

DRAFT

**PROPOSAL ON THE APPROVAL OF THE IMPLEMENTATION OF
CONTRACTS AND TRANSACTIONS BETWEEN FIRST REAL AND RELATED
PARTIES IN 2025**

To: Shareholders of First Real Joint Stock Company

Pursuant to the Law on Enterprises No. 59/2020/QH14 passed on June 17, 2020;

Pursuant to the Law on Securities No. 54/2019/QH14 passed on November 26, 2019;

Pursuant to the Charter of First Real Estate Joint Stock Company (“First Real”).

To make the business operations of First Real more flexible but still in compliance with related laws and internal regulations in relation to related party transaction, the Board of Directors would like to submit to the General Meeting of Shareholders for approval the followings:

1. Approve the contracts and transactions between First Real Estate Joint Stock Company and related parties of First Real Company expected to arise in 2025 according to the provisions of the Company's Charter and relevant legal regulations, the value of each transaction falls under the authority of the Board of Directors in the fair manner without any disadvantage for First Real Company as follows:

1.1 Transaction Parties:

- Subsidiaries, affiliated companies.
- First Real’s internal persons and affiliated persons of internal persons.

1.2 Specific types of contracts and transactions are as follows:

- Contracts and transactions of loan/borrowing, loan guarantees and other loan security measures (pledges, mortgages).
- Các hợp đồng, giao dịch thuê/cho thuê tài sản, mua bán tài sản. Contracts and transactions of property lease/rental, property sales and purchases.
- Service/service provision contracts and other contracts serving the regular business of First Real.
- Các hợp đồng, giao dịch hợp tác đầu tư, liên doanh, liên kết. Contracts and transactions of investment cooperation, joint ventures, partnerships.
- Contracts for brokerage and product distribution.
- Other contracts and transactions under the authority of the Board of Directors as stated in Clause 1 and Clause 2, Article 167 of the Law on Enterprises 2020.

2. Assign the Board of Directors and permit the Board of Directors to re-assign the General Director of First Real for the following implementations:

2.1 Decide specific terms and conditions of the Contract and transaction, and

agreements, documents related to the transactions stated in Section 1 above.

2.2 Sign and execute the transactions and other documents related to the transaction, including agreements of amendment, supplement, replacement, and termination of the Transactions stated in Section 1 above.

The above is the content of the Board of Directors to submit to the General Meeting of Shareholders for consideration and approval.

Sincerely!

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

(Signed)

Nguyen Anh Tuan