

**CONSTRUCTION INVESTMENT  
AND DEVELOPMENT JOINT  
STOCK COMPANY**

No: 09./03./2025/TTr-HDQT

**SOCIALIST REPUBLIC OF VIETNAM  
Independence – Freedom – Happiness**

Ho Chi Minh City, 18<sup>th</sup> March, 2025

**PROPOSAL**

**AT THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

**Regarding the Approval of the report on the implementation of capital contributions under investment cooperation contracts for the Investco Green City Residential Project – Functional Zone No. 7, Binh Hung Commune, Binh Chanh District, Ho Chi Minh City**

- Pursuant to the Enterprise Law No. 59/2020/QH14 dated June 17, 2020;
- Pursuant to the Charter of the Construction Investment and Development Joint Stock Company (the “Company”).

The Board of Directors of Construction Investment and Development Joint Stock Company (“BOD”) hereby reports to the General Meeting of Shareholders (“GMS”) on the results of the capital contribution implementation under the investment cooperation for the Investco Green City Residential Project – Functional Zone No. 7, Binh Hung Commune, Binh Chanh District, Ho Chi Minh City, as follows:

1. In execution of the resolution of the Company's General Meeting of Shareholders pursuant to Resolution No. 03/2021/NQ-ĐHĐCĐ dated March 3, 2021, regarding the implementation of investment and business activities for the Investco Green City Residential Project – Functional Area No. 7, Binh Hung Commune, Binh Chanh District, Ho Chi Minh City (the “Project”), and in order to receive capital contributions for the Project’s implementation and secure financial resources for investment and business operations in accordance with the planned objectives, the Company has invited partners to collaborate in the investment and development of the Project. As of the present date, the Company has received capital contributions totaling VND 7,770 billion (in words: Seven thousand seven hundred seventy billion Vietnamese dong) under the form of a Framework Agreement on Capital Contribution and Investment Cooperation for the implementation of the Investco Green City Residential Project – Functional Area No. 7 – Binh Hung Commune, Binh Chanh District – New Urban Area of Southern Ho Chi Minh City (the “Capital Contribution and Investment Cooperation Agreement for the Project”).

The Company's signed investment cooperation capital contribution contracts and their respective partners are as follows:

No.	Partner	Contract No.	Signing Date	Contributed Capital (Billion VND)	Notes
1	Hiep An Construction, Trading, Service & Tourism JSC	12/HD.INV-HA	22/03/2021	1.100	
2	Bao Tin Infrastructure JSC	13/HD.INV-HTBT	22/03/2021	1.100	
3	Saigon Development Construction JSC	14/HD.INV-PTSG	22/03/2021	1.100	
4	Phu An Ecological Urban JSC	11/HD.INV-STPA	22/03/2021	1.100	
5	Trung Tin Real Estate Investment JSC	29/2021/HD.INV-TT	12/04/2021	1.100	
6	Bao Tam Construction Investment JSC	01/06/2021/HD.INV-BT	08/06/2021	770	
7	Bao Loc Construction Investment JSC	02/06/2021/HD.INV-BL	14/06/2021	450	
8	Minh Duc LA Investment and Development JSC	02/07/2021/HD.INV-MĐ	16/07/2021	1.050	
<b>Total</b>				<b>7.770</b>	

2. The As of now, the Project has completed 100% of the land compensation and site clearance processes. The Company has been working on and has submitted the necessary documents to proceed with the subsequent legal procedures for the Project. However, due to certain legal obstacles, the Project has not progressed according to the initially planned schedule. As a result of these objective circumstances, the Company has been unable to carry out the next legal procedures for the Project as originally planned. Accordingly, the Company has engaged in negotiations with partners to terminate the framework agreements on investment and business cooperation for part or the entirety of the Project. Following these negotiations, the Company has refunded the contributed capital under the Framework Agreement on Capital Contribution and Investment Cooperation for the Project, along with capital usage interest, to the partners. As of the present date, the Company has fully reimbursed the contributed capital and capital usage interest as stipulated in the said agreement.

- Total amount refunded to partners: 7,770,000,000,000 VND (Seven trillion seven hundred seventy billion VND)
- Interest on capital use paid to partners: 1,724,138,575,009 VND (One trillion seven hundred twenty-four billion, one hundred thirty-eight million, five hundred seventy-five thousand, and nine VND)

Detailed Table on Investment Cooperation Capital Contribution and Refund Status (as of February 24, 2025):

(Unit: Billion VND)

Company Name	Investment Contribution Value		Reimbursed Investment Contribution Value		Remaining Investment Contribution Value	
	Principal Investment	Accrued Interest	Principal Investment	Interest Paid	Principal Investment	Accrued Interest
Hiep An Construction, Trading, Service & Tourism JSC	1.100,00	199,62	1.100,00	199,62	-	-
Bao Tin Infrastructure JSC	1.100,00	399,27	1.100,00	399,27	-	-
Saigon Development Construction JSC	1.100,00	196,11	1.100,00	194,21	-	1,9
Phu An Ecological Urban JSC	1.100,00	396	1.100,00	396	-	-
Trung Tin Real Estate Investment JSC	1.100,00	16,38	1.100,00	16,38	-	-
Bao Tam Construction Investment JSC	770	264,25	770	264,25	-	-
Bao Loc Construction Investment JSC	450	61,38	450	61,38	-	-
Minh Duc LA Investment and Development JSC	1.050,00	193,02	1.050,00	193,02	-	-
<b>Total</b>	<b>7.770,00</b>	<b>1.726,03</b>	<b>7.770,00</b>	<b>1.724,13</b>		<b>1,9</b>

This is the report on the results of capital contribution cooperation for the investment and business activities of the Investco Green City Residential Project – Functional Area No. 7, Binh Hung Commune, Binh Chanh District, Ho Chi Minh City, prepared by the Board of Directors of the Company. We respectfully submit it to the General Meeting of Shareholders for discussion and approval.

Sincerely./.

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



**Nguyen Tuan Kiet**



After the dismissal of Mr. Phan Van Danh and Mr. Le Hoang An, the number of remaining members of the Board of Directors of the Company is 01 (one). According to the Company's Charter, the Board of Directors must have 03 (three) members. Therefore, the Board of Directors respectfully submits to the General Meeting of Shareholders for discussion and approval of the additional election of Board members as follows:

- a. Number of additional BOD members to be elected: 02 member
- b. Term of the additional BOD member: The remaining period of the 2021–2025 term
- c. List of nominated and self-nominated candidates for the BOD for the remaining period of the 2021–2025 term: Attached

(Note: The list will be determined after completing the necessary procedures as required by regulations and will be attached to the Proposal for GMS approval before the election is conducted.)

Respectfully submitted for discussion and approval by the GMS.

Sincerely./.

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



**Nguyen Tuan Kiet**

CONSTRUCTION INVESTMENT  
AND DEVELOPMENT JOINT  
STOCK COMPANY

No: ...../...../2025/NQ-DHDCD

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SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Ho Chi Minh City, ...../...../2025



RESOLUTION

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025  
CONSTRUCTION INVESTMENT AND DEVELOPMENT  
JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, issued by the National Assembly;
- Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019, issued by the National Assembly;
- Pursuant to the Charter of Construction Investment and Development Joint Stock Company (the “Company”);
- Pursuant to the Minutes of the 2025 Annual General Meeting of Shareholders of Construction Investment and Development Joint Stock Company No. ..../...../2025/NQ-DHDCD dated ..../...../2025..

RESOLVED:

**Article 1.** Approval of the 2024 Annual Report of the Board of Directors as presented in Proposal No. ..../...../2025/TTr-HĐQT dated ..../...../2025 by the Board of Directors.

**Article 2.** Approval of the 2024 Annual Report of the Supervisory Board as presented in Proposal No. ..../...../2025/TTr-BKS dated ..../...../2025 by the Supervisory Board.

**Article 3.** Approval of the Company's 2025 Business Plan as presented in Proposal No. ..../...../2025/TTr-HĐQT dated ..../...../2025 by the Board of Directors.

1. Business Objectives for 2025:

- Net revenue from sales and services: 0 VND
- Profit before tax: -55.092.073.096 VND
- Profit after tax: -55.092.073.096 VND

2. Strategic Direction for 2025:

In 2025, the Company will continue to develop, including but not limited to the following project:



No.	Project Name	Location	Area (m <sup>2</sup> )
1	Investco Green City Residential Area	Functional Zone No. 7 – South Saigon New Urban Area – Binh Hung Commune, Binh Chanh District, Ho Chi Minh City	125.599,9

**Article 4.** Approval of the audited 2024 Financial Statements as presented in Proposal No. ..../...../2025/TTr-HĐQT dated ..../...../2025 by the Board of Directors.

1. Audited 2024 Financial Statements

The 2024 Financial Statements of the Construction Investment and Development Joint Stock Company have been audited by Southern Financial Accounting Consulting and Auditing Services Co., Ltd. (AASCS) and publicly disclosed by the Board of Directors in accordance with regulations (Attached: Audited Financial Statements).

2. Business Performance in 2024

(Unit: VND)

Indicator	2023	2024	Increase/Decrease (%)
Net Revenue	-	-	-
Profit Before Tax	(14.028.792.464)	(35.911.290.419)	-
Profit After Tax	(14.028.792.464)	(35.911.290.419)	-

**Article 5.** Approval of the 2024 Profit Distribution Plan and Dividend Payment as presented in Proposal No. ..../...../2025/TTr-HĐQT dated ..../...../2025 by the Board of Directors.

- Profit before tax: -35,911,290,419 VND
- Profit after tax: -35,911,290,419 VND
- Distribution of after-tax profit: No distribution of after-tax profit
- Dividend payment plan for 2024: No dividend payment

**Article 6.** Approval of the list of audit firms to review and audit the Company's financial statements in 2025 as presented in Proposal No. ..../...../2025/TTr-BKS dated ..../...../2025 by the Supervisory Board.

**Article 7.** Approval of the remuneration for the Board of Directors and the salaries and remuneration for the Supervisory Board in 2025 as presented in Proposal No. ..../...../2025/TTr-HĐQT dated ..../...../2025 by the Board of Directors.

1. Remuneration for the Board of Directors in 2025

- Chairman of the Board of Directors: 10,000,000 VND (Ten million VND)/month
- Board Members: 5,000,000 VND (Five million VND)/month

2. Salaries and Remuneration for the Supervisory Board in 2025

- Head of the Supervisory Board: 5,000,000 VND (Five million VND)/month



- Supervisory Board Members: 2,000,000 VND (Two million VND)/month

**Article 8.** Approval of the report on the implementation of capital contributions under the investment cooperation agreements for the Investco Green City Residential Project – Functional Area No. 7, Binh Hung Commune, Binh Chanh District, Ho Chi Minh City, as presented in Proposal No. ..../...../2025/TTr-HĐQT dated ..../...../2025.

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This is the report on the results of capital contribution cooperation for the investment and business activities of the Investco Green City Residential Project – Functional Area No. 7, Binh Hung Commune, Binh Chanh District, Ho Chi Minh City, prepared by the Board of Directors of the Company. We respectfully submit it to the General Meeting of Shareholders for discussion and approval.

**Article 9.** Approval of the report on the implementation of loan agreements between the Construction Investment and Development Joint Stock Company and Him Lam Joint Stock Company, as presented in Proposal No. ..../...../2025/TTr-HĐQT dated ..../...../2025 by the Board of Directors.

In accordance with the resolution of the Company's Board of Directors under Resolution No. 01/11/2024/NQ-HĐQT dated November 25, 2024, approving the Company's loan from Him Lam Joint Stock Company with a maximum loan limit of VND 2,520,000,000,000 and an interest rate of 12.1% per year to supplement working capital for investment and business activities, the Company has entered into the following loan agreements:

- Loan from Him Lam Joint Stock Company under Loan Agreement No. 01/12/2024/INV-HL dated November 25, 2024, with a maximum limit of VND 1,870,000,000,000 (One thousand eight hundred seventy trillion dong) to supplement capital for investment and business activities. The loan term is 48 months from the contract signing date, with an interest rate of 12.1%. The loan is unsecured. As of December 31, 2024, the outstanding principal balance is VND 1,867,798,735,155 (One thousand eight hundred sixty-seven trillion, seven hundred ninety-eight million, seven hundred thirty-five thousand, one hundred fifty-five dong).

Loan from Him Lam Joint Stock Company under Loan Agreement No. 01/12/2024/INV-HL dated November 25, 2024, with a maximum limit of VND 650,000,000,000 (Six hundred fifty billion dong) to supplement capital for investment and business activities. The loan term is 48 months from the contract signing date, with an interest rate of 12.1%. The loan is unsecured. As of December 31, 2024, the outstanding principal balance is VND 641,359,000,000 (Six hundred forty-one billion, three hundred fifty-nine million dong).

**Article 10.** Approval of the Dismissal of a Member of the Board of Directors:

1. Mr. PHAN VAN DANH                      Date of Birth: November 11, 1981
  - Citizen Identification Number: 051081014473, issued by the Police Department of Administrative Management on Social Order on August 17, 2021
  - Address: 97/28, Street 48, Hiep Binh Chanh Ward, Thu Duc City, Ho Chi Minh City
2. Mr. LE HOANG AN                      Date of Birth: April 8, 1991
  - Citizen Identification Number: 056091002078, issued by the Administrative Management Police Department on Social Order on December 2, 2022
  - Address: A309 Nhieu Tu Apartment, Ward 7, Phu Nhuan District, Ho Chi Minh City, Vietnam

**Article 11.** Approval of the Election Results for the Additional Member of the Board of Directors for the Remaining Term of 2021 – 2025 as follows:

1. Mr./Ms.: ...
  - Date of Birth: ...
  - Nationality: ...
  - ID/CCCD/Passport Number: ...
  - Professional Qualifications: ...
2. Mr./Ms.: ...
  - Date of Birth: ...
  - Nationality: ...
  - ID/CCCD/Passport Number: ...
  - Professional Qualifications: ...

The list of the Company's Board of Directors after the additional election is as follows:

1. Mr. Nguyen Tuan Kiet

2. ...
3. ...

**Article 12.** The Board of Directors, the General Director, relevant Departments/Divisions, and individuals are responsible for implementing this Resolution.

**Article 13.** This Resolution takes effect from the date of signing./.

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

**Nguyen Tuan Kiet**

