**CTC: The measures and roadmap to remedy the securities under supervision**

On April 17, 2024, Hoang Kim Tay Nguyen Group Joint Stock Company announced Official Dispatch No. 09CK/2024/CTC/CV responding to decision No. 303/QD-SGDHN as follows:

The remedial to address the securities put under supervision as per Decision No. 303/QD-SGDHN dated April 4, 2024 are as follows:

a. Profit after tax in 2022 and 2023 on the Audited Financial Statements is negative

The Company's profit after tax in 2023 and 2022 is VND -16,303,408,536 and VND -9,138,472,155, respectively.

* In 2022, the Company's revenue decreased sharply, commercial goods trading activities were completely absent. Consequently, the total revenue of the company sharply declined compared to the same period. Additionally, other business activities were insufficient to offset the incurred expenses. Therefore, profit after tax in 2022 is VND -9,138,472,155.
* In 2023, the company continued to face numerous challenges in its business operations. Revenue from sales and service provision saw a significant decrease, and the company continued to be under pressure from large interest expenses. At the end of 2023, the Board of Directors directed the Company's Executive Board to develop a plan to restructure its business operations as well as restructure the company's debts. Provide appropriate debt restructuring measures and seeking strategic investors as well as financial companies, investment funds to bring in business capital and restore the company's operations. Restoration of business activities at Dong Xanh Park and bookstore operations are given top priority, along with plans to build a hotel chain on the company's existing land plots. According to the draft Business plan 2024, the Company has proposed to the Annual General Meeting of Shareholders 2024 (scheduled to be held on April 29, 2024) the following business plan for 2024:

√ Net revenue: VND 50 billion;

√ Profit before tax: VND 2 billion;

√ Profit after tax: VND 1.6 billion.

With the remedial measures outlined above. The company expects that its business operations will improve in 2024, thereby enabling the company to return to profitability.

b. The audit company has issued an auditor's qualified opinion on the Financial Statements 2022 and 2023:

* The company has not made provisions for accounts receivable from customers, prepayments to sellers, and other receivables that are difficult to exchange with a total amount of VND 25,312,137,922. If the company were to set aside provisions for these items, it would result in an increase in the "General and administrative expenses" (code 26) and a corresponding decrease in the "Profit before tax" (code 50) by an amount equivalent to VND 25,312,137,922.” and “ on December 31, 2023, a number of receivables and payables have not been confirmed, with a total value of VND 97,427,306,027 ": This is due to the fact that these receivables have not been promptly confirmed during the accounting period, and the company's Board of Directors and Executive Board have planned to actively recover and confirm these receivables in the upcoming period. Moreover, the company will recognize these receivables in subsequent Financial Statements in accordance with regulations.
* The expenses incurred for purchasing tour packages for customers from December 2022 until now have not been properly verified with the partner, amounting to VND 2,729,591,109 (refer to Footnote No.V.6). With the current documents, we are not sure whether these amounts will bring economic benefits in the future or not": Expenses for implementing the acceptance tour with partners: due to the partner changing the Executive Board, confirmation is difficult, the Company will encourage partners to quickly confirm this expense.
* “Some goods with a value of VND 6,043,178,598 (refer to Footnote No.V.6) have been held in inventory for a long time without the possibility of consumption, but the company has not considered setting aside provisions for the amount of VND 6,043,178,598. If the company sets aside provisions for the aforementioned items in full, it will increase the “Cost of goods sold” (code 11) and decrease the “Profit before tax” (code 50) by a corresponding amount of VND 6,043,178,598.” Some inventory items currently being put up for sale by the company have not yet been recovered. The Company’s Executive Board has planned to implement price reductions for these lingering items to recover them in the near future.
* “The company has not recognized the remaining value of the assets disposed of in expenses but is currently carrying them as short-term prepaid expenses amounting to VND 19,867,948,693 (refer to Footnote No.V.7a). If the company fully recognizes the remaining value of the assets disposed of, it will result in an increase in the “Other expenses” (code 32) and a corresponding decrease in the “Profit before tax” (code 50) by an equivalent amount of VND 19,867,948,693”: as of the time of preparing the Audited Financial Statements, the assets disposed of through auction by the executing agency have not been fully distributed, so the company cannot recognize all the expenses in the period. The company will recognize these expenses when notified of the distribution of assets disposed of through auction by the executing agency in the following year.
* The company has not collected the Financial Statements 2023 and previous years of its joint venture, Gia Lai Tourism Joint Stock Company, and has not considered setting up reserves for this investment. With the documents currently available at the Company, we also cannot fully verify the rights and obligations regarding this investment through alternative audit procedures (refer to Footnote No.V.12): Due to the joint venture's failure to provide Financial Statements to the company for many years, the Executive Board of the company continues to contact and use various appropriate methods to request the joint venture to provide Financial Statements.

With the aforementioned remediation plans, along with the guidance of the Board of Directors and the unity of all company employees, we will achieve the set objectives. Gradually reducing the accumulated losses over the years, the company is actively coordinating with the auditing company and relevant units to address and rectify the issues related to the auditor's qualified opinion on the Financial Statements 2022 and 2023.