



URBAN DEVELOPMENT AND CONSTRUCTION CORPORATION



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CÔNG TY CỔ
PHẦN XÂY DỰNG
VÀ PHÁT TRIỂN
ĐÔ THỊ TỈNH BÀ
RỊA-VŨNG TÀU

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FOR THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

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No.	CONTENT
	+ Power of attorney running for election as a member of the Board of Supervisors
17.	Curriculum Vitae
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URBAN DEVELOPMENT AND
CONSTRUCTION CORPORATION

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MEETING AGENDA

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025

URBAN DEVELOPMENT AND CONSTRUCTION CORPORATION

Expected time: From 08:00 a.m on June 28, 2025 (Saturday)

Venue: Hall of Construction And Urban Development Corporation (No. 37, Street 3/2, Ward 8, Vung Tau City)

Timetable	Contents
08:00 a.m - 08:15 a.m	Guest reception and shareholder eligibility check - Receive and check shareholder eligibility. - Distribute documents to shareholders
08:15 a.m - 08:30 a.m	Opening of the Meeting: - Declare the opening; - Approve the report on shareholder eligibility verification and declare the conditions for holding the General Meeting of Shareholders in accordance with the Law and the Company's Charter; - Introduce and approve the Presidium; - Approve the meeting agenda and the rules of procedure of the Congress; - Introduce and approve the Secretariat, the Vote Counting Committee.
08:30 a.m - 09:15 a.m	The Board of Directors and the Board of Supervisors present the following contents: ✓ Approve the report on business results in 2024 and the business plan for 2025 and The restructuring plan for the period 2021-2025; ✓ Reports of the Board of Directors and the Board of Supervisors; ✓ Approve the audited Financial Statements for 2024; ✓ Approve the profit distribution for 2024; ✓ Select the audit firm for the 2025 financial statements; ✓ Decide on the investment in constructing the Harbour City apartment project, block A, block B, part of the residential area planning at the corner of the road



Timetable	Contents
	<p>leading to Chinfon Phu My Port, Tan Thanh District (now Phu My City).</p> <p>✓ Other matters within the authority of the General Meeting of Shareholders.</p>
09:15 a.m - 09:30 a.m	Elect the Board of Directors and Board of Supervisors for the 2025-2030 term
09:30 a.m - 10:00 a.m	Discussion and answering shareholder contributions and questions
10:00 a.m - 10:15 a.m	Voting by the General Meeting of Shareholders on the presented contents
10:15 a.m - 10:45 a.m	Meeting break
10:45 a.m - 11:30 a.m	Closing of the Meeting: <ul style="list-style-type: none"> - Read the vote counting report - Approve the Meeting Minutes and the GMS Resolution - Declare the closing of the Meeting
	- Informal meal



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....., date month year 2025

POWER OF ATTORNEY

For Attending the 2025 Annual General Meeting of Shareholders

To: Urban Development And Construction Corporation

Shareholder's Name:

Citizen ID/ID Card/Passport/Business Registration Certificate No.:

Date of issue.....

Issued at

Legal Representative (if an organization):

Citizen ID/ID Card No.: Date of issue.....

Issued at

Address:

Phone: Fax:

Number of shares held (1):

I/We hereby authorize the person named below to attend and vote on relevant matters at the 2025 Annual General Meeting of Shareholders of Urban Development And Construction Corporation, to be held on 28/6/2025.

Information of the Authorized Person:

- Full Name:

- Citizen ID/ID Card/Passport No.: Date of issue.....
issued at.....

- Address: Phone:

I/We take full responsibility for this authorization and commit to strictly comply with current legal regulations and the Charter of Urban Development And Construction Corporation and further commit not to raise any complaints or lawsuits against the Company.

Note: This Power of Attorney is only valid during the 2025 Annual General Meeting of Shareholders. The authorized person attending the Meeting is not permitted to authorize a third party.

THE AUTHORIZED PARTY
(Signature, full name, seal if any)

THE PRINCIPAL
(Signature, full name, seal for organizations)

No.: 01/QC-DHDCD.UDEC



Vung Tau, June 02, 2025

WORKING REGULATION ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025

Pursuant to the Law on Enterprises dated June 17, 2020;

Pursuant to the Charter of Urban Development And Construction Corporation approved on June 26, 2021.

To ensure the successful organization of the 2025 Annual General Meeting of Shareholders of Urban Development And Construction Corporation, the Board of Directors establishes the following working regulations, principles of conduct, and voting procedures for the Meeting:

I. PURPOSE

- To ensure that the procedures, principles of conduct, and voting at the Annual General Meeting of Shareholders of Urban Development And Construction Corporation are carried out in accordance with regulations and achieve successful outcomes.

- The resolutions of the Meeting shall reflect the unified will of the General Meeting of Shareholders, meet the aspirations and rights of shareholders, and comply with the law.

II. SCOPE AND APPLICABILITY

- Scope: All shareholders, representatives (authorized persons), and guests attending the Annual General Meeting of Shareholders of Urban Development And Construction Corporation must comply with and adhere to the provisions of this Regulation, the Company Charter, and current legal regulations.

- Applicability: This Regulation shall be used for the organization of the 2025 Annual General Meeting of Shareholders of Urban Development And Construction Corporation.

III. EXPLANATION OF TERMS AND ABBREVIATIONS

- Company : Urban Development And Construction Corporation
- BOD : Board of Directors
- BOS : Board of Supervisors
- OC : Organizing Committee of the Meeting
- GMS : General Meeting of Shareholders
- Delegates : Shareholders, representatives (authorized persons)

IV. REGULATION CONTENT

1. Conditions for holding the General Meeting of Shareholders

- The annual GMS shall be held when the number of attending shareholders represents over 50% of the total voting shares.

- In case the first meeting does not meet the conditions for holding as stipulated above, the convener shall cancel the meeting within 30 minutes from the scheduled opening time of the Meeting. The Meeting must be reconvened within 30 days from the date originally scheduled for the first GMS. The second GMS meeting shall only be held when the number of attending shareholders represents 33% or more of the total voting shares.

- In case the second meeting does not meet the conditions for holding as stipulated, the convener shall cancel the meeting within 30 minutes from the scheduled opening time of the Meeting. The third GMS may be convened within 30 days from the date originally scheduled for the second meeting. The third GMS meeting shall be held regardless of the total voting shares of the attending shareholders and shall have the right to decide on all matters that the first GMS could have approved.

2. Conditions for shareholders to attend the Meeting

- All shareholders of the Company according to the list finalized as of the end of 16/05/2025 are entitled to attend the GMS; they may attend directly or authorize their representative to attend.

In case more than one authorized representative is appointed to attend, the specific number of shares and votes of each representative must be determined.

3. Guests at the Meeting

- Are the Company's management positions, guests, and members of the Meeting Organizing Committee who are not shareholders of the Company but are invited to attend the Meeting.

- Guests do not participate in speaking at the Meeting (unless invited by the Chairperson of the Meeting or having registered in advance with the Meeting Organizing Committee and approved by the Chairperson of the Meeting).

4. Delegates attending the Meeting must comply with the following regulations

- Be on time, wear polite and formal attire, comply with security checks (if any), and present personal identification as required by the Meeting Organizing Committee. Receive documents and papers for the Meeting at the reception area before the Meeting Hall.

- Late shareholders have the right to register immediately and then have the right to participate and vote immediately at the Meeting. The Chairperson is not responsible for stopping the Meeting to allow late shareholders to register attendance; the voting results on issues that have been voted on before such delegate arrived will not be

affected.

- Set phones to vibrate or turn them off, go outside to talk if necessary; do not smoke in the Meeting Hall.

- Authorized representatives attending the Meeting are not allowed to authorize a third party to attend the Meeting. Comply with the regulations of the Organizing Committee and the Chairperson presiding over the Meeting.

- In case any delegate fails to comply with the inspection regulations or the aforementioned measures and regulations, the Chairperson, after careful consideration, may refuse or expel such a delegate from the Meeting venue to ensure the Meeting proceeds normally according to the planned agenda.

5. Chairperson and Presidium

- The Presidium consists of 03 people, including 1 Chairman and 2 members. The Chairman of the Board of Directors is the Chairperson of the Meeting. The Presidium directs the work of the Meeting according to the content and agenda that the Board of Directors had planned and approved of before the Meeting.

- Duties of the Presidium: Direct the activities of the Company's General Meeting of Shareholders according to the agenda planned by the Board of Directors and approved by the General Meeting of Shareholders. Guide delegates and the Meeting to discuss the contents on the agenda. Present drafts and conclude necessary issues for the Meeting to vote on. Answer questions requested by the Meeting. Resolve issues arising during the entire Meeting process.

- Working principle of the Presidium: Work according to the principle of collectivity, democratic centralism, and decision-making by majority.

6. Meeting Secretary

- The Chairperson of the Meeting appoints 02 people to serve as meeting secretaries.

- Duties and powers: Record the full and accurate content of the Meeting. Receive registration forms for speaking from shareholders/delegates. Prepare meeting minutes and draft the Resolution of the General Meeting of Shareholders. Assist the Chairperson in announcing information related to the General Meeting of Shareholders and notifying shareholders in accordance with legal regulations and the Company's Charter. Other duties as required by the Chairperson of the Meeting.

- The Chairperson and the secretary of the General Meeting of Shareholders have the right to take necessary measures to conduct the meeting in a reasonable, orderly manner, in accordance with the approved agenda, and reflecting the will of the majority of attendees.

7. Shareholder Eligibility Verification Committee

- The Shareholder Eligibility Verification Committee consists of 03 people, including 1 Head and 2 members, responsible for verifying the eligibility and status of



shareholders and shareholder representatives attending the meeting. Participate in vote counting for other matters before the establishment of the Vote Counting Committee.

- The Head of the Shareholder Eligibility Verification Committee reports to the General Meeting of Shareholders on the attendance of shareholders. If the meeting has a sufficient number of shareholders and authorized representatives entitled to attend, representing over 50% of the total voting shares, then the Company's General Meeting of Shareholders can be held.

8. Vote Counting Committee

- The Meeting Chairperson introduces 03 persons to be elected to the Vote Counting Committee for the General Meeting of Shareholders to approve by raising voting cards.

- Duties of the Vote Counting Committee: Disseminate principles, regulations, and guide the voting method. Count and record voting slips, prepare the vote counting minutes, announce the results; submit the minutes to the Chairperson for approval of the voting results.

9. Speeches at the Meeting

- Shareholders shall speak concisely, focusing on key topics for discussion, in accordance with the approved meeting agenda, and shall not use offensive language or disrupt order at the Meeting.

- The Meeting Chairperson will arrange for delegates to speak in the order of registration and will also answer shareholders' questions at the Meeting or record them for a written response later.

10. Voting Procedures at the Meeting

10.1. General Voting Regulations

- Each share owned or represented corresponds to one voting unit.

- Each delegate attending the Meeting will be directly issued a 'Voting Slip' by the Meeting Organizing Committee, which includes the shareholder code, number of shares owned and/or represented, and bears the Company's seal, to be used for voting on the agenda items.

10.2. Voting Method, Procedure for Requesting Votes

- Each issue presented before the Meeting within the authority of the General Meeting of Shareholders shall be voted on in the following order: Approve the presented content; Disapprove the presented content; Abstain from voting on the presented content.

- When voting at the Meeting, shareholders shall vote on the contents using one of the following two methods:

- + Shareholders vote by raising 'Voting Slips': The Vote Counting Committee shall mark the shareholder code and the corresponding number of votes for each shareholder who approves, disapproves, or abstains.

+ Shareholders submit voting slips to the ballot box: For each item, shareholders shall select one of the three options 'Approve', 'Disapprove', or 'Abstain' pre-printed on the voting slip. After completing the voting for all agenda items, shareholders shall submit the voting slips to the sealed ballot box at the Meeting. The voting slip must bear the signature and full name of the delegate.

10.3. Recording Voting Results

- The Vote Counting Committee is responsible for collecting and recording voting slips.

- The Vote Counting Committee shall check the number of votes for approval, disapproval, and abstention for each item and is responsible for recording, compiling statistics, and reporting the voting results at the General Meeting of Shareholders.

10.4. Minimum Required Voting Percentage

- The following reports, proposals, and resolutions shall be approved when assented to by shareholders holding over 50% of the total voting shares of all attending shareholders, including: Approval of the 2024 financial statements; 2025 business production plan; Reports of the Board of Directors, Board of Supervisors; 2024 profit distribution and fund allocation plan; Selection of the 2025 audit firm and other matters within the authority of the General Meeting of Shareholders, except for cases specified in Clauses 1, 3, 4, and 6 of Article 148 of the Law on Enterprises (Conditions for resolutions of the General Meeting of Shareholders to be approved).

- The election of members of the Board of Directors and members of the Board of Supervisors shall be conducted in accordance with the provisions of Clause 5, Article 115, Articles 155, 169 of the Law on Enterprises and Articles 24, 25, 36 of the Company Charter. The voting for the election of members of the Board of Directors and Board of Supervisors must be carried out using the cumulative voting method.

11. Minutes and resolutions of the General Meeting of Shareholders

- The minutes and resolutions of the General Meeting of Shareholders must be read and approved before the closing of the Meeting.

V. IMPLEMENTATION

- All shareholders, representatives, and delegates attending the Meeting are responsible for fully complying with the provisions of this regulation, the Company's current internal rules and management regulations, and relevant legal provisions.

- The convener of the General Meeting of Shareholders has the right to: Require all attendees to undergo security checks or other lawful and reasonable security measures; request competent authorities to maintain order during the meeting; expel from the General Meeting of Shareholders those who fail to comply with the Chairperson's authority, intentionally disrupt order, obstruct the normal progress of the meeting, or fail to comply with security check requirements.

- Matters not regulated by this Regulation shall be uniformly applied in

accordance with the provisions of the Company's Charter, the Law on Enterprises, and current State regulations. This Regulation shall take effect immediately after being voted on and approved by the Company's General Meeting of Shareholders.

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

Signed

Tran Thai Hoa

No.: 02/BC-HĐQT UDEC

Vung Tau, May 24, 2025

REPORT OF THE BOARD OF DIRECTORS

Re: the governance and performance of the Board of Directors in 2024

To: General Meeting of Shareholders of
Urban Development And Construction Corporation

Pursuant to the Law on Enterprises dated June 17, 2020;

Pursuant to the functions, rights, and obligations of the Board of Directors according to the Charter on Organization and Operation of Urban Development And Construction Corporation approved by the General Meeting of Shareholders;

The Company's Board of Directors respectfully reports to the Annual General Meeting of Shareholders on the governance and performance in 2024, the operational plan for 2025, with specific contents as follows:

I. COMPANY'S OPERATIONAL SITUATION

- In 2024, the Government continued to drastically and actively implement economic development tasks and solutions, creating momentum to achieve the 2021 – 2025 five-year socio-economic goals according to the Resolution of the 13th Party Congress. Ba Ria-Vung Tau Province continued its socio-economic development plan with the goal of promoting local socio-economic development and the Southern key economic region. The province's socio-economic situation continued to maintain growth momentum, with many bright spots, as local authorities, people, and the business community strived to complete the set plan, contributing to building Ba Ria-Vung Tau into a strong province in industry, seaport - logistics, tourism - urban development, and services.

- The Company's production and business activities during the year had many advantages in the field of construction contracting; the Company contracted new construction works, completed transitional works, and continued to implement the Phu My Residential Area project for the Harbour City apartment project component, block A, block B; under the direction and management of the Board of Directors and the Board of Management, along with the efforts of the employees, the Company and its subsidiaries overcame difficulties and obstacles to carry out governance and business in the best possible way, and the Company maintained stable production and business and ensured employment for employees.

- Based on the Company's separate financial statements and consolidated financial statements for 2024, which were independently audited by AASC Auditing Firm Company Limited the consolidated production and business results for the entire company in 2024 are as follows:

Unit: Million VND

No.	Indicator	Actual 2023	Plan 2024	Actual 2024	Ratio Actual/Plan 2024	Actual Ratio 2024/2023
1	2	3	4	5	6=5:4	7=5:3
1	Total Revenue and Other Income	97,463	350,000	346,741	99.06%	355.76%
2	Profit Before Corporate Income Tax	(76,978)	13,500	(43,181)	-	-
3	Profit After Corporate Income Tax	(79,356)	1,000	(46,693)	-	-
4	Return on Equity (ROE)	-	-	-	-	-
5	Basic Earnings Per Share (Unit: VND)	(2,112)	-	(1,109)	-	-

(Source of data according to the Company's audited financial statements for 2024).

Reasons for the business loss:

Total consolidated revenue and other income in 2024 reached VND 346.7 Billion, equivalent to 99.06% of the assigned plan; an increase of VND 249.2 Billion compared to 2023 and equal to 355.76% compared to the performance in 2023. Specifically:

1. Total parent company revenue and other income reached VND 332.48 Billion, an increase of VND 13.48 Billion compared to the assigned plan and equal to 104.2% of the plan. This result was achieved because the Company executed construction contracts carried over from the previous year, such as completing the resettlement apartment building east of National Highway 56 in Ba Ria City; the Company also signed many new construction contracts, leading to a strong increase in completed acceptance volume during the year. At the same time, during the year, the Company obtained significant revenue from the transfer of agricultural land use rights in Long Huong Ward, Ba Ria City.
2. Total revenue and other income of the subsidiary UDEC Travel Company reached VND 12.83 Billion, an increase of VND 2.83 Billion compared to the assigned plan and equal to 128.3% of the plan.
3. Total revenue and other income of subsidiary Thanh Chi Joint Stock Company reached VND 6.66 Billion, equivalent to 25.6% of the plan, and actual revenue decreased by VND 19.34 Billion compared to the plan. The sharp decrease in revenue was due to Thanh Chi Joint Stock Company ceasing its construction stone mining production and business activities at the Chau Pha Lot 4 stone mine because the mining license expired and was not renewed; the main activity of Thanh Chi Joint Stock Company is warehouse rental at Phu My 1 Industrial Park, but rental revenue also decreased sharply.
4. The consolidated profit of the entire company in 2024 was a loss of VND 46.69 Billion, failing to meet the planned profit of VND 1 Billion, but representing a

reduction of VND 32.66 Billion compared to the loss of VND 79.35 Billion in the same period of 2023. The reason for not meeting the plan was that during the year, the Parent Company allocated 30.8 Billion in interest expenses, made provisions for outstanding doubtful debts and inventory devaluation provisions totaling VND 20.1 Billion, resulting in a loss of VND 26.16 Billion (the Parent Company had a gross profit of VND 35.8 Billion); subsidiary UDEC Travel Company incurred a loss of VND 4.06 Billion; subsidiary Thanh Chi Joint Stock Company incurred a loss of VND 17.12 Billion (a significant increase compared to the planned profit of VND 3.5 Billion).

II. ACTIVITIES OF THE BOARD OF DIRECTORS

1. Information about Board of Directors members

The list of Board of Directors members for the 2020 – 2025 term in 2024 is as follows:

- | | |
|-----------------------|---|
| 1. Mr. Tran Thai Hoa | - Chairman of the Board of Directors; |
| 2. Mr. Mai Ngoc Dinh | - Member of the Board of Directors cum General Director; |
| 3. Mr. Ho Thanh Con | - Member of the Board of Directors cum Deputy General Director; |
| 4. Mr. Vo Thanh Tai | - Member of the Board of Directors cum Deputy General Director; |
| 5. Mr. Ho Kien Cuong | - Non-executive Member of the Board of Directors; |
| 6. Mr. Tong Thanh Hai | - Independent Member of the Board of Directors. |

2. Activities of the Board of Directors

Based on the Resolution of the General Meeting of Shareholders that was approved and the actual situation in production and business activities over the past year, the Board of Directors has promoted its role in leading and directing the company's operational areas, directly orienting and directing the Board of Management to implement solutions to resolve difficulties and obstacles in production and business activities.

The Board of Directors organizes periodic or extraordinary meetings to evaluate the Company's production and business situation or to resolve issues related to the company's operations. Based on that, the Board of Directors issues resolutions and decisions for the General Director to organize implementation to meet the requirements in production and business activities. At the same time, it fulfills the information disclosure obligation on the stock market according to regulations. In 2024, the Board of Directors organized meetings and approved the following matters:

- 1st time: 18/3/2024, approved the issuance of the company's Information Disclosure Regulations.

- 2nd time: 08/5/2024, approved the extension of the time for the 2024 Annual General Meeting of Shareholders.

- 3rd time: 13/5/2024, approved the plan to organize the company's 2024 Annual General Meeting of Shareholders.

- 4th time: 01/7/2024, approved the resolution on the dismissal of Mr. Ho Thanh Con from the position of General Director of the company, the appointment of Mr. Mai Ngoc Dinh to the position of General Director of the company, and the appointment of Mr. Ho Thanh Con to the position of Deputy General Director of the company.



- 5th time: 16/7/2024, approved the selection of AASC Auditing Firm Company Limited as the consulting unit to perform the review/audit of the enterprise's 2024 financial statements.

In addition, the Board of Directors also issued resolutions to direct and address the requirements of production and business activities.

3. Activities of Independent Members of the Board of Directors

Independent members of the Board of Directors properly perform their functions, duties, and powers as stipulated, demonstrating responsibility in the governance and supervision of the activities of the Board of Directors members and the General Director and Board of Management, ensuring corporate governance standards comply with legal regulations.

4. Compensation, Salaries, and Other Benefits of the Board of Directors and Board of Supervisors

4.1. Compensation and Salaries of the Board of Directors and Board of Supervisors in 2024

- The plan for compensation, salaries, and other benefits for the activities of the Board of Directors and Board of Supervisors is equal to the 2023 plan, not exceeding VND 727 Million.

- Actual implementation status: The full-time Chairman of the Board of Directors receives a salary according to the Company's salary regulations and does not receive compensation; the total salary paid was VND 417.28 Million. During the year, the Company has not paid compensation to the members of the Board of Directors and the Board of Supervisors. The total salary, compensation, and other benefits paid for the activities of the Board of Directors and Supervisory Board was VND 417.28 Million; after the Company finalizes the 2024 salary and compensation fund, the amount to be paid to the members of the Board of Directors and Board of Supervisors will be accurately determined.

4.2. Compensation and Salaries of the Board of Directors and Board of Supervisors in 2025

Currently, the Company is working with the Specialized Department to submit the 2025 planned salary fund and compensation fund for approval by the Representative of the state capital owner. The Board of Directors proposes that the General Meeting of Shareholders approve the temporary plan for the payment of compensation, salaries, and other benefits for the activities of the Board of Directors and Board of Supervisors in 2025, equal to the 2024 plan.

III. RESULTS OF SUPERVISION OF THE BOARD OF MANAGEMENT AND OTHER MANAGERIAL STAFF

1. Supervision Work

- The Chairman of the Board of Directors works full-time, and three members of the Board of Directors concurrently hold executive positions in the Company, thus supervision and participation in directing the Company's executive activities are always timely, facilitating the Company's Board of Management in organizing production and business activities smoothly.

- The Board of Directors supervises the activities of the General Director and Board of Management and other managerial staff to ensure that operations always comply with legal regulations and the Company Charter. It organizes inspections of the implementation

of resolutions and decisions of the General Meeting of Shareholders and the Board of Directors.

- Policies and benefits for employees are ensured in accordance with state regulations and the company charter; the company facilitates the operation of the grassroots Party organization and grassroots trade union within the enterprise.

2. Relationship between the Board of Directors and the Board of Supervisors

- Members of the Board of Directors and members of the Board of Supervisors are individually responsible for the performance of their assigned duties and seriously coordinate activities to protect the legitimate rights of shareholders and develop the company. The Board of Supervisors participates in all meetings of the Board of Directors. Through its supervisory activities, the Board of Supervisors has provided the Board of Directors with objective assessments of the company's operational situation, and also coordinated with the company in periodic or extraordinary inspections, promptly providing contributions based on its independent function.

The Board of Supervisors always maintains a cooperative relationship with the Board of Directors, provides recommendations to the Board of Directors regarding the Board of Directors' policies and resolutions in accordance with current regulations, and supervises the implementation of resolutions of the General Meeting of Shareholders and the Board of Directors.

3. Relationship between the Board of Directors and the General Director

The General Director is the legal representative according to the Company Charter, manages all business operations of the Company, ensuring the Company operates continuously and effectively. In the past year, the relationship between the Board of Directors and the General Director was favorable in managing business operations.

IV. BOARD OF DIRECTORS' ACTIVITY PLAN FOR 2025

1. Organizational Tasks

- Organize the General Meeting of Shareholders to conduct the election of members of the Board of Directors and members of the Board of Supervisors for the term 2025 – 2030.

- Pursuant to Decision No. 1479/QĐ-TTg dated November 29, 2022 of the Prime Minister, on approving the plan for restructuring state-owned enterprises and enterprises with state capital for the period 2022 – 2025. The People's Committee of Ba Ria - Vung Tau province (Representative of the state capital owner) issued Plan No. 159/KH-UBND on restructuring state-owned enterprises and enterprises with state capital under the People's Committee of Ba Ria - Vung Tau province for the period 2022 – 2025. Accordingly, the Company is on the list for transferring the right of representation of the state capital owner to the State Capital Investment Corporation (abbreviated as SCIC) to divest all state capital. The Board of Directors continues to work with the representative of the state capital owner to carry out the state capital divestment; approve the long-term development plan and company restructuring.

2. Business Operations Plan

In the past year, there were still tasks that could not be completed due to subjective and objective factors, but the Board of Directors has also basically completed its tasks with responsibility and dedication for the stability and development of the Company. The year 2025 is forecast to still present many difficulties and challenges for the business operations



of the Company and its subsidiaries. The Board of Directors has considered, is determined to set goals, and will accompany the Board of Management to agree on the plan targets to be submitted to the General Meeting of Shareholders for approval of the 2025 business plan, specifically as follows:

No.	Indicator	Unit	Actual 2024	Plan 2025	Ratio Plan 2025/ Actual 2024
1	2	3	4	5	6=5:4
1	Total Revenue and Other Income	Million VND	346,741	306,500	88.4%
2	Profit Before Corporate Income Tax	Million VND	(43,181)	0	-
3	Profit After Corporate Income Tax	Million VND	(46,693)	0	-
4	Return on Equity (ROE)	%	-	-	-
5	Basic Earnings Per Share	VND/share	(1,109)	-	-

The Board of Directors believes that with their efforts and good performance of their duties to build and approve the correctly oriented business strategy, organizing a professional workforce will contribute to improving business efficiency, enhancing the corporate brand value, creating surplus value for shareholders and investors, contributing to social welfare for the locality, and creating a foundation for the long-term stability and development of the enterprise.

This is the Board of Directors' report on governance and operational results for 2024, and the activity plan for 2025. The Board of Directors wishes all esteemed Shareholders good health, happiness, and success.

Wish the Meeting great success.

Recipient

- As above;
- Archive AD, BOD.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

Signed

Tran Thai Hoa



Vung Tau, Month 4... day 6... 2025

ASSESSMENT REPORT OF THE INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS ON THE ACTIVITIES OF THE BOARD OF DIRECTORS OF THE COMPANY IN 2024

In 2024, the Board of Directors (BOD) of Urban Development And Construction Corporation (UDEC) had a total of 06 members, including 01 independent member. All BOD members actively contributed and reached consensus on strategic planning, compliance control, and supervision of the Board of Management's (BOM) operations, ensuring corporate governance standards according to the Charter and legal regulations.

Along with the other members, the independent BOD member participated in challenging and controlling the company's business plan objectives, and directly shared knowledge with the BOM in governance matters.

I. GENERAL ASSESSMENT OF THE BOD'S ACTIVITIES

- According to the BOD's operational plan, all tasks performed by the BOD in 2024 were focused correctly on the Resolution of the General Meeting of Shareholders (GMS).

- The Company's BOD worked with a spirit of responsibility and transparency in governance and strictly complied with the regulations for listed companies.

- Issues related to business strategy, investment activities, and building the management system were regularly reviewed and assessed by the BOD during periodic meetings.

- The BOD's decisions at the meetings were all approved by the BOD based on the voting principle, and the meeting minutes were fully prepared and signed by the attending BOD members.

II. ON THE ORGANIZATION OF BOD MEETINGS

- In 2024, the BOD held 11 sessions. The BOD meetings were convened and conducted according to the procedures stipulated in the Charter and the Internal Regulations on Corporate Governance. The content of the meetings was fully and



carefully discussed, challenged, and evaluated by the BOD members to provide orientations and solutions aimed at bringing the highest benefit to the Company.

- Issues related to strategy, business plan, financial strategy, building the management system within the Company, etc., were discussed/exchanged and strictly controlled among the BOD, BOM, and Board of Supervisors.

- Adjustments to the investment plan and new business strategies were independently researched, consulted upon, and challenged between the BOD and the BOM.

III. ON GOVERNANCE AND SUPERVISION

- Overall, the BOD effectively performed its role in implementing plans, policies, and strategic orientations according to the GMS Resolution. It effectively carried out supervision of the BOM, ensuring the company's operations were always closely monitored to stay on strategic course and making timely adjustments to decisions to suit the practical situation and business requirements of the company.

- The BOD correctly performed its role and responsibilities in directing, supporting, and supervising the BOM in implementing the contents approved by the GMS and the BOD, regularly monitoring and guiding the progress of the BOM's business operations in compliance with the delegation of authority regulations, the BOD's policies and plans, and strictly adhering to legal regulations.

- BOD members holding positions in the BOM regularly attended periodic and extraordinary meetings of the BOM. Important decisions of the BOM were analyzed, challenged, and consulted upon by BOD members/Chairman of the BOD to find optimal solutions for the Company's benefit.

- Board of Directors members properly performed their roles and responsibilities in supporting the Board of Management and shared experience, interacted, and exchanged views with the Board of Management on corporate governance matters.

IV. CONCLUSION

- The Board of Directors fully performed its function as the representative of the Owner and the company's shareholders in supervising the Company's operational activities. It provided appropriate orientation and timely guidance to ensure the effective use of resources to achieve the targets assigned by the General Meeting of Shareholders, in compliance with legal regulations and the Company's Charter.

- In addition to performing the function of managing and supervising the Board of Management's operations, the Board of Directors closely coordinated with the Board

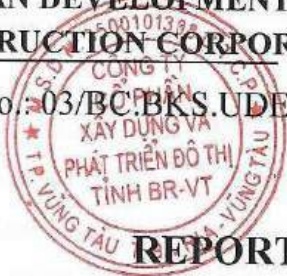
of Management to find solutions to overcome difficulties in production and business in 2024.

- Overall, in 2024, the Company's business operations still faced many difficulties due to significant impacts from macroeconomic fluctuations. Although the company did not complete the revenue and profit plan as set, with a high sense of responsibility, unity, and cooperation in performing duties honestly and carefully, the Board of Directors implemented decisive solutions in supervising and directing the Board of Management to execute the General Meeting of Shareholders' Resolution and the Board of Directors' Resolutions, conducting business profitably and ensuring benefits for the Company and shareholders.

Independent member of the Board of Director


Truong Thanh Hai





REPORT OF THE BOARD OF SUPERVISORS AT THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Based on:

- Law on Enterprises dated June 17, 2020;
- Charter of Urban Development and Construction Corporation;
- Resolution of the 2024 Annual General Meeting of Shareholders;
- Results of the Company's separate and consolidated financial statements for 2024 audited by AASC Auditing Firm Company Limited on March 30, 2025;

Implementing the tasks assigned by the General Meeting of Shareholders, and performing the functions and duties of the Board of Supervisors as stipulated in the Company Charter, the Board of Supervisors reports on the operational status of the Company's Board of Supervisors in 2024 and the operational plan for 2025 as follows:

A. ACTIVITIES OF THE BOARD OF SUPERVISORS IN 2024

I. General Situation

1. The Board of Supervisors Personnel

The Board of Supervisors consists of 3 members, including:

- Mr. Le Thanh Nghi - Head of the Board.
- Ms. Nguyen Thi Mai Huong - Member.
- Ms. Tran Thi Kim Anh - Member.

2. General Activities

- The activities of the Board of Supervisors strictly comply with the Company's issued organizational and operational regulations. The implementation of supervision, inspection, and control within the Company was carried out according to the 2024 plan approved by the Resolution of the General Meeting of Shareholders.

- Inspecting and supervising compliance with the provisions of the Law on Enterprises, the Company's organizational and operational regulations in managing and operating business activities in accordance with its functions.

- Attending Board of Directors meetings upon invitation, inspecting the implementation of Resolutions of the General Meeting of Shareholders by the Board of Directors and the Board of Management, and management departments in performing

tasks as stipulated by the Law on Enterprises, the Law on Securities, and the Company Charter.

- Inspecting and supervising the financial statements and business operation results for 2024 to assess the reasonableness of financial data and coordinating with independent auditors to review the impact of material accounting and auditing errors on the financial statements, and reviewing the Company's compliance with laws, policies, and financial accounting regulations.

II. Results of Supervision over the Board of Directors and the Company's Board of Management

1. Results of Supervision over the Board of Directors

- The members of the Board of Directors have performed their assigned rights and duties in accordance with the provisions of the Law on Enterprises, relevant laws, and have strictly implemented the contents of the Resolution of the 2024 Annual General Meeting of Shareholders and the Company Charter.

- The Board of Directors' direction is strategic regarding plan objectives and provides close guidance during each reporting period. Management and operation are based on the Law on Enterprises, the Law on Securities, and the Company Charter. In urgent matters, the Board of Directors held extraordinary meetings to issue timely resolutions for the General Director to manage and implement.

- The Resolutions of the Board of Directors received high consensus from the members of the Board of Directors and were issued in strict compliance with the provisions of law and the Company Charter.

- The full-time Chairman of the Board of Directors of the Company has directed, supervised, and coordinated with the General Director in managing and implementing the business production plan to bring efficiency to the Company.

- Resolutions approved at the Board of Directors meeting shall be disclosed on the company's website, the Hanoi Stock Exchange, and the State Securities Commission in accordance with the information disclosure regulations for listed companies.

2. Results of supervision over the Company's Board of Management

The Resolutions and decisions of the General Meeting of Shareholders and the Board of Directors have been seriously implemented and promptly executed by the Board of Management, in strict adherence to directions and requirements. During the management of business operations, the Board of Management has proactively proposed solutions and submitted opinions to the Board of Directors regarding issues related to the Resolutions of the General Meeting of Shareholders.

3. 2024 Business Results

The 2024 General Meeting of Shareholders Resolution approved the consolidated business plan for 2024, and the results achieved by the Company are:

No.	Indicator	Unit	2024 Plan	2024 Actual	% Actual vs Plan
1	Total revenue	Billion VND	350.000	346.741	99.06%
2	Profit after tax	Billion VND	1.000	(46.693)	-

II. OPINIONS OF THE BOARD OF SUPERVISORS

1. Evaluation of the Company's 2024 business results

- The Company's 2024 financial statements have been audited by AASC Auditing Firm Co., Ltd. with the opinion: The consolidated financial statements fairly and reasonably present, in all material respects, the financial position of the company as of December 31, 2024, as well as the results of operations and cash flows for the financial year ended on the same date, in accordance with Vietnamese accounting standards, the Vietnamese corporate accounting system, and relevant legal regulations regarding the preparation and presentation of financial statements.

- However, the audit report also stated that As at 01 January 2024 and 31 December 2024, the value of outstanding work-in-progress production and business costs pending finalization or temporarily suspended amounted to VND 66.72 billion and VND 28.65 billion, respectively. The outstanding receivables amounted to VND14.40 billion and VND 1.93 billion, respectively, which the Corporation has not assessed for recoverability, and the auditor's opinion also has not obtained the necessary documentation to assess the realizable net value of these items. Regarding this issue, the Board of Directors directs the Company's Board of Management to develop a plan for early resolution.

- In 2024, the results of seeking new work, although better, were fundamentally still not independent in bidding. This also caused difficulties for business operations, operational efficiency, and the Company's cash flow.

- Total consolidated revenue in 2024 was VND 346.741 billion, achieving 99.06% of the plan.

- Consolidated profit after tax in 2024 was loss VND 46.693 billion, which was a reduced loss compared to 2023.

- The revenue target and profit target of the Parent Company and the two subsidiaries: Thanh Chi Joint Stock Company and UDEC Travel Company did not meet the set plan.

** The reasons why the consolidated business results in 2024 did not achieve the plan set by the 2024 Annual General Meeting of Shareholders have been presented in detail in the report of the Board of Directors and the Company's General Director.*

2. Board of Supervisors's Recommendations

Based on the actual business results of the Company in 2024, and in the spirit of recommending for change and development, the Board of Supervisors has some recommendations as follows:

(1). Continue to focus on completing the transfer of owner's equity from the People's Committee of Ba Ria - Vung Tau province to the State Capital Investment Corporation (SCIC) so that the Company can be comprehensively restructured soon to help stabilize operations effectively and efficiently.

(2). Continue to improve corporate governance, especially build human resources strategy, business strategy, Company development orientation for the Company to quickly overcome difficulties.

(3). Enhance training and retraining of professional and management qualifications for the Company's leadership team.

(4). Resolve obstacles for the Company to have independent bidding authority to bring high efficiency to the Company.

(5). Enhance seeking new business, generate revenue and profit to achieve the annual plan.

(6). Improve the management and operation of subsidiaries to effectively utilize existing advantages and generate profit for the Parent Company.

B. BOARD OF SUPERVISORS' ACTIVITY PLAN FOR 2025

1. Inspect and supervise the activities of the Board of Directors and the Board of Management according to the Resolution approved by the Annual General Meeting of Shareholders.

2. Fully and actively participate and provide opinions at the meetings of the Board of Directors.

3. Coordinate with the Company's Finance and Accounting Department to verify the Company's quarterly and annual financial statements.

4. Perform other tasks according to the Company's regulations and Charter.

Above is the Board of Supervisors' activity report for 2024 and activity plan for 2025. The Board of Supervisors respectfully submits it to the General Meeting of Shareholders for review and further comments.

Sincerely.

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

Recipients:

- *General Meeting of Shareholders;*
- *Board of Directors;*
- *Board of Management;*
- *Archive: AD, Board of Supervisors*

Signed

Lê Thanh Nghị



URBAN DEVELOPMENT AND
CONSTRUCTION CORPORATION

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 03/TT-HĐQT.UDEC

Vung Tau, June 02, 2025



PROPOSAL

Regarding the approval of the 2024 financial statements

To: The General Meeting of Shareholders of
Urban Development and Construction Corporation

Pursuant to the Law on Enterprises dated June 17, 2020;

Pursuant to the Charter of Organization and Operation of Urban Development and Construction Corporation (hereinafter referred to as UDEC Company);

Pursuant to the 2024 financial statements of UDEC Company which have been independently audited by AASC Auditing Firm Co., Ltd.;

The Board of Directors of UDEC Company hereby submits to the General Meeting of Shareholders for approval the 2024 financial statements audited, with specific content as follows:

- UDEC Company was established and officially commenced operations on August 17, 2009 based on the equitization of the state-owned company Ba Ria - Vung Tau Urban Construction and Development Company, operating under Enterprise Registration Certificate No. 3500101308 for joint stock companies issued by the Business Registration Office of the Department of Planning and Investment of BR-VT province for the first registration on August 17, 2009, and the 9th amendment registration on July 15, 2024;

- In the 2024 financial year, in addition to the results of the company's main production and business activities, UDEC Company also consolidated the business results of its subsidiaries, Thanh Chi Joint Stock Company and UDEC Travel Company. The 2024 financial statements of UDEC Company cover the period from January 01, 2024 to December 31, 2024; the separate financial statements and consolidated financial statements for 2024 of the Company have been audited by AASC Auditing Firm Co., Ltd. in accordance with Vietnamese auditing standards and disclosed in accordance with regulations.

- The independent auditor's opinion based on the qualified audit opinion as of December 31, 2024 is as follows:

+ As at 01 January 2024 and 31 December 2024, the value of outstanding work-in-progress production and business costs pending finalization or temporarily suspended amounted to VND 66.72 billion and VND 28.65 billion, respectively. The



outstanding receivables amounted to VND 14.40 billion and VND 1.93 billion, respectively, which the Corporation has not assessed for recoverability. We have not obtained the necessary documentation to assess the realizable net value of these items.

+ The Company is recording a payable to the Enterprise Arrangement and Development Support Fund of VND 39.5 billion and dividends payable corresponding to the state investment capital of VND 25.7 billion (note 19 and 36). The overdue interest related to the above payables has not been recorded because the Company is waiting for guidance and direction from the competent authority.

Therefore, we were unable to collect sufficient information necessary to assess the impact of the above issues on the accompanying Consolidated Financial Statements.

- In our opinion, except for the effects of the matter described in the Basis for Qualified Opinion paragraph, the Consolidated Financial Statements give a true and fair view, in all material respects, of the financial position of Urban Development and Construction Corporation as at 31 December 2024, its operating results and its cash flows for the year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Consolidated Financial Statements.

Key indicators are as follows:

Key indicators in the separate financial statements

Unit: VND

No.	Indicator	Amount
1	Total Assets	831,615,346,474
	Including:	
1.1	- Cash and cash equivalents	28,770,670,324
1.2	- Short-term receivables	191,257,427,729
1.3	- Inventories	239,429,621,671
1.4	- Other short-term assets	11,927,835,898
1.5	- Long-term receivables	9,550,000,000
1.6	- Fixed assets	22,294,309,522
1.7	- Investment properties	288,835,761,518
1.8	- Long-term assets in progress	10,515,754,001
1.9	- Long-term financial investments	28,537,100,004
1.10	- Other long-term assets	496,865,807
2	Liabilities	623,701,634,305
	Including:	
2.1	- Short-term liabilities	525,063,121,904
2.2	- Long-term liabilities	98,638,512,401
3	Equity	207,913,712,169
	Including:	
3.1	- Charter capital	350,000,000,000

No.	Indicator	Amount
3.2	- Share premium	2,035,484,756
3.3	- Treasury shares	(1,686,409,906)
3.4	- Development investment fund	8,417,484,598
3.5	- Undistributed profit after tax	(153,479,765,355)
4	Total Revenue	332,482,776,533
	Including:	
4.1	- Net revenue from sales of goods and rendering of services	329,094,848,116
4.2	- Financial income	1,058,261,029
4.3	- Other income	2,329,667,388
5	Gross profit from sales of goods and rendering of services	35,855,398,002
6	Profit from operating activities	(23,538,237,340)
7	Other profit	715,290,604
8	Total accounting profit before tax	(22,822,946,736)
9	Profit after corporate income tax	(26,169,351,693)

Key indicators in the consolidated financial statements

Unit: VND

No.	Item	Amount
1	Total Assets	854,583,341,127
	Including:	
1.1	- Cash and cash equivalents	30,453,699,673
1.2	- Short-term receivables	162,607,048,154
1.3	- Inventories	242,216,689,591
1.4	- Other short-term assets	12,646,945,139
1.5	- Long-term receivables	7,738,102,649
1.6	- Fixed assets	73,212,907,085
1.7	- Investment properties	312,650,997,911
1.8	- Long-term assets in progress	11,348,891,958
1.9	- Long-term financial investments	17,699
1.10	- Other long-term assets	1,708,041,268
2	Liabilities	655,915,306,728
	Including:	
2.1	- Short-term liabilities	542,981,804,604
2.2	- Long-term liabilities	112,933,502,124
3	Equity	198,668,034,399
	Including:	
3.1	- Charter capital	350,000,000,000

No.	Item	Amount
3.2	- Share premium	2,035,658,847
3.3	- Treasury shares	(1,686,409,906)
3.4	- Development investment fund	16,710,322,535
3.5	- Undistributed profit after tax	(188,494,544,237)
3.6	- Non-controlling interests	17,476,089,084
4	Total Revenue	346,741,022,746
	<i>Including:</i>	
4.1	- Net revenue from sales of goods and rendering of services	344,087,811,289
4.2	- Financial income	262,446,878
4.3	- Other income	2,390,764,579
5	Gross profit from sales and service provision	30,510,836,696
6	Net profit from business operations	(34,399,460,683)
7	Other profit	(8,782,083,368)
8	Total accounting profit before tax	(43,181,544,051)
9	Profit after corporate income tax	(46,693,339,761)
10	Profit after tax of non-controlling interests	(8,193,768,261)
11	Profit after tax of the parent company	(38,499,571,500)
12	Basic earnings per share	(1,109)

The Board of Directors hereby submits to the General Meeting of Shareholders for approval the Company's audited 2024 financial statements.

Respectfully submitted.

To:

-As above;

-Archived AD, BOD.

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

Signed

Tran Thai Hoa

**URBAN DEVELOPMENT AND
CONSTRUCTION CORPORATION**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 04/TTTr-UEDEC



Vung Tau, June 02, 2025

PROPOSAL

Re: the profit distribution for the year 2024

To: General Meeting of Shareholders of
Urban Development And Construction Corporation

- Pursuant to the Law on Enterprises dated June 17, 2020;
- Pursuant to Decree No. 167/2024/ND-CP dated 26/12/2024 of the Government amending and supplementing a number of articles of Decree No. 91/2015/ND-CP dated 13/10/2015 of the Government on state capital investment in enterprises and the management and use of capital and assets in enterprises;
- Pursuant to the Charter on organization and operation of Urban Development and Construction Corporation (hereinafter referred to as UDEC Company);
- Pursuant to the business results for the year 2024 and the audited financial statements for the year 2024 of UDEC Company;

The Board of Directors of UDEC Company respectfully submits to the General Meeting of Shareholders for approval of the proposal on profit distribution, with specific contents as follows:

1. Financial situation and separate business results of the company

Unit: VND

No.	Indicator	Amount
1	Total Assets	831,615,346,474
2	Equity	207,913,712,169
	Of which: Charter Capital	350,000,000,000
3	Liabilities	623,701,634,305
4	Total Revenue	332,767,485,929
	Of which:	
	- Net revenue from sales of goods and provision of services	329,094,848,116
	- Financial income	1,058,261,029
	- Other income	1,614,376,784
5	Total accounting profit before corporate income tax	(22,822,946,736)
6	Profit after corporate income tax	(26,169,351,693)



2. Financial situation and consolidated business results of the company

Unit: VND

No.	Indicator	Amount
1	Total Assets	854,583,341,127
2	Equity	198,668,304,399
	Of which: Charter Capital	350,000,000,000
3	Liabilities	655,915,306,728
4	Total Revenue	346,741,022,746
	Of which:	
	- Net revenue from sales of goods and provision of services	344,087,811,289
	- Financial income	262,446,878
	- Other income	2,390,764,579
5	Total accounting profit before corporate income tax	(43,181,544,051)
6	Profit after corporate income tax	(46,693,339,761)
	Of which:	
	- Profit after tax of non-controlling shareholders	(38,499,571,500)
	Parent company's profit after tax	(8,193,768,261)
7	Basic earnings per share	(1,109)

3. Proposal for fund allocation and dividend distribution

Due to the Company's business results for the year 2024 being a loss, with no profit, it does not meet the conditions for dividend distribution and fund allocation. The Board of Directors respectfully proposes that the General Meeting of Shareholders approve not distributing dividends for the year 2024.

Respectfully submitted to the General Meeting of Shareholders for approval.

Recipient:

- As above;
- Archive: Ad, BOD.

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

Signed

Tran Thai Hoa

URBAN DEVELOPMENT AND
CONSTRUCTION CORPORATION

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

No.: 01/TT-BKS, UDEC

Vung Tau, June 02, 2025

PROPOSAL

Re: the selection of an audit firm

to perform review/audit of the 2025 financial statements

To: General Meeting of Shareholders of
Urban Development And Construction Corporation

- Pursuant to the Law on Enterprises dated June 17, 2020;
- Pursuant to Decision No. 2730/QĐ-BTC dated November 15, 2024 of the Ministry of Finance, approving 31 auditing firms and practicing auditors to be eligible to perform audits for public interest entities in 2025; and Pursuant to the Announcement dated November 20, 2024 of the State Securities Commission, regarding the list of 27 auditing firms and auditors approved to audit public interest entities operating in the securities sector in 2025;
- Pursuant to Article 52 of the Charter of Urban Development And Construction Corporation regarding auditing;
- Pursuant to Clause 1, Article 39 of the Charter of Ba Ria - Vung Tau Urban Construction and Development Joint Stock Company regarding the rights and obligations of the Supervisory Board;

To prepare for the audit of the 2025 financial statements, the Board of Supervisors hereby submits to the General Meeting of Shareholders to authorize the Board of Directors to decide on selecting one of the independent audit firms approved by the Ministry of Finance in Decision No. 2730/QĐ-BTC dated 15/11/2024 to perform the audit of the 2025 financial statements of UDEC Company.

Hereby submitted to the General Meeting of Shareholders for approval.

Recipient:

- As above;
- Archive AD, BoS.

ON BEHALF OF THE BOARD OF SUPERVISORS
HEAD OF THE BOARD

Signed

Le Thanh Nghi

No.: 01/TTTr-HĐQT-UDEC

Vung Tau, June 02, 2025

PROPOSAL

Regarding the decision on investment in the construction of Apartment Building 1 (Harbour City - Block A) within the Residential Area plan at the corner of the road leading to Chinfon Port – Phu My, Tan Thanh district (now Phu My city)

To: General Meeting of Shareholders of Urban Development and Construction Corporation

The Board of Directors reports and seeks the opinion of the General Meeting of Shareholders of Urban Development and Construction Corporation to consider and decide on the investment in Apartment Building 1 (Harbour City - Block A) within the Residential Area plan at the corner of the road leading to Chinfon Port – Phu My, Tan Thanh district (now Phu My city), with the following content:

Urban Development and Construction Corporation is the investor of the Residential Area project at the corner of the road leading to Chinfon Port – Phu My, Tan Thanh district (now Phu My city). The project land was allocated by the Prime Minister under Decision No. 1057/QĐ-TTg dated 20/08/2001. The total land area of the Residential Area is 38,825.5m².

To date, the Company has completed the technical infrastructure, the linked housing areas A, B, C, and the gas station for the project. Within the overall project plan, there is a land plot for the construction of Apartment Building 1, which is land plot number 665 on map sheet number 4, Tan Phuoc ward, Phu My city, according to Land Use Right Certificate No. BD 707396 issued on 02/8/2011, with an area of 1,631m². This plot has not yet been invested in construction and has been granted a 24-month land use extension by the People's Committee of Ba Ria - Vung Tau province under Decision No. 2540/QĐ-UBND dated 11/10/2023, to allow the Company to continue implementing the project.

To implement the project investment and construction, the Company has hired a design consultant unit to prepare the investment project for appraisal and approval as regulated. The scale and total investment level of the project are as follows:

1. Project Name : Apartment Building 1 (commercial name : Harbour City – Block A).

2. Project Implementation Scale:

- Land area: 1,631.0 m²

- Construction land area (base block): 1,567.4 m²; (tower block): 1,452.1 m²;
- Design capacity:

ARCHITECTURAL DESIGN SPECIFICATION TABLE

No.	DESCRIPTION	UNIT	SPECIFICATION
1	Land area (according to Land Use Rights Certificate)	m ²	1,631.0
2	Construction area		
	- Podium block	m ²	1,567.4
	- Apartment tower block	m ²	1,452.1
3	Number of above-ground floors (excluding penthouse)	Floor	18.0
	- Podium block		3.0
	- Apartment tower block		15.0
4	Number of basement floors	Floor	1.0
5	Building height	m	68.4
6	Total construction floor area (excluding parking floor, technical penthouse floor, and 01 basement)	m ²	24,222.3
7	Total construction floor area (including parking floor, technical penthouse floor, and 01 basement)	m ²	28,478.8
8	Basement area	m ²	1,631.0
9	Area of 1st floor	m ²	1,567.4
	- <i>Parking area</i>		851.8
	- <i>Commercial and Service area</i>		336.8
	- <i>Lobby, fire escape stairs, etc. area</i>		378.8
10	Area of 2nd floor	m ²	1,567.4
	- <i>Parking area</i>		1,409.6
	- <i>Lobby, fire escape stairs, etc. area</i>		157.8

11	Area of 3rd floor	m ²	1,567.4
	- <i>Community living area</i>		257.0
	- <i>Apartment area</i>		897.1
	- <i>Garden, lobby, fire escape stairs, etc. area</i>		413.3
12	Area of floors 4 --> 18 (15 floors)	m ²	21,781.5
13	Penthouse floor area	m ²	364.1
14	Usable apartment floor area (wall center)	m ²	18,921.4
15	Usable apartment floor area (clearance)	m ²	17,607.0
16	Usable commercial-service floor area	m ²	336.8
17	Required parking area	m ²	3,605.6
18	Designed parking area	m ²	3,614.6
	- <i>Basement</i>		1,353.2
	- <i>1st floor</i>		851.8
	- <i>2nd floor</i>		1,409.6
19	Population (target according to Decision No. 43/2023/QĐ-UBND dated 18/9/2023 of the People's Committee of Ba Ria - Vung Tau Province)	People	598
20	Number of apartments	Unit	299



3. Total Investment Level:

Total investment level: VND 474,717,423,939 (In words: Four hundred seventy-four billion, seven hundred seventeen million, four hundred twenty-three thousand, nine hundred thirty-nine dong)

4. Expected Investment Capital Sources:

- Owner's equity: VND 110,000,000,000 (In words: One hundred ten billion dong);

- Capital mobilized from shareholders, members, and other entities (sales): VND 124,717,423,939 (In words: One hundred twenty-four billion, seven hundred seventeen million, four hundred twenty-three thousand, nine hundred thirty-nine dong);

- Credit commitment capital: VND 240,000,000,000 (In words: Two hundred forty billion dong).

*** Content for the General Meeting of Shareholders' opinion:**

1. Decision on investment in Apartment Building 1 (Harbour City - Block A) within the Residential Area plan at the corner of the road leading to Chinfon Port – Phu My, Tan Thanh district (now Phu My city), Ba Ria – Vung Tau province.

2. Authorize the Board of Directors to decide on the approval of the investment project and carry out the procedures for project investment and construction according to current regulations.

Submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely,./.

Recipients:

- As above;
- Members of the Board of Directors;
- Company's Board of Management;
- Archive: AD, BOD.

**ON BEHALF OF BOARD OF DIRECTORS
CHAIRMAN**

Signed

Tran Thai Hoa

No.: 02/PT-ĐDQT.UDEC

Vung Tau, June 02, 2025.



PROPOSAL

Regarding the decision on investment for the construction of Apartment 2 (Harbour City - Block B) within the residential area planning at the corner of the road leading to Chinfon Port – Phu My, Tan Thanh District (now Phu My City)

To: General Meeting of Shareholders of Urban Development And Construction Corporation

The Board of Directors reports and seeks the opinion of the General Meeting of Shareholders of Urban Development And Construction Corporation to consider and decide on the investment for Apartment 2 (Harbour City - Block B) within the residential area planning at the corner of the road leading to Chinfon Port – Phu My, Tan Thanh District (now Phu My City), with the following content:

Urban Development And Construction Corporation is the investor of the Residential Area project at the corner of the road leading to Chinfon Port – Phu My, Tan Thanh District (now Phu My City). The project was allocated land by the Prime Minister in Decision No. 1057/QĐ-TTg dated 20/08/2001, with a total land area for the Residential Area of 38,825.5 m².

To date, the project's technical infrastructure, terraced housing areas A, B, C, and the gas station have been fully constructed by the Company. Within the overall project planning, there is a land plot for building Apartment 2, which is plot number 666, map sheet number 4, Tan Phuoc Ward, Phu My City, according to Land Use Rights Certificate No. BD 707397 issued on 02/8/2011, with an area of 1,048.6 m². This plot has not yet been invested in construction, and its land use period has been extended by the Ba Ria – Vung Tau Provincial People's Committee for 24 months according to Decision No. 2540/QĐ-UBND dated 11/10/2023, for the Company to continue implementing the project.

To implement the project investment and construction, the Company has hired a design consulting unit to prepare the investment project for appraisal and approval according to regulations; the project scale and total investment level are as follows:

1. Project Name: Apartment 2 (commercial name: Harbour City – Block B)
2. Project Scale:



- Land area: 1,048.6 m²
- Construction Land Area (podium block): 945.6 m²; (tower block): 892.1 m²;
- Design Capacity:

ARCHITECTURAL DESIGN PARAMETERS TABLE

No.	DESCRIPTION	UNIT	PARAMETER
1	Land area (according to Land Use Rights Certificate)	m ²	1,048.6
2	Construction area		
	- Podium block	m ²	945.6
	- Apartment tower block	m ²	892.1
3	Number of above-ground floors (excluding rooftop)	Floors	18.0
	- Podium block		3.0
	- Apartment tower block		15.0
4	Number of basement floors	Floors	1.0
5	Building height	m	68.5
6	Total construction floor area (excluding parking floor, technical rooftop floor, and 01 basement)	m ²	14,867.6
7	Total construction floor area (including parking floor, technical rooftop floor, and 01 basement)	m ²	17,505.1
8	Basement floor area	m ²	1,048.6
9	1st floor area	m ²	945.6
	- <i>Parking area</i>		<i>539.1</i>
	- <i>Commercial and Service area</i>		<i>133.1</i>
	- <i>Lobby, fire escape stairs, etc. area</i>		<i>273.4</i>
10	2nd floor area	m ²	945.6
	- <i>Parking area</i>		<i>811.2</i>
	- <i>Lobby, fire escape stairs, etc. area</i>		<i>134.4</i>

11	3rd floor area	m ²	945.6
	- <i>Community living area</i>		147.8
	- <i>Apartment area</i>		547.2
	- <i>Garden, lobby, fire escape stairs, etc. area</i>		250.6
12	Area of floors 4 --> 18 (15 floors)	m ²	13,381.1
13	Rooftop floor area	m ²	238.6
14	Usable apartment floor area (wall center)	m ²	11,415.2
15	Usable apartment floor area (clearance)	m ²	10,628.8
16	Usable commercial and service floor area	m ²	133.1
17	Required parking area	m ²	2,159.0
18	Designed parking area	m ²	2,163.7
	- <i>Basement floor</i>		813.4
	- <i>1st floor</i>		539.1
	- <i>2nd floor</i>		811.2
19	Population (<i>target according to Decision No. 43/2023/QĐ-UBND dated 18/9/2023 of the People's Committee of Ba Ria - Vung Tau Province</i>)	Persons	346
20	Number of apartments	Units	173

3. Total Investment Level:

Total Investment Level: **VND 286,061,134,866** (*in words: Two hundred eighty-six billion, zero hundred sixty-one million, one hundred thirty-four thousand, eight hundred sixty-six dong*)

4. Expected Investment Sources:

- Investor's Equity Contribution: VND 70,000,000,000 (*in words: Seventy billion dong*);

- Capital mobilized from shareholders, members, and other entities (sales): VND 66,061,134,866 (*In words: Sixty-six billion, zero hundred sixty-one million, one hundred thirty-four thousand, eight hundred sixty-six dong*).

- Credit Commitment Capital: VND 150,000,000,000 (*in words: One hundred fifty billion dong*).

* Content for General Meeting of Shareholders' Opinion:

1. Decision on investment for Apartment 2 (Harbour City - Block B) within the residential area planning at the corner of the road leading to Chinfon Port – Phu My, Tan Thanh District (now Phu My City), Ba Ria – Vung Tau Province.

2. Authorize the Board of Directors to decide on the approval of the investment project and carry out the procedures for project investment and construction according to current regulations.

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

Sincerely./.

Recipients:

- As above;
- Members of the BOD;
- Company's BOM;
- Archive: Admin, BOD.

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

Signed

Tran Thai Hoa



Vung Tau, June 02, 2025

**REGULATION ON NOMINATION AND ELECTION
MEMBERS OF THE BOARD OF DIRECTORS AND MEMBERS OF THE
BOARD OF SUPERVISORS TERM 2025 - 2030**

- Pursuant to the Law on Enterprises dated June 17, 2020;
- Pursuant to the Charter of Organization and Operation of Urban Development and Construction Corporation approved by the General Meeting of Shareholders dated June 26, 2021;

The Board of Directors announces the Regulation on nomination and election of members of the Board of Directors and Board of Supervisors for the term 2025 – 2030 at the annual General Meeting of Shareholders of Urban Development and Construction Corporation as follows:

Article 1. Explanation of Terms/Abbreviations

- Company : Urban Development and Construction Corporation
- BOD : Board of Directors
- BOS : Board of Supervisors
- OC : Organizing Committee of the Meeting
- GMS : General Meeting of Shareholders
- Delegates : Shareholders, representatives (authorized persons)

Article 2. Chairperson of the Meeting

The Chairperson of the Meeting is responsible for presiding over the election with the following specific tasks:

- Introducing the list of nominees for the BOD and BOS;
- Supervising the casting and counting of votes;
- Resolving complaints regarding the election (if any).

Article 3. Regulation on Nomination and Candidacy for the Board of Directors

1. Number of Board of Directors members : 06 persons.
2. Term : 5 years (2025 – 2030)
3. Number of candidates for Board of Directors members : According to the Company Charter.
4. Standards for candidates for Board of Directors members : (according to Article 24 of the Company Charter)

a. Candidates for the Board of Directors must fully meet the following standards and conditions (pursuant to clause 1, clause 2, Article 155 of the Law on Enterprises 2020 and Article 275 of Decree 155/2020/NĐ-CP):

- Having full civil act capacity, not being subject to those prohibited from managing enterprises as stipulated in clause 2, Article 17 of the Law on Enterprises 2020;
- Having professional qualifications and experience in business administration or in the Company's business sector, industry, or profession and not necessarily being a shareholder of the Company;
- A member of the Company's Board of Directors may concurrently be a member of the Board of Directors of a maximum of 05 companies;
- A shareholder or group of shareholders holding 10% or more of the total voting common shares; or other persons with professional qualifications and experience in business management or in the company's main business sector, industry, or profession; if representing State capital, they must be appointed and introduced in writing by the competent authority.
- Having good health, good moral qualities, honesty and integrity, and good awareness of law observance.
- A member of the Board of Directors is not necessarily a shareholder of the company.

b. Persons ineligible to be members of the Board of Directors:

- Minors, adults with restricted or lost civil act capacity.
- Persons being prosecuted for criminal liability or serving a prison sentence or deprived of the right to practice by the Court.

5. Right to nominate, stand for election

- Shareholders holding at least 10% of the voting shares for a continuous period of at least 06 months have the right to combine their respective voting rights to nominate candidates for the Board of Directors.
- A shareholder or group of shareholders holding from 10% to less than 20% of the total voting shares is entitled to nominate 01 (one) candidate;
- A shareholder or group of shareholders holding from 20% to less than 30% is entitled to nominate a maximum of 02 (two) candidates;
- Shareholders or groups of shareholders holding from 30% to less than 40% may nominate a maximum of 03 (three) candidates;
- Shareholders or groups of shareholders holding from 40% to less than 50% may nominate a maximum of 04 (four) candidates;
- Shareholders or groups of shareholders holding from 50% to less than 60% may nominate a maximum of 05 (five) candidates;
- Shareholders or groups of shareholders holding from 60% to less than 70% may nominate a maximum of 06 (six) candidates;
- Shareholders or groups of shareholders holding from 70% to less than 80% may nominate a maximum of 07 (seven) candidates; and from 80% or more may nominate a maximum of 08 (eight) candidates.
- Nominated candidates must satisfy the criteria specified in Clause 4, Article 3 of this Regulation.
- In case the number of candidates for the Board of Directors through nomination and self-nomination is still insufficient, the incumbent Board of Directors may nominate additional candidates or organize nominations according to the regulations stipulated by the Company in the Internal Regulation on Corporate Governance and must be approved by the General Meeting of Shareholders before proceeding with the nomination.

Article 4. Regulation on Nomination and Self-Nomination for the Board of Supervisors

1. Number of Board of Supervisors members : 03 persons.
2. Term : 05 years (2025 – 2030).
3. Number of Board of Supervisors candidates : As per the Company Charter.
4. Criteria for Board of Supervisors membership candidacy:



a. Candidates for the Board of Supervisors must fully meet the following standards and conditions (based on Article 169 of the Enterprise Law and Article 286 of Decree No. 155/2020/ND-CP):

- Have full civil act capacity and are not subject to restrictions on enterprise management as stipulated in Clause 2, Article 17 of the 2020 Enterprise Law; If representing state capital, they must be appointed or recommended in writing by the competent authority.
- Have professional qualifications and experience in business administration or in the Company's business sector, industry, or profession and are not necessarily a shareholder of the Company.
- Have knowledge of law, good health and ethical qualities, honesty, and integrity.
- Must not be a person with a family relationship (spouse, birth father, birth mother, adoptive father, adoptive mother, father-in-law, mother-in-law, father-in-law (wife's father), mother-in-law (wife's mother), birth child, adopted child, son-in-law, daughter-in-law, birth brother, birth sister, birth younger sibling, brother-in-law (sister's husband), brother-in-law (younger sibling's husband), sister-in-law (brother's wife), sister-in-law (younger sibling's wife), wife's birth brother, husband's birth brother, wife's birth sister, husband's birth sister, wife's birth younger sibling, husband's birth younger sibling) of a member of the Board of Directors, Director or General Director, and other managers.
- Must not hold management positions in the Company and are not necessarily a shareholder or employee of the Company.
- Must not be a person in the Company's accounting or finance department.
- Must not be a member or employee of an independent auditing firm that has audited the company's financial statements in the 03 consecutive years prior.

b. Persons ineligible to be members of the Board of Supervisors:

- Minors, adults with restricted or lost civil act capacity.
- Persons currently facing criminal prosecution or serving a prison sentence or deprived of the right to practice by a court.

5. Right to nominate and self-nominate:

Shareholders holding at least 10% of voting shares for a continuous period of at least 06 months have the right to pool their voting rights to nominate candidates for the Board of Supervisors.

- Shareholders or groups of shareholders holding from 10% to less than 20% of the total voting shares are entitled to nominate 01 (one) candidate;
- Shareholders or groups of shareholders holding from 20% to less than 30% are entitled to nominate a maximum of 02 (two) candidates;
- Shareholders or groups of shareholders holding from 30% to less than 40% are entitled to nominate a maximum of 03 (three) candidates;
- Shareholders or groups of shareholders holding from 40% to less than 50% are entitled to nominate a maximum of 04 (four) candidates;
- Shareholders or groups of shareholders holding 50% or more are entitled to nominate a maximum of 05 (five) candidates.
- Nominated candidates must meet the standards specified in Clause 4, Article 4 of this regulation.
- In case the number of Board of Supervisors candidates through nomination and self-nomination is still insufficient, the current Board of Supervisors may nominate additional candidates or organize nominations according to the regulation stipulated by the Company in the Internal Regulation on Corporate Governance and must be approved by the General Meeting of Shareholders before proceeding with the nomination.

Article 5. Voting Principles

- In accordance with law, in accordance with the Charter, and by secret ballot.
- Voting rights are calculated based on the number of shares owned or represented. Voting results are calculated based on the number of voting shares of the shareholders attending the meeting.
- In each election, a shareholder representative is only allowed to use one ballot corresponding to the number of shares owned or represented.
- The Vote Counting Committee is nominated by the Presiding Committee and approved by the General Meeting. Members of the Vote Counting Committee must not be named in the list of nominated and self-nominated candidates for the Board of Directors/ Board of Supervisors. The Vote Counting Committee consists of 03 people. The Vote Counting Committee shall appoint 01 member as the Head of the Committee to manage the organization of the election.

Article 6. Voting Method

- The list of candidates for the Board of Directors and Board of Supervisors shall be arranged in alphabetical order by name, with full names recorded on the ballot.

- Voting method:

- Implemented according to the cumulative voting method, whereby each shareholder has a total number of votes corresponding to the total number of shares owned multiplied by the number of members to be elected to the Board of Directors or Board of Supervisors. Shareholders have the right to accumulate all their total votes for one or some candidates.
- Example of the cumulative voting principle
 - The number of candidates for electing Board of Directors members for the term 2025 – 2030 is 06 candidates, whereby the total votes of each shareholder equals the total number of shares owned multiplied by (x) 6.
 - The number of candidates for electing Board of Supervisors members for the term 2025 – 2030 is 03 candidates, whereby the total votes of each shareholder equals the total number of shares owned multiplied by (x) 3.
 - Shareholder A owning 1,000 voting shares will have $1,000 \times 6 = 6,000$ votes to elect Board of Directors members and $1,000 \times 3 = 3,000$ votes to elect Board of Supervisors members.
 - According to the cumulative voting method, Shareholder A may vote in one of the following cases, provided that the total votes do not exceed 6,000 votes for Board of Directors members and 3,000 votes for Board of Supervisors members:
 - + Distribute votes equally among all Board of Directors or Board of Supervisors members (1,000 votes for each candidate); or
 - + Vote different numbers of votes for each Board of Directors or Board of Supervisors candidate (For example, voting for Board of Directors members: Candidate B: 2,000 votes, Candidate C: 2,000 votes, Candidate D: 2,000 votes, Candidate E: 0 votes, Candidate F: 0 votes).
- Each shareholder attending the meeting is issued one ballot for the Board of Directors and Board of Supervisors. Shareholders shall fill in the number of shares of confidence for each member they have confidence in, such that the total number of shares of confidence for the members must be equal to or less than the number of voting shares of each shareholder. In case of a mistake in selection, the shareholder may contact the Vote Counting Committee to request re-issuance of a new ballot and must return the old ballot.
- Ballots will be placed in the ballot box sealed before vote counting begins.

- A valid ballot is a ballot printed on the form issued by the Organizing Committee, without any erasure or alteration, without adding any content other than what is stipulated for the ballot, and bearing the full signature of the shareholder or authorized representative.
- The following ballots will be considered invalid:
 - Adding other content to the ballot.
 - Striking out the names of candidates.
 - Ballots not on the printed form issued by the Organizing Committee, or that have been erased, altered, or have added content other than what is stipulated for the ballot.
 - The total number of shares supporting the members is greater than the number of voting shares held by the shareholder.
- Vote counting will be conducted under the supervision of shareholder representatives.
- The Vote Counting Committee is responsible for preparing the vote counting minutes, announcing the results, and together with the Chairperson, resolving shareholders' questions and complaints (if any).
- Election ballot after being counted will be opened upon the request of the company's General Meeting of Shareholders.

Article 7. Principle of Election Success

Based on the Law on Enterprises and the Company Charter, candidates are elected according to the following principle:

- Candidates elected as members of the Board of Directors or Board of Supervisors are determined by the number of votes received, ranked from highest to lowest, starting from the candidate with the highest number of votes until the number of members stipulated in the Company Charter and Clause 1, Article 3, Clause 1, Article 4 of this regulation is reached. In case two or more candidates receive the same number of votes for the last position on the Board of Directors or Board of Supervisors, a re-election will be conducted among the candidates with the equal number of votes.

Article 8. Dossier for Nomination and Candidacy for Election to the Board of Directors and Board of Supervisors

The dossier for candidacy and nomination for election to the Board of Directors and Board of Supervisors includes:

- Candidacy/Nomination form for election to the Board of Directors or Board of Supervisors (as per form);
- Curriculum Vitae (as per form);
- Copies of the following documents: Citizen ID Card, diplomas and certificates of cultural and professional qualifications;
- Certificate of shareholding ratio of the shareholder/group of shareholders meeting the nomination conditions as stipulated in the Company Charter.

The above forms have been posted by the Company on the website: udec.com.vn

Please send the dossier to Urban Development and Construction Corporation before 05:00 P.M. on 18/6/2025 at the following address:

- *Urban Development and Construction Corporation*
- *Address: 37 February 3rd Street, Ward 8, Vung Tau City.*
- *Phone: 0254.3859 617*
- *Email: udec-brvt@udec.com.vn*

This concludes the regulation on the candidacy and nomination of candidates for election as members of the Company's Board of Directors and Board of Supervisors for the term 2025 – 2030 at the 2025 Annual General Meeting of Shareholders.

Submitted to the General Meeting of Shareholders for consideration and approval.

Article 9. Effectiveness

This Election Regulation shall take effect immediately after being approved by the General Meeting of Shareholders.

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

Signed

Tran Thai Hoa



NOMINATION FORM

BOARD OF DIRECTORS CANDIDATE TERM 2025 – 2030
URBAN DEVELOPMENT AND CONSTRUCTION CORPORATION

To: Urban Development And Construction Corporation

Full name: Shareholder Code:

Citizen ID Card / Business Registration Certificate No.: Issued on:/...../.....

Place of issue:

Address:

Legal Representative (if the shareholder is a legal entity):

Number of shares represented: shares, accounting for% of the total
shares issued by Urban Development And Construction Corporation.

In which:

Number of shares owned: shares

Number of shares authorized for representation: shares (refer to the attached
Letters of Authorization).

Having met all the conditions and criteria stipulated by current laws and the Charter of UDEC,
I hereby nominate:

Mr./Ms.: Date of birth:/...../.....

Citizen ID Card / Passport No.: Issued on:/...../.....

Place of issue:

Permanent address:

Current workplace:

Position:

Number of shares owned: shares

To stand for election as a member of the Board of Directors for the 2025–2030 term at the
General Meeting of Shareholders of Urban Development And Construction Corporation.

I take full responsibility for this nomination and commit to strictly comply with all applicable
laws and the Company's Charter.

.....date.....month.....year 2025

Nominating Shareholder

(Signature, full name, and company seal if applicable)

 SELF-NOMINATION PAPER
BOARD OF DIRECTORS MEMBER TERM 2025 – 2030
URBAN DEVELOPMENT AND CONSTRUCTION CORPORATION
To: Urban Development And Construction Corporation

Full name: Date of birth:/...../.....

Citizen ID Card / Passport: Issued on:/...../.....

Place of issue:

Permanent address:

Current workplace:

Position:

Number of shares represented:shares, accounting for.....% of the total shares issued by Urban Development And Construction Corporation (UDEC).

In which:

Number of shares owned:..... shares;

Number of shares authorized for representation by a group of shareholders:shares (please refer to the attached nomination documents).

After reviewing and comparing the criteria and conditions for becoming a member of the Board of Directors in accordance with the provisions of law and the Company's Charter, I hereby submit this application to stand for election to the Board of Directors of UDEC for the 2025–2030 term.

Documents attached to this application include:

- Curriculum vitae;
- Copy Citizen ID Card, diplomas, and certificates of educational and professional qualifications;
- Letter of authorization and nomination form (if the candidate is nominated by a group of shareholders).

I hereby certify that all the documents in this application are true and accurate, and I take full responsibility before the law for the truthfulness of the information provided.

If elected, I commit to strictly comply with all legal regulations and the Charter of Urban Development And Construction Corporation.

Respectfully,

.....date.....month.....year 2025

Candidate

(Signature and full name)



POWER OF ATTORNEY

*“Running for election as a member of the Board of Directors for the 2025–2030 term
of Urban Development and Construction Corporation”*

To: Urban Development and Construction Corporation

Shareholder Name: Shareholder Code:

ID Card/Business Registration Certificate No.:

issued on:/...../..... place of issue:

Address:

Legal Representative (if the shareholder is a legal entity):

Number of shares represented: shares, accounting for% of the total
shares issued by Urban Development and Construction Corporation (UDEC).

Having satisfied the conditions stipulated by current law and the Charter of UDEC
Company, I hereby authorize:

Shareholder Name: Shareholder Code:

ID Card/Business Registration Certificate No.: issued on: .../.../... at:

Permanent Address:

To represent the shares I own to participate in the
nomination and election of members of the Board of Directors for the term 2025 – 2030
at the General Meeting of Shareholders of UDEC Company.

The term of authorization is from the date of signing until the conclusion of the
Company's General Meeting of Shareholders.

I take full responsibility for this authorization and commit to strictly comply with the
current provisions of law and the Charter of UDEC Company.

....., date month year 2025

Authorized Party
(Signature, full name
seal if a legal entity)

Authorizing Party
(Signature, full name
seal if a legal entity)

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025
URBAN DEVELOPMENT AND CONSTRUCTION CORPORATION



Date month year 2025.

ELECTION BALLOT FOR MEMBERS OF THE BOARD OF DIRECTORS
TERM 2025 – 2030

1. Shareholder's information for election participation:

- Voter ID :
- Shareholder name :
- Number of shares owned and represented :
- Number of Board Members for the 2025–2030 Term: 06 members.
- Total number of votes :

2. Election section:

No.	Full Name	No. of votes
1		
2		
3		
4		
5		
6		

3. Instructions:

- Shareholders have the right to allocate all or part of their total voting rights to between 1 and 6 candidates. Any remaining voting rights may be left unassigned. The total number of votes allocated to all candidates must not exceed the voting rights stated in the shareholder information section..

- If a shareholder does not wish to vote for a candidate, a cross mark (x) must be placed in that candidate's voting box.

- The number of votes assigned to each candidate may vary depending on the shareholder's level of confidence in that candidate.

URBAN DEVELOPMENT AND
CONSTRUCTION CORPORATION

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

NOMINATION FORM
CANDIDATE FOR BOARD OF SUPERVISORS FOR THE TERM 2025 - 2030
URBAN DEVELOPMENT AND CONSTRUCTION CORPORATION

To: Urban Development and Construction Corporation

Shareholder Name: Shareholder Code:

Citizen ID/Business Registration Certificate No.: issued on: /...../.....

place of issue:

Address:

Legal Representative (if the shareholder is a legal entity):

Number of shares represented: shares, accounting for% of
the total shares issued by Urban Development and Construction Corporation (UDEC).

Including:

Number of shares owned: shares

Number of shares represented by authorization: shares (*refer to the attached
Powers of Attorney*).

Having considered and satisfied the conditions stipulated by current law and the Charter of
UDEC Company, I hereby nominate:

Mr./Ms.: born on: /...../.....

Citizen ID/ID Card/Passport No.: issued on: /...../.....

at:

Permanent Address:

Currently working at:

Position:

Number of shares held: shares

Participate in candidacy for election of members of the Board of Supervisors for the
2025 - 2030 term at the General Meeting of Shareholders of Urban Development and
Construction Corporation.

I take full responsibility for this nomination and commit to strictly complying with
current legal regulations and the Company's Charter.

....., Date.....Month.....Year 2025

Nominating Shareholder

(Signature, full name seal if a legal entity)



SELF-NOMINATION PAPER
BOARD OF SUPERVISORS MEMBER TERM 2025 – 2030
URBAN DEVELOPMENT AND CONSTRUCTION CORPORATION

To: Urban Development And Construction Corporation

Full name: Date of birth:/...../.....
Citizen ID Card / Passport: Issued on:/...../.....
Place of issue:
Permanent address:
Current workplace:
Position:
Number of shares represented:shares, accounting for.....% of the total
shares issued by Urban Development And Construction Corporation (UDEC).

In which:

Number of shares owned:..... shares;

Number of shares authorized for representation by a group of shareholders:
.....shares (please refer to the attached nomination documents).

After reviewing and comparing the criteria and conditions for becoming a member of the Board of Supervisors in accordance with the provisions of law and the Company's Charter, I hereby submit this application to stand for election to the Board of Supervisors of UDEC for the 2025–2030 term.

Documents attached to this application include:

- Curriculum vitae;
- Copy Citizen ID Card, diplomas, and certificates of educational and professional qualifications;
- Letter of authorization and nomination form (if the candidate is nominated by a group of shareholders).

I hereby certify that all the documents in this application are true and accurate, and I take full responsibility before the law for the truthfulness of the information provided.

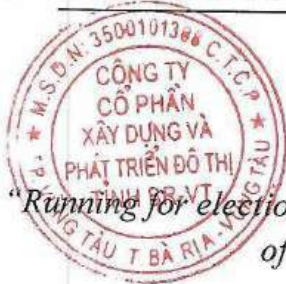
If elected, I commit to strictly comply with all legal regulations and the Charter of Urban Development And Construction Corporation.

Respectfully,

.....date.....month.....year 2025

Candidate

(Signature and full name)



POWER OF ATTORNEY

*“Running for election as a member of the Board of Supervisors for the 2025–2030 term
of Urban Development and Construction Corporation”*

To: Urban Development and Construction Corporation

Shareholder Name:..... Shareholder Code:.....

ID Card/Business Registration Certificate No.:.....

issued on:...../...../.....place of issue:.....

Address:.....

Legal Representative (if the shareholder is a legal entity):.....

Number of shares represented: shares, accounting for% of the total
shares issued by Urban Development and Construction Corporation (UDEC).

Having satisfied the conditions stipulated by current law and the Charter of UDEC
Company, I hereby authorize:

Shareholder Name:.....Shareholder Code:

ID Card/Business Registration Certificate No.:..... issued on: .../.../...at:.....

Permanent Address:

To represent the shares I own to participate in the
nomination and election of members of the Board of Supervisors for the term 2025 –
2030 at the General Meeting of Shareholders of UDEC Company.

The term of authorization is from the date of signing until the conclusion of the
Company's General Meeting of Shareholders.

I take full responsibility for this authorization and commit to strictly comply with the
current provisions of law and the Charter of UDEC Company.

....., date month year 2025

Authorized Party
(Signature, full name
seal if a legal entity)

Authorizing Party
(Signature, full name
seal if a legal entity)



ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025
URBAN DEVELOPMENT AND CONSTRUCTION CORPORATION

Date month year 2025.

ELECTION BALLOT FOR MEMBERS OF THE BOARD OF SUPERVISORS
TERM 2025 –2030

1. Shareholder's information for election participation:

- Voter ID :
- Shareholder name :
- Number of shares owned and represented :
- Number of Board Members for the 2025–2030 Term: 03 members.
- Total number of votes :

2. Election section:

No.	Full Name	No. of votes
1		
2		
3		

3. Instructions:

- Shareholders have the right to allocate all or part of their total voting rights to between 1 and 3 candidates. Any remaining voting rights may be left unassigned. The total number of votes allocated to all candidates must not exceed the voting rights stated in the shareholder information section.

- If a shareholder does not wish to vote for a candidate, a cross mark (x) must be placed in that candidate's voting box.

- The number of votes assigned to each candidate may vary depending on the shareholder's level of confidence in that candidate.



SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

CURRICULUM VITAE

1. Full name:
2. Gender:
3. Date of birth:
4. Place of birth:
5. Citizen ID Card:, Date of issue:, Place of issue:
6. Nationality:
7. Ethnicity:
8. Permanent address:
9. Company phone number : Mobile phone:.....
10. Email address:
11. Professional qualification:
12. Employment history :
 - + From to
 - + From to
13. Current positions:
 - 13.1. Position at the listed organization (specify the name and stock code of the listed organization):
 - 13.2. Position at other organizations (specify the name and stock code of other organizations, if any):
14. Total number of shares held (as of):
 - 14.1. Representing capital contribution of (name of organization as state shareholder/ strategic shareholder/ other): shares, % of charter capital.
 - 14.2. Individually owned: shares, % of charter capital.
15. Holding commitments (if any):
16. Related persons holding shares of the listed organization:
 - 16.1. Relationship:, Name of individual/organization:, holding: shares, accounting for % of charter capital.
 - 16.2. Relationship:, Name of individual/organization:, holding: shares, accounting for % of charter capital.
17. Debts to the company:

18. Related interests with the company:

19. Conflicts of interest with the company:

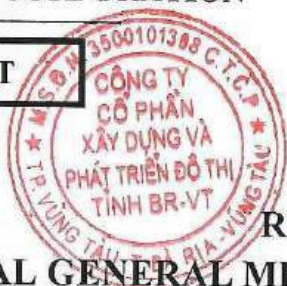
I pledge that the above statements are completely true, and I shall bear full responsibility before the law for any falsehoods.

....., Date.....Month Year 2025

**Notarization of the declarant's
signature or certification by the
employing organization or
certification by the Ward
People's Committee of the
permanent residence
registration location**

Declarant

DRAFT



Vung Tau, June 28, 2025

RESOLUTION
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025
URBAN DEVELOPMENT AND CONSTRUCTION CORPORATION

GENERAL MEETING OF SHAREHOLDERS

Pursuant to Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
Pursuant to Law on Securities No. 54/2019/QH14 dated November 26, 2019;
Pursuant to the Charter of organization and operation of Urban Development And Construction Corporation approved by the General Meeting of Shareholders;

Based on the Minutes of the Annual General Meeting of Shareholders 2025 of Urban Development And Construction Corporation dated June 28, 2025;

The Annual General Meeting of Shareholders 2025 of Urban Development And Construction Corporation was held from ... hour ... minutes to ... hour ... minutes on June 28, 2025 at the Company Hall, 37 Street 3 Thang 2, Ward 8, Vung Tau City.

The Meeting was attended by shareholders and authorized shareholder representatives, representing shares, accounting for % of the total voting shares. The Meeting focused on listening to and discussing the main contents of the Annual General Meeting of Shareholders 2025 and resolved:

RESOLVES:

Article 1. Approval of the business results for 2024 and direction for tasks in 2025

1.1. Consolidated business results for 2024

No.	Item	Unit	2024 Plan	Actual 2024	Ratio
1	Total revenue and other income	VND Billion	350	346,741	99.06%
2	Profit before Corporate Income Tax	VND Billion	13,5	(43,181)	-
3	Profit after Corporate Income Tax	VND Billion	1	(46,693)	-
4	Profit after tax of the parent company	VND Billion	-	(38,499)	-

1.2. Business plan for 2024

- Approval voting rate:..... shares, accounting for % of the total voting shares.

No.	Item	Unit of measurement	2025 Plan	Ratio compared to Actual 2024
1	Total revenue and other income	VND Billion	306,50	88,39%
2	Profit before Corporate Income Tax	VND Billion	0	-
3	Profit after Corporate Income Tax	VND Billion	0	-

-The resolution was approved by shares, representing% of the total voting shares.

Article 2. Approval of the Financial Statements audited for 2024

2.1. Key indicators in the separate Financial Statements

Unit: VND		
No.	Indicator	Amount
1	Total assets <i>Of which:</i>	831,615,346,474
1.1	Cash and cash equivalents	28,770,670,324
1.2	Short-term receivables	191,257,427,729
1.3	Inventories	239,429,621,671
1.4	Other short-term assets	11,927,835,898
1.5	Long-term receivables	9,550,000,000
1.6	Fixed assets	22,294,309,522
1.7	Investment properties	288,835,761,518
1.8	Long-term construction in progress	10,515,754,001
1.9	Long-term financial investments	28,537,100,004
1.10	Other long-term assets	496,865,807
2	Liabilities <i>Of which:</i>	623,701,634,305
2.1	Short-term liabilities	525,063,121,904
2.2	Long-term liabilities	98,638,512,401
3	Equity <i>Of which:</i>	207,913,712,169
3.1	Charter capital	350,000,000,000
3.2	Share premium	2,035,484,756
3.3	Treasury stock	(1,686,409,906)
3.4	Development Investment Fund	8,417,484,598
3.5	Undistributed after-tax profit	(153,479,765,355)
4	Total revenue <i>Of which:</i>	329,094,848,116
4.1	- Net revenue from sales of goods and rendering of services	329,094,848,116
4.2	- Financial income	1,058,261,029

No.	Indicator	Amount
4.3	- Other income	2,329,667,388
5	Gross profit from sales of goods and rendering of services	35,855,398,002
6	Net profit from business activities	(23,538,237,340)
7	Other profit	715,290,604
8	Total accounting profit before tax	(22,822,946,736)
9	Profit after corporate income tax	(26,169,351,693)

2.2. Key indicators in the consolidated Financial Statements

Unit: Dong

No.	Indicator	Amount
1	Total assets <i>Of which:</i>	854,583,341,127
1.1	Cash and cash equivalents	30,453,699,673
1.2	Short-term receivables	162,607,048,154
1.3	Inventories	242,216,689,591
1.4	Other short-term assets	12,646,945,139
1.5	Long-term receivables	7,738,102,649
1.6	Fixed assets	73,212,907,085
1.7	Investment properties	312,650,997,911
1.8	Long-term assets under construction	11,348,891,958
1.9	Long-term financial investments	17,699
1.10	Other long-term assets	1,708,041,268
2	Liabilities <i>Of which:</i>	655,915,306,728
2.1	Short-term liabilities	542,981,804,604
2.2	Long-term liabilities	112,933,502,124
3	Equity <i>Of which:</i>	198,668,034,399
3.1	Charter capital	350,000,000,000
3.2	Share premium	2,035,658,847
3.3	Treasury stock	(1,686,409,906)
3.4	Development Investment Fund	16,710,322,535
3.5	Undistributed after-tax profit	(188,494,544,237)
3.6	Non-controlling interests	17,476,089,084
4	Total revenue <i>Of which:</i>	344,087,811,289
4.1	- Net revenue from sales of goods and rendering of services	344,087,811,289
4.2	- Financial income	262,446,878



No.	Indicator	Amount
4.3	- Other income	2,390,764,579
5	Gross profit from sales of goods and rendering of services	30,510,836,696
6	Net profit from business activities	(34,399,460,683)
7	Other profit	(8,782,083,368)
8	Total accounting profit before tax	(43,181,544,051)
9	Profit after corporate income tax	(46,693,399,761)
10	Profit after tax of non-controlling shareholders	(8,193,768,261)
11	Profit after tax of the parent company	(38,499,571,500)
12	Basic earnings per share	(1,109)

- Approval voting rate: shares, accounting for % of the total voting shares.

Article 3. Approval of the report on governance and performance of the Board of Directors in 2024

- Approval voting rate: shares, accounting for% of the total voting shares.

Article 4. Approval of the report on the performance of the Board of Supervisors in 2024

- Approval voting rate: shares, accounting for% of the total voting shares.

Article 5. Approval of the plan for profit distribution and dividend payment for 2024

- Approval voting rate: shares, accounting for% of the total voting shares.

Article 6. Approval of authorizing the Board of Directors to select an audit firm to review/audit the financial statements for 2025

- Approval voting rate: shares, accounting for% of the total voting shares.

Article 7. Approval of the Corporate Restructuring Plan for the 2021–2025 Term

- Approval voting rate: shares, accounting for% of the total voting shares.

Article 8. Approval of the Investment Decision for the Construction of Apartment Project 1 (Harbour City – Block A) and Apartment Project 2 (Harbour City – Block B), as Part of the Residential Area Planning Located at the Corner of the Access Road to Chinfon Port, Phu My District (now Phu My City)

- Approval voting rate: shares, accounting for% of the total voting shares.

Article 9. Approval of the Election Results of the Board of Directors for the 2025–2030 Term

List of Elected Members of the Board of Directors for the 2025–2030 Term:

1. Mr./Ms.: - Number of votes: - Percentage:%
2. Mr./Ms.: - Number of votes: - Percentage:%
3. Mr./Ms.: - Number of votes: - Percentage:%
4. Mr./Ms.: - Number of votes: - Percentage:%

5. Mr./Ms.: - Number of votes: - Percentage:%

6. Mr./Ms.: - Number of votes: - Percentage:%

Article 10. Approval of the Election Results of the Supervisory Board for the 2025–2030 Term

List of Elected Members of the Supervisory Board for the 2025–2030 Term:

1. Mr./Ms.: - Number of votes: - Percentage:%

2. Mr./Ms.: - Number of votes: - Percentage:%

3. Mr./Ms.: - Number of votes: - Percentage:%

Article 11. Implementation Provisions

This Resolution shall take effect from June 28, 2025.

The Board of Directors, the Board of Supervisors, and the Executive Management of the Company shall be responsible for organizing the implementation of the contents specified in this Resolution and reporting the implementation results at the next Annual General Meeting./.

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

Recipients:

- Shareholders of UDEC;
- Members of the BOD, BOS;
- BOM;
- Archive: BOD's Admin.

Tran Thai Hoa

