the Board of Directors, General Director, other executives of the Company: No arising.
- Transactions between the Company, its subsidiaries and related parties of members of the Board of Directors, General Director, other executives of the Company: See details in the Notes to the Audited Separate Financial Statements for 2024.
- Transactions between the Company and companies in which members of the Board of Directors, General Director, other executives of the Company are founding members or business managers in the 03 years prior to the transaction: No arising.

## **II. Coordination of activities between the Board of Supervisors and the Board of Directors, Board of Management, and shareholders:**

The Board of Supervisors has received support and favorable conditions from the Board of Directors and the Board of Management in performing its duties. Members of the Board of Supervisors were invited to attend most meetings of the Board of Directors and the Board of Management.

During the year, the Board of Supervisors did not receive any letters from shareholders requesting inspection or verification of issues related to the management and operation of the Company. The Board of Supervisors did not detect any unusual issues in the management and operation of the Board of Directors, the Board of Management, and other management positions of the Company.





### III. Comments - Evaluation:

2024 continues to be a challenging and difficult year for the Company's operations, but with great efforts in management and operation by the Board of Directors and the Board of Management, minimizing costs, the Company has exceeded the planned targets assigned by the General Meeting of Shareholders.

The Board of Supervisors believes that the Board of Directors and the Board of Management have fulfilled their management and operational responsibilities.

The Board of Supervisors has carried out and completed the tasks as stipulated in the Resolutions of the Company's General Meeting of Shareholders, the Company's Charter, and the Regulations on Operations of the Board of Supervisors.

### IV. Recommendations:

The Board of Supervisors believes that 2025 will be a challenging year for the Company's business activities. The Board of Supervisors recommends that the Board of Directors continue to strengthen the supervision and direction of the implementation and deployment of key commercial real estate projects according to plan and schedule; supervise the preparation and use of investment capital for projects to ensure the right purpose, regulations and efficiency.

### V. Orientation of the Board of Supervisors's activities in 2025:

- 1) Continue to supervise the compliance with the provisions of law, the Company's Charter, the Resolution of the Annual General Meeting of Shareholders in 2025, and the Resolutions and decisions of the Board of Directors in the management and operation of the Board of Directors and the Board of Management.
- 2) Evaluate and appraise the Company's quarterly, semi-annual, and annual financial statements.
- 3) Continue to perform the obligations and responsibilities of the Board of Supervisors in accordance with the provisions of the Company's Charter and the Regulations on Operations of the Board of Supervisors.

The Board of Supervisors respectfully thanks the Shareholders, the Board of Directors, the Board of Management, and all Company employees for helping, supporting, and creating conditions for the Board of Supervisors to operate and complete its assigned tasks in 2024. We wish the 2025 Annual General Meeting of Shareholders a successful and prosperous event.

The above is the content of the Board of Supervisors's report, respectfully submitted to the General Meeting of Shareholders for approval.

Sincerely./.

#### **Recipients:**

- Shareholders;
- BOD, BOS, BOM;
- Website;
- Archives: VT.

**ON BEHALF OF THE BOARD OF SUPERVISORS**

**HEAD OF BOARD**



**Nguyễn Phú Khanh**

No: 01/2025/TT-HĐQT

Ho Chi Minh City, May 16, 2025

**PROPOSAL****THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS****Re: Audited Separate Financial Statements and Consolidated Financial Statements for 2024**

- Pursuant to the Charter of SaiGon Co.op Investment Development Joint Stock Company (the Company);
- Pursuant to the Company's Separate Financial Statements and Consolidated Financial Statements for 2024, which have been audited by A&C Auditing and Consulting Co., Ltd.

The Board of Directors of the Company respectfully submits to the General Meeting of Shareholders for consideration and approval the Company's Separate Financial Statements and Consolidated Financial Statements for 2024, audited by A&C Auditing and Consulting Co., Ltd.

The Company's audited Separate Financial Statements and Consolidated Financial Statements for 2024 have been disclosed in accordance with regulations and posted on the Company's website at: <https://scid.vn> (section: "Investor Relations/Reports/Financial Statements"), including the following contents:

- 1) Independent auditor's report.
- 2) Balance sheet as of 31/12/2024.
- 3) Income statement for 2024.
- 4) Cash flow statement for 2024.
- 5) Notes to the financial statements.

In which, some basic financial indicators in the Separate Financial Statements and Consolidated Financial Statements for 2024 audited as follows:

No.	Basic indicators	Separate FS (VND)	Consolidated FS (VND)
<b>1</b>	<b>Total assets</b>	<b>2.271.008.878.061</b>	<b>2.564.036.182.882</b>
<b>2</b>	<b>Total revenue</b>	<b>125.658.513.852</b>	<b>187.282.543.120</b>
2.1	Revenue from sales and provision of services	34.506.192.940	99.050.317.216
2.2	Financial income	90.999.889.345	20.378.049.788
2.3	Other revenue	152.431.567	1.598.013.899
2.4	Profit/loss from joint ventures and associates	-	66.256.162.217
<b>3</b>	<b>Total expenses</b>	<b>68.328.036.645</b>	<b>113.815.013.058</b>
3.1	Cost of goods sold	10.049.548.644	37.139.570.321
3.2	General and Administrative Expenses	51.544.402.645	54.302.471.532
3.3	Selling expenses	395.432.668	20.868.359.232
3.4	Financial expenses	5.531.081.307	305.100.000
3.5	Other expenses	807.571.381	1.199.511.973
<b>4</b>	<b>Profit before tax</b>	<b>57.330.477.207</b>	<b>73.467.530.062</b>
<b>5</b>	<b>Profit after tax</b>	<b>56.772.035.177</b>	<b>66.854.718.904</b>

Respectfully submit to the General Meeting of Shareholders for approval./.

**Recipients:**

- Shareholders;
- BOD, BOS, BOM;
- Website;
- Archives: VT.

**ON BEHALF OF THE BOARD OF DIRECTORS**



**CHAIRMAN** *W*

*Vu Anh Khoa*  
**Vu Anh Khoa**



No: 02/2025/TT-HĐQT

Ho Chi Minh City, May 16, 2025

**PROPOSAL**  
**THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**  
**Re: Profit Distribution for 2024**

- Pursuant to the Charter of SaiGon Co.op Investment Development Joint Stock Company (the Company);
- Pursuant to the Report on activities in 2024 and orientation for activities in 2025 of the Board of Directors;
- Pursuant to the Report summarizing activities in 2024 and orientation for activities in 2025 of the Board of Management;
- Pursuant to the Report on activities in 2024 of the Board of Supervisors;
- Pursuant to the Company's riêng Financial Statements for 2024 audited by A&C Auditing and Consulting Co., Ltd.

The Company's Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the profit distribution plan for 2024 as follows:

Content	Amount of money (VND)
1. Profit after tax in 2024	56.772.035.177
2. Distribution of profit after tax in 2024:	
2.1. Appropriation to the investment and development fund (50%)	28.386.017.588
2.2. Appropriation to the Board of Directors Fund (5%)	2.838.601.759
2.3. Appropriation to the bonus and welfare fund (1%)	567.720.352
3. Remaining profit of 2024	24.979.695.478
4. Remaining profit of previous years	218.754.697.899
5. Dividend payout for 2024 (3%)	30.000.000.000
6. Total remaining profit	213.734.393.377

Respectfully submit to the General Meeting of Shareholders for approval./.

**Recipients:**

- Shareholders;
- BOD, BOS, BOM;
- Website;
- Archives: VT.

**ON BEHALF OF THE BOARD OF DIRECTORS**



**CHAIRMAN**

Vu Anh Khoa

No: 03/2025/TT-BKS

Ho Chi Minh City, May 16, 2025

**PROPOSAL**  
**THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**  
**Re: Selection of Auditing Company for 2025**

- Pursuant to the Enterprise Law dated 17/06/2020 and its guiding documents;
- Pursuant to the Securities Law dated 26/11/2019 and its guiding documents;
- Pursuant to the Government's Decree No. 155/2020/NĐ-CP dated 31/12/2020 detailing the implementation of several articles of the Securities Law;
- Pursuant to the Ministry of Finance's Circular No. 183/2013/TT-BTC dated 04/12/2013 regarding independent audits for entities of public interest;
- Pursuant to the List of audit organizations approved to conduct audits for entities of public interest in 2025 issued with Decision No. 2730/QĐ-BTC dated 15/11/2024 of the Ministry of Finance;
- Pursuant to the Charter of SaiGon Co.op Investment Development Joint Stock Company (the Company).

A&C Auditing and Consulting Co., Ltd. is one of the leading, prestigious independent auditing companies in Vietnam in the field of providing financial statement auditing services for public joint stock companies in general and listed companies in particular. At the same time, A&C Auditing and Consulting Co., Ltd. is also an auditing company approved by the State Securities Commission to audit units with public interests in the field of securities in 2025. In addition, since the Company's establishment, A&C Auditing and Consulting Co., Ltd. has been providing financial statement review and audit services for the Company, its subsidiaries, and its affiliated companies.

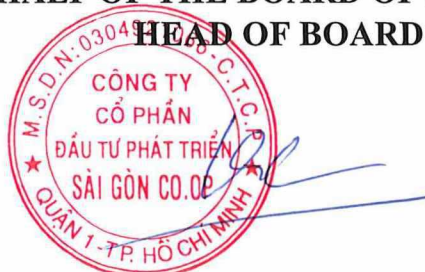
The Board of Supervisors of the Company respectfully submits to the General Meeting of Shareholders for consideration and approval the selection of A&C Auditing and Consulting Co., Ltd. to continue providing financial statement review and audit services for 2025 of the Company, assigning the legal representative of the Company to sign a contract with A&C Auditing and Consulting Co., Ltd. and implement it in accordance with regulations.

Respectfully submit to the General Meeting of Shareholders for approval./.

**Recipients:**

- Shareholders;
- BOD, BOS, BOM;
- Website;
- Archives: VT.

**ON BEHALF OF THE BOARD OF SUPERVISORS**  
**HEAD OF BOARD**



**Nguyen Phu Khanh**





SAIGON CO.OP INVESTMENT & DEVELOPMENT

SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

Address: 199-205 Nguyen Thai Hoc Street, Pham Ngu Lao Ward, District 1, Ho Chi Minh City

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Email: [info@scid-jsc.com](mailto:info@scid-jsc.com)

No: 04/2025/TT-HĐQT

Ho Chi Minh City, May 16, 2025

## PROPOSAL

### THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

#### Re: Remuneration of the Board of Directors and Board of Supervisors in 2025

- Pursuant to the Charter of SaiGon Co.op Investment Development Joint Stock Company (the Company);
- Pursuant to the Company's business plan for 2025.

The Board of Directors of the Company respectfully submits to the General Meeting of Shareholders for consideration and approval the remuneration for members of the Board of Directors and the Board of Supervisors in 2025 (remaining the same as in 2024), specifically as follows:

#### 1. Remuneration of the Board of Directors:

- Chairman: 6.000.000 VND/month.
- Member: 3.000.000 VND/month.

#### 2. Remuneration of the Board of Supervisors:

- Head of the Board: 3.000.000 VND/month.
- Supervisor: 2.000.000 VND/month.

*(Personal income tax related to the above remuneration shall be paid by the Company)*

Respectfully submit to the General Meeting of Shareholders for approval./.

#### Recipients:

- Shareholders;
- BOD, BOS, BOM;
- Website;
- Archives: VT.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN *W*



*Vu Anh Khoa*  
Vu Anh Khoa



**MINUTES OF BALLOT COUNTING**  
**THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**  
**SAIGON CO.OP INVESTMENT DEVELOPMENT JOINT STOCK COMPANY**

- *Pursuant to the Law on Enterprises dated 17/06/2020 and guiding documents for implementation;*
- *Pursuant to the Law on Securities dated 26/11/2019 and guiding documents for implementation;*
- *Pursuant to the Charter of SaiGon Co.op Investment Development Joint Stock Company;*
- *Pursuant to the voting results at the 2025 Annual General Meeting of Shareholders.*

Today, May 16, 2025, at the Hall on the 4th Floor - Ho Chi Minh City Union of Trading Cooperatives - address: 199-205 Nguyen Thai Hoc Street, Pham Ngu Lao Ward, District 1, Ho Chi Minh City - the Vote Counting Committee of the 2025 Annual General Meeting of Shareholders of SaiGon Co.op Investment Development Joint Stock Company (hereinafter referred to as the “**Meeting**”) includes:

1. **Mr. Ngo Xuan Hoang** - Team Leader of Real Estate Development Investment Department, Head of the Committee
2. **Mr. Tran Thanh Phuong** - Deputy Director of Project Engineering Department, Member
3. **Ms. Ta Ngoc Thao** - Accounting Team Leader of Finance-Planning Department, Member

Conducted the ballot counting to gather opinions from the General Meeting of Shareholders to vote on issues under their authority at the Meeting, with the following results:

**I. General information about the Company:**

- Company Name: SaiGon Co.op Investment Development Joint Stock Company (Company)
- Address: 199-205 Nguyen Thai Hoc Street, Pham Ngu Lao Ward, District 1, Ho Chi Minh City
- Telephone: (028) 38360143                      Fax: (028) 38225457
- Website: <https://scid.vn>                      Email: [info@scid-jsc.com](mailto:info@scid-jsc.com)
- Business Registration Certificate No. 0304921066 issued by the Department of Planning and Investment of Ho Chi Minh City on 04/04/2007, 13th registration for change on 08/12/2022

## **II. Purpose and contents of collecting shareholders' opinions:**

1. Purpose: To collect shareholders' voting opinions on the contents under the authority at the Meeting.
2. Contents of collecting shareholders' opinions:
  - 2.1. Report on the activities in 2024 and orientations for activities in 2025 of the Board of Directors.
  - 2.2. Report on the summary of activities in 2024 and orientations for activities in 2025 of the Board of Management.
  - 2.3. Report on the activities in 2024 of the Board of Supervisors.
  - 2.4. Proposal of the audited separate financial statements and consolidated financial statements for 2024.
  - 2.5. Proposal of the profit distribution for 2024.
  - 2.6. Proposal of the selection of auditing company for 2025.
  - 2.7. Proposal of the remuneration for the Board of Directors and the Board of Supervisors in 2025.

## **III. Principles of ballot counting:**

1. Valid voting cards must meet the following criteria:
  - The card is issued by the Organizing Committee and has the Company's seal.
  - The card is not torn, crossed out, erased, or corrected.
2. The following voting cards are considered invalid:
  - Cards that do not follow the form issued by the Organizing Committee and do not have the Company's seal.
  - The card is torn, crossed out, erased, or corrected.
  - The card has additional information or symbols added.
  - The card does not have a vote or has 02 or more votes in the same voting content.

## **IV. Voting results:**

1. Ballot count:

No.	Content	Quantity
1	Number of shareholders/authorized persons attending the meeting	167
	Representing the total number of voting shares	96.488.806
2	Number of shareholders/authorized persons participating in voting	107
	Representing the total number of voting shares	96.448.072
	Including:	
	- Number of valid voting cards	107
3	- Number of invalid voting cards	0
	Number of shareholders/authorized persons not participating in voting	60
	Representing the total number of voting shares	40.734

2. Result:

2.1. Report on the activities in 2024 and orientations for activities in 2025 of the Board of Directors:

No.	Voting opinion	Total number of voting shares	Percentage %
1	“Agreeing” Votes	96.448.072	100%
2	“Disagreeing” Votes	0	0%
3	“Abstaining” Votes	0	0%

2.2. Report on the summary of activities in 2024 and orientations for activities in 2025 of the Board of Management:

No.	Voting opinion	Total number of voting shares	Percentage %
1	“Agreeing” Votes	96.448.072	100%
2	“Disagreeing” Votes	0	0%
3	“Abstaining” Votes	0	0%

2.3. Report on the activities in 2024 of the Board of Supervisors:

No.	Voting opinion	Total number of voting shares	Percentage %
1	“Agreeing” Votes	96.448.072	100%
2	“Disagreeing” Votes	0	0%
3	“Abstaining” Votes	0	0%

2.4. Proposal of the audited separate financial statements and consolidated financial statements for 2024:

No.	Voting opinion	Total number of voting shares	Percentage %
1	“Agreeing” Votes	96.448.072	100%
2	“Disagreeing” Votes	0	0%
3	“Abstaining” Votes	0	0%

2.5. Proposal of the profit distribution for 2024:

No.	Voting opinion	Total number of voting shares	Percentage %
1	“Agreeing” Votes	96.448.072	100%
2	“Disagreeing” Votes	0	0%
3	“Abstaining” Votes	0	0%

2.6. Proposal of the selection of auditing company for 2025:

No.	Voting opinion	Total number of votes cast	Percentage %
1	“Agreeing” Votes	96.448.072	100%
2	“Disagreeing” Votes	0	0%
3	“Abstaining” Votes	0	0%



2.7. Proposal of the remuneration for the Board of Directors and the Board of Supervisors in 2025:

No.	Voting opinion	Total number of votes	Percentage %
1	“Agreeing” Votes	96.448.072	100%
2	“Disagreeing” Votes	0	0%
3	“Abstaining” Votes	0	0%

**V. Contents of the resolutions approved by the Meeting:**

Based on the ballot counting results as above, the Meeting has resolved to approve the contents in Section II of the Minutes.

The ballot counting finished at 10:45 AM on the same day and was recorded in a minute, which was announced at the Meeting.

We, the members of the Vote Counting Committee, witnessing the ballot counting process, hereby affix our signatures to commit that we shall be jointly responsible for the truthfulness and accuracy of the above ballot counting results.

**Member**



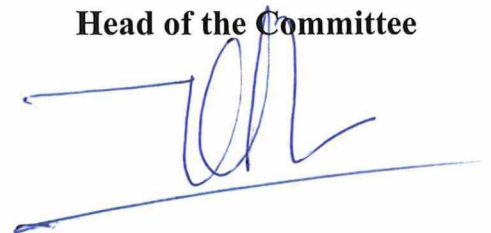
**Ta Ngoc Thao**

**Member**



**Tran Thanh Phuong**

**Head of the Committee**



**Ngo Xuan Hoang**