CÔNG TY CỔ PHẦN LONG HẬU **LONG HAU CORPORATION** -- Số/No: 15/2025/CB-LHC-TCKT	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** **Độc lập – Tự do – Hạnh phúc** **THE SOCIALIST REPUBLIC OF VIETNAM** **Independence-Freedom-Happiness** --

CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC VÀ SỞ GIAO DỊCH CHỨNG KHOÁN TP. HỒ CHÍ MINH

DISCLOSURE OF INFORMATION ON THE STATE SECURITIES COMMISION'S PORTAL AND HOCHIMINH STOCK EXCHANGE'S PORTAL

Kính gửi: **Ủy ban Chứng khoán Nhà nước/ The State securities Commission**

Sở Giao dịch chứng khoán TP. Hồ Chí Minh/ Hochiminh Stock exchange

Tên công ty/ Organization name: Công Ty Cổ Phần Long Hậu/ Long Hau Corporation

Mã chứng khoán/ Securitiy Code: LHG

Địa chỉ trụ sở chính/ Address : Ấp 3, Xã Long Hậu, Huyện Cần Giuộc , Tỉnh Long An.

Hamlet 3, Long Hau Ward, Can Giuoc District, Long An Province.

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Người được ủy quyền CBTT/Information disclosed by: Ông/Mr Nguyễn Dương An

Chức danh/ Position: Quyền Giám Đốc Phòng Tài Chính Kế Toán/ Acting Director of Finance and Accounting.

Loại thông tin công bố: ☐Định kỳ ☒24h ☐72h ☐Theo yêu cầu ☐Khác

Information discloser type: ☐ Periodic ☒24 Hours ☐72 hours ☐Ondemand ☐ Other

Nội dung thông tin công bố/ Content of information disclosure:

Công ty Cổ phần Long Hậu công bố thông tin Biên bản, Nghị Quyết họp Đại Hội Đồng Cổ Đông Thường Niên 2025 tổ chức vào ngày 23/04/2025.

Long Hau Corporation announced the Minutes and Resolutions of the 2025 Annual General Meeting of Shareholders held on April 23th, 2025.

Thông tin này được công bố trên trang thông tin điện tử của công ty vào ngày 24/04/2025 tại đường dẫn https://longhau.com.vn/quan-he-co-dong/tai-lieu-co-dong.

This information was published on the company's website on April 24th,2025 at the link https://longhau.com.vn/quan-he-co-dong/tai-lieu-co-dong.

Chúng tôi xin cam kết những thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về các nội dung thông tin đã công bố.

We hereby certify that the information provided is true and correct and we bear full responsibilitily to be the law.

Long An, ngày 24 tháng 04 năm 2025
Long An, April 24th 2025.

Người được Ủy quyền Công bố thông tin
Party authorized to disclose information
Quyền Giám Đốc Phòng Tài Chính Kế Toán
Acting Director of Finance and Accounting

Nguyễn Dương An

Nơi nhận/Recipients:
- Như trên/As above
- Lưu / Archived: TCKT/ Financial & Accountant Dept.

Công Ty Cổ Phần Long Hậu

Digitally signed by Công Ty Cổ Phần Long Hậu
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LONG HAU CORPORATION	**SOCIALIST REPUBLIC OF VIETNAM**
---------------	**Independence – Freedom – Happiness**
No.: 001/2025/BB-LHC-ĐHĐCĐ	------------------------

MINUTES
2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS
LONG HAU CORPORATION
APRIL 23, 2025

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 2020-06-17;
- Pursuant to the 15th amended Charter of Long Hau Corporation approved at the General Meeting of Shareholders on 2024-04-25;
  - Company name: Long Hau Corporation
  - Head office address: Ap 3, Long Hau Commune, Can Giuoc District, Long An Province
  - Enterprise code: 1100727545

On April 23, 2025, at 14:00, at the S2 Hall of Long Hau Joint Stock Company (the Company) – located at Ap 3, Long Hau Commune, Can Giuoc District, Long An Province, the shareholders of Long Hau Joint Stock Company held the 2025 Annual General Meeting of Shareholders (hereinafter referred to as the "2025 AGM") with the following contents:

Report on the Shareholder Eligibility Check Results and Conclusion on the Conditions to Hold the 2025 AGM:

The meeting heard the report from the Shareholder Eligibility Verification Committee on the results of the eligibility check for shareholders attending the 2025 AGM, as follows:

- Total number of shareholders according to the list as of March 27, 2025: **2,646 Shareholders**
- Total number of voting shares: **50,012,010 shares.**
- Number of shareholders attending the meeting today: **31** shareholders – Representing: **30,812,396 shares**, accounting for **61.61%** of the total voting shares.

Pursuant to Article 18 of the Amended Articles of Association of Long Hau Corporation (15th amendment), the 2025 Annual General Meeting of Shareholders of Long Hau Corporation has met the conditions to proceed with the meeting.

Approval of the Meeting Leadership Personnel:

The 2025 AGM unanimously approved, with 100% of the total voting shares of all attending shareholders, the following leadership personnel:

1. Mr. Le Tan Cuong - Chairman of the Board of Directors - Chairperson
2. Mr. Tran Hong Son - Member of Board of Directors and General Director - Member

The 2025 AGM unanimously approved, with 100% of the total voting shares of all attending and voting shareholders, the following Vote Counting Committee as nominated by the Presidium:

1. Ms. Do Thi Quynh Nhu
2. Ms. Nguyen Thi Mai Hoa
3. Mr. Mai Thu Phong

The 2025 AGM unanimously approved, with 100% of the total voting shares of all attending and voting shareholders, the following Secretariat personnel as nominated by the Presidium:

1. Ms. Tran Thi Kim Yen
2. Ms. Nguyen Thi Tuyet Mai

Approval of the Regulations on Organization and Operation of the 2025 AGM:

The meeting heard Mr. Le Tan Cuong, the Chairperson, present the Regulations on Organization and Operation for the 2025 AGM.

Agenda of the 2025 AGM:

1. Announcement of the Shareholder Attendance Verification Report
2. Approval of the Presidium List, Vote Counting Committee, and Secretariat
3. Approval of the Regulations, Agenda, and Content of the General Meeting
4. Contents presented at the General Meeting:
   4.1. Reports presented at the 2025 Annual General Meeting of Shareholders
   4.2. Proposals at the 2025 Annual General Meeting of Shareholders
5. Shareholder Forum
6. Voting on matters at the General Meeting
7. Break
8. Announcing the Vote Counting Report
9. Approval of the draft Minutes/Resolution of the General Meeting of Shareholders
10. Closing Remarks.

100% of the total voting shares of all attending and voting shareholders approved the Regulations and Agenda for the 2025 AGM.

<u>The meeting heard Mr. Le Tan Cuong - Chairman of the Board of Directors of Long Hau Corporation present the report of the Board of Directors</u>

I. Report of Board of Directors *(Detailed content according to Report of Board of Directors No. 001/2025/BC-LHC-HĐQT)*

I.1. Evaluation of the Implementation of Resolutions of the 2024 Annual General Meeting of Shareholders:

The Board of Directors has seriously implemented the resolutions of the 2024 Annual General Meeting of Shareholders as follows:

- Paid 2023 cash dividends at 19% of the par value of shares;
- Directed the implementation of the 2024 production and business plan;
- Selected AFC Vietnam Auditing Co., Ltd. as the auditor for the 2024 Financial Statements;
- Selected Tokio Marine Insurance Vietnam Co., Ltd. as the provider of Directors and Officers Liability Insurance for 2024;
- Implemented the 15th amendment to the Company's Charter and added business lines;
- Approved the adjusted Feasibility Study Report (5th time) - Adjustment of the implementation schedule of Long Hau 3 Industrial Park Project (Phase 1);
- Approved the adjusted Feasibility Study Report (2nd time) - Adjustment of the implementation schedule of the Long Hau 3 Residential - Resettlement Area Project;
- Implemented the investment policy for the Long Hau - Tan Tap Industrial Park Project with a scale of (150ha) in Tan Tap Commune and Dong Thanh Commune, Can Giuoc District, Long An Province;

- Paid remuneration to the Board of Directors, the Board of Supervisors, and the Secretary of the Board of Directors for 2024:

Unit: VND

No.	Position	2024				
		Plan			**Implementation**	
		Qty.	**Remuneration/ month**	**Total/year**	**Qty.**	**Total/year**
1	Chairman of the Board of Directors	1	15,000,000	180,000,000	1	180,000,000
2	Member of the Board of Directors	4	10,000,000	480,000,000	3	360,000,000
3	Head of the Board of Supervisors	1	12,000,000	144,000,000	1	144,000,000
4	Member of the Board of Supervisors	2	9,000,000	216,000,000	2	216,000,000
5	Board Secretary	1	6,000,000	72,000,000	1	72,000,000
	Total					**972,000,000**

- Paid 2023 bonuses to the Board of Directors, the Board of Supervisors and the Board of Management as per the Resolution of the General Meeting of Shareholders.

I.2. Report on the Activities of the Board of Directors in 2024:

- The Board of Directors consists of 4 members, with at least a bachelor's degree, and there were no additional members added to the Board's structure during the year.
- In 2024, the Board of Directors held 04 regular meetings and numerous written consultations, focusing on discussions and agreements on the following tasks:
  - ✓ Heard reports from the company's Board of Management on quarterly production and business results, and plans and orientations for business and investment in the following quarter.
  - ✓ Reviewed and evaluated operating results as well as directed the implementation of the Company's production, business, and project investment activities.
  - ✓ Closely followed the actual market and company situation to propose appropriate policies and decisions to provide timely direction and facilitate the company's Board of Management to complete its production, business and investment tasks in 2024.
- The Board of Directors issued 23 Resolutions after each meeting and sought the opinions of all Board members. Supervised the implementation and deployment of specific tasks.
- Prepare documents for proposal to the Annual General Meeting of Shareholders and ensure full attendance.
- Implement the resolutions of the 2024 Annual General Meeting of Shareholders.
- Ensure the personnel structure operating within the Board of Directors, the Board of Supervisors, and Board of Management is in accordance with the Company's Charter and current law.

I.3. Results of production and business activities in 2024:

The results of production and business activities in 2024 are specifically as follows:

Unit: VND Million

Target	AGM Plan	Implementation	Percentage %
Total Revenue	743,741	530,285	71%
Profit after tax	131,456	187,447	143%

I.4. Evaluate the performance of the Board of Management

2024 was a year of many challenges due to the impact of the general market, changes in laws and policies, and specific difficulties in the real estate sector. In this context, the Board of Management promptly grasped the situation, proposed solutions to overcome difficulties, and made efforts in organizing operations, implementing business projects, and ensuring after-tax profits according to the plan. Concurrently, the Board of Management effectively performed internal management tasks, building a management apparatus and a team of professional staff with expertise and experience in the field of investment, business, and industrial park development, especially with the ability to approach and promote FDI enterprises to invest in Long Hau Industrial Park.

Besides focusing on production and business activities and project development, the Board of Management has always shown concern and contributed to activities and programs aimed at employees, supporting education development, and ensuring social security with a high sense of responsibility for the common development of the community.

The General Director of the company has successfully completed the assigned tasks with dedication and enthusiasm, effectively performing corporate governance and administration.

I.5. Operational direction for 2025:

To prepare for the next phase of development, the era of growth for the Vietnamese nation in general, and the development orientation of Long Hau Corporation in the period (2026-2030), the Board of Directors identifies the appropriate functions, tasks, and development direction in accordance with the Company's Charter and legal regulations, with a high sense of responsibility, as follows:

- Organize the General Meeting effectively and strictly implement the resolutions of the 2025 Annual General Meeting of Shareholders.
- Evaluate the implementation results of the 5-year Development Strategy for the period (2021-2025).
- Provide direction for the development of the 5-year Development Strategy for the period (2026-2030).
- Develop the following projects:
  - ✓ Develop the land fund, specifically by submitting an application for investment approval for the Long Hau Industrial Park Phase 2 expansion project (90ha) and the Long Hau - Tan Tap Industrial Park project (150ha).
  - ✓ Continue developing high-rise ready-built factory products at Long Hau 3 Industrial Park (phase 1) and warehouses for lease.
- Focus on seeking investment opportunities and developing industrial park land funds in neighboring localities with long-term development potential.

- Execute financial administration tasks, overseeing the utilization of capital for its intended purpose and ensuring investment efficacy.
- Collaborate with banks and credit institutions to enhance the effective use of borrowed capital for the Company's projects and business activities.
- Construct and cultivate the "LHC" brand within the industrial real estate market, positioning it as an eco-conscious "Green - Clean - Beautiful" industrial zone.
- Continue divesting from unproductive investments in affiliated companies, in accordance with the resolutions of the General Meeting of Shareholders.
- Refine the organizational structure and apparatus of the Company to facilitate professional and highly efficient collaborative operations.
- Focus on the management of the Company's resources, risk management in production and business activities, and perfecting regulations and rules in compliance with current law.
- Oversee the activities of the Board of Management and other executives to ensure the Company's operations achieve their objectives, complete assigned tasks, develop sustainably, and maximize benefits for shareholders.

Next on the agenda, the meeting heard Mr. Tran Hong Son - General Director of Long Hau Corporation present the report of the Board of Management

II. Report of Board of Management *(Detailed content according to Report of Board of Management No. 001/2025/BC-LHC-BTGĐ*)

II.1 2024 Production and Business Results

In 2024, industrial real estate continued to be a bright spot in the overall real estate market, thanks to expanding investments from major global corporations such as Samsung, LG, and Foxconn, along with numerous new projects being implemented across various regions in Vietnam. Throughout the year, Vietnam continued to strongly attract industrial investors, particularly in the manufacturing, electronics, textile, and renewable energy sectors. This not only boosted demand for factories, warehouses, and industrial parks but also opened up numerous opportunities for sustainable development in the future.

With the general advantages of the macroeconomic situation and solid internal resources, Long Hau Corporation (LHC) has steadfastly overcome challenges, not only maintaining stable growth but also marking significant milestones on its development journey.

Contents regarding:

- *Land use payment;*
- *Activities of subsidiaries and affiliated companies;*
- *Customer care activities;*
- *Human resources work, union activities;*
- *Quality management, environmental management, and risk management;*
- *Production operations and community activities.*

Please refer to the AGM documents for further details.

Financial Results:

In 2024, profit after tax reached 187.44 billion VND, a 13% increase compared to the same period in 2023 and exceeding the plan by 43%. During the year, the Executive Board secured stable revenue from factory leasing activities and utility infrastructure services, while effectively controlling operating expenses and sales costs. Moreover, investments in the period that were not disbursed on schedule due to legal procedures reduced interest expenses and correspondingly increased financial revenue during the year.

- Total revenue for the period was 530.285 billion VND, reaching 71% of the plan. Operating costs were 63.596 billion VND, equivalent to 68% of the plan. The decrease in costs was due to a reduction in selling expenses in line with revenue, and other activities being well-controlled.
- In the year, investment activities were completed at 17% of the plan due to several reasons as follows:
  + The compensation and site clearance work at Long Hau 3 Industrial Park (Phase 1) faced many difficulties. As of December 31, 2024, the compensation for the project reached 97%, only increasing by 1% compared to 2023. The remaining area that requires compensation, although small, is mostly developed with residential buildings and is scattered along traffic routes, making the site clearance work challenging. Additionally, influenced by nearby residential projects, the compensation demands of local households have been raised significantly, putting considerable pressure on the compensation process.
  + Investment work in new projects has not been implemented as planned due to legal procedures at the local level, such as establishing and approving the 1/2000 master plan, the general urban plan of Can Giuoc, along with changes in legal regulations such as the Land Law, Investment Law, and Planning Law, which have affected the investment process of ongoing projects.

In 2024, although revenue and investment disbursement activities did not yield the expected results, it was assessed as a year marking many positive changes for Long Hau in the rental of factory buildings and increasing service revenue.

The occupancy rate of low-rise ready-built factories and high-rise factories consistently reached a high level, over 95%. During the period, a customer satisfaction survey at Long Hau Industrial Park revealed a satisfaction rate of 98%, indicating that Long Hau has increased customer satisfaction and loyalty when choosing to invest at the Long Hau Industrial Park. This has helped the company stabilize its existing customer base, ensure revenue, and increase profits.

Investment Attraction Activities:

In 2024, LHC achieved many positive results in attracting investments with 21 projects, raising the total number of investors in Long Hau Industrial Park to 211 investors from 17 countries and territories. These projects focused on key areas such as electronic components, medical technology, environmental solutions, medical equipment manufacturing, high-tech precision mechanics, testing, pharmaceuticals, and cold storage.

In addition to domestic investors, Japan remains the leader in terms of the number of investors with 42 investors, followed by South Korea with 25 investors, and the remaining 32 investors are from other countries.

Recently, the Long Hau Industrial Park brand and product portfolio have been vigorously promoted in the Japanese and Korean markets through nationwide industrial park supply manuals, specialized Korean and Japanese press, and over 30 channels of associations and partners. The marketing strategy has been implemented by focusing on each target customer group, combining brand promotion, investment promotion events, and optimizing digital platforms to enhance outreach effectiveness and support sales efforts.

LHC organized practical visit programs in conjunction with major domestic exhibitions and collaborated with international organizations and partners to attract business delegations from South Korea, China, Taiwan, Hong Kong, and Japan to survey and seek investment opportunities at Long Hau Industrial Park.

Prominent programs such as: the "Smart Industry Solutions" Seminar – within the framework of Secutech Vietnam 2024 Exhibition; the "Supporting Industry - Digitalization for Greening, Pioneering Potential Industries" Seminar – within the framework of the 2024 Supporting Industry Supplier Search Conference; the "Business Connection – 2024" Forum in Da Nang; the "Industrial Plant Investment and Construction 2024" Forum; the Long Hau Industrial Park visit program within the framework of the "Vietnam Industrial and Manufacturing Fair VIMF 2024"; the Long Hau Industrial Park visit program belonging to the "Vietfood & Proback Vietnam 2024 Exhibition"; the investment survey delegation from the Jeju Free International City Development Center (JDC) to Long Hau Industrial Park,...

Besides investment promotion activities and project development, Long Hau always pays attention to and regularly organizes activities aimed at enhancing connection, interaction, learning, and experience sharing among the existing businesses in the industrial park. Long Hau successfully organized the 'LHC Partner Summit 2024 - Unlocking New Investment Opportunities' - a forum for connecting businesses. Through these activities, existing businesses have been able to expand their customer and partner networks effectively, while also enhancing their adaptability and competitiveness in a constantly changing market environment.

Statement of project implementation:

1. **Projects under implementation**

a) **Long Hau 3 Industrial Park Project (Phase 1)**

As of 2024-12-31, the Long Hau 3 Industrial Park project (phase 1) has achieved 97% site clearance compensation. The leveling and infrastructure construction work is being carried out according to the site handover schedule of the locality.

On 2024-12-11, the Management Board of Long An Province Economic Zone issued an adjusted Investment Registration Certificate (8th time) – updating the project implementation progress to Quarter IV/2026.

b) **Long Hau 3 Residential - Resettlement Area Project (19.13ha)**

On 2024-07-25, the People's Committee of Can Giuoc District approved the compensation, support, and resettlement plan and issued the land acquisition decision, as well as the compensation decision for 102 households and individuals affected by the Long Hau 3 Resettlement and Residential Area project.

As of 2024-12-31, the project has achieved 31.7% site clearance compensation, and the Company is accelerating compensation work to soon deploy infrastructure construction.

c) **Long Hau Residential - Resettlement Area Expansion Project (10ha)**

Currently, the project is adjusting its policy to the residential area model, and LHC is carrying out legal procedures in accordance with the law.

2. **New investment projects**

a) **Long Hau Industrial Park Phase 2 Expansion Project (90ha) and Long Hau - Tan Tap Industrial Park Project (150ha)**

Continuing to implement the investment policy approved by the AGM for the Long Hau Industrial Park Phase 2 expansion (90ha) and Long Hau – Tan Tap Industrial Park (150ha).

These two projects are awaiting the procedures for the establishment and approval of the 1/2000 scale detailed planning.

b) An Dinh Industrial Park Project (200ha)

Currently, Vinh Long province is facing difficulties in allocating capital for the resettlement area for the An Dinh Industrial Park project; accordingly, the province will allocate budget capital in the 2026-2030 period. Thus, the An Dinh Industrial Park project continues to prolong the investment preparation time for at least two years before investment can be implemented.

The project's delay in completing investment procedures and commencing construction carries potential risks to investment efficiency due to increased investment costs, particularly site clearance compensation costs, which have increased from 1,208 billion VND to 1,948 billion VND (an increase of approximately 62%), according to Official Letter No. 1770/UBND-KTN dated 2024-11-05 from the People's Committee of Mang Thit District regarding the results of the review of estimated compensation, support, and resettlement costs (preliminary) for the An Dinh Industrial Park project.

This sudden increase has significantly affected LHC's investment plan approved by the General Meeting of Shareholders. Simultaneously, from August 2024 to the present, several legal regulations have been issued and have come into effect (amended Land Law, Law on Real Estate Business, Law on Investment,...). Accordingly, the investment proposal for the An Dinh Industrial Park project will be subject to the amended Law on Investment and related guiding decrees. Based on the above contents, the Board of Management will reassess the feasibility and effectiveness of the project and submit it for approval by the Board of Directors and the General Meeting of Shareholders, along with the related procedures.

Recently, the Board of Management has studied and sought investment opportunities, as well as land development in several neighboring provinces. However, the legal aspects of these projects have not been sufficient to proceed with the investment procedures

3. Ready-built factory project

Currently, the Company is implementing the construction of the Long Hau Multi-purpose High-rise Factory, with a construction scale of 30,000m², and it will be the first 9-story factory in Long An Province. This is the next phase of the Long Hau Multi-purpose High-rise Factory complex, following the success of the 6-story factory (Phase 1), which has been fully occupied with an occupancy rate of over 98%, demonstrating that the product meets the market's demand for production space. The project is expected to be completed and operational by the end of 2025.

The project will focus on attracting supporting industries and clean industries, high-tech auxiliary industries such as machinery assembly for the semiconductor industry, inspection, electronic equipment assembly, medical device manufacturing, and more. This will contribute to transforming the industry structure at Long Hau Industrial Park towards modern, high-tech industries in line with Long An Province's industrial development orientation.

Section 2 presents the key tasks and business production plan for 2025.

The year 2025 holds significant importance as the final year of the 5-year plan (2021-2025), a year of acceleration and breakthroughs to achieve the highest possible outcomes of the set plan; while simultaneously actively preparing and consolidating the foundation for the period (2026-2030).

Long Hau continues with the goal of prioritizing potential investors with high added value, connecting the production and supply chains in the region, in the context of the difficulty in developing new land in the near future.

The objectives to focus on are as follows:

(1) Focus on compensation and site clearance for the remaining area at Long Hau 3 Industrial Park Project (Phase 1) to create land funds for business activities in the following years;

(2) Conduct compensation and site clearance, and implement infrastructure construction at the Long Hau 3 Residential - Resettlement Area Project (19 ha);

(3) Implement legal procedures for the Investment Policy Approval regarding the Long Hau Industrial Park Phase 2 Expansion Project (90 ha) and the Long Hau – Tan Tap Industrial Park Project (150 ha);

(4) Continue to develop the High-Rise Factory and Warehouse for Lease product lines, and diversify supporting products and services. Focus on attracting industry groups such as logistics, cold storage, pharmaceuticals, medical equipment, electronics, precision mechanics, and supporting industries for high technology, environmentally friendly;

(5) Accumulate and increase capital resources to ensure financial capacity requirements for investment and project development;

(6) Seek investment opportunities and land development in neighboring localities with long-term development potential through M&A and auctions;

(7) Streamline to create breakthroughs in operational quality;

(8) Evaluate the market and internal resources to formulate a business strategy for the period (2026 – 2030).

The business plan for 2025 is based on the 5-year strategy for the period (2021-2025) and an assessment of the macroeconomic situation. The global trade and economy are facing unstable conditions due to changes in the US government's tariff policies, which will have significant direct impacts on financial markets, trade, import-export activities, and the flow of FDI capital globally in the short and medium term. Therefore, this will directly affect the business operations of industrial park infrastructure companies. As a result, the company has carefully considered and set specific revenue and profit targets for 2025 as follows:

2025 Production, Business and Investment Plan:

Unit: VND Million

No.	Target	2025 Plan
1	Total Revenue	657,207
2	Operating Expenses	86,691
3	Profit After Tax	145,070
4	Total Investment	1,297,632

2025 Development Investment Fund Utilization Plan:

Unit: VND Million

Target	Plan 2025	Content
Development Investment Fund	20,000	Implemented in the Company's research, investment and development activities for new projects/products, such as: carrying out planning/planning sponsorship/establishment of cadastral maps, surveying; hiring consulting units to support research and investment activities for new projects/products; design consultancy, etc., and other related tasks to serve research and development activities for new projects/products.

Next on the agenda, the meeting heard Mr. Luong Quoc Dat, Independent Board Member, present the report to the 2025 AGM

III. Report of independent member of BOD *(Detailed content according to the report of the Independent member of BOD dated April 4, 2025)*

III.1. Activities of the Board of Directors

In 2024, the Board of Directors held regular meetings to hear the Board of Management's reports on quarterly business results and planned business and investment plans for the next quarter.

The Company's Board of Directors has worked with a spirit of responsibility and transparency in corporate governance, strictly complying with regulations for public companies.

Board meetings have been convened promptly and conducted in accordance with the procedures prescribed in the Charter and internal regulations on corporate governance. The contents of the meetings were fully and carefully discussed and evaluated by the Board members to provide orientations and solutions that bring the highest benefits to the Company.

The Board of Directors closely monitors the actual situation of the Company to propose appropriate policies and decisions for timely direction, thereby creating favorable conditions for the General Director to fulfill the Company's production, business, and investment tasks. After each meeting, Board resolutions/conclusions are issued, and the implementation of each specific task is monitored.

In 2024, the Board of Directors held 04 meetings, obtained written opinions on many occasions, and issued 23 Resolutions of the General Meeting of Shareholders.

In 2024, the Vietnamese economy was assessed to be still in a period of recovery and positive development, achieving many important results. Besides the achieved results, there are still some limitations, such as heavy dependence on exports and the FDI sector, traditional economic growth drivers have not been strongly improved, and the business sector still faces many difficulties. However, thanks to grasping the situation, the Board of Directors promptly issued appropriate decisions and timely solutions to effectively perform its role of orienting and comprehensively supervising all aspects of the Company's production and business activities. Members of the Board of Directors work with a high sense of responsibility, actively and proactively propose effective solutions to resolve the Company's difficult situations.

III.2 Activities of the Board of Management

In the context of general difficulties, the General Director and the Executive Board have united, wholeheartedly devoted their utmost intellect and effort, with full responsibility... to overcome difficulties and challenges to ensure the production and business plan and social security for employees in terms of paying salaries fully and on time and implementing welfare policies for employees as committed in the collective labor agreement of the Company. Moreover, as usual, the Company has undertaken practical actions, both spiritually and materially, for the community, together spreading love and sharing in the community and society, effectively playing the role of connecting Businesses – Government – Society, typically the "Long Hau Industrial Park Spring Festival 2024" program, in collaboration with the Labor Federation and Trade Unions of Long An province's Industrial Parks, the program presented 1,288 Tet gifts to employees in difficult circumstances.

The "Warm Spring Day 2024" program provided 150 gifts to support people and policy beneficiaries in difficult circumstances in Long Hau commune. The "Accompanying Dreams" scholarship program in 2024 awarded 510 scholarships, health insurance, and gifts to studious students/pupils overcoming difficulties in communes within Can Giuoc district, etc.

With dedication and responsibility, the General Director and the Executive Board have completed and exceeded the after-tax profit plan approved by the General Meeting of Shareholders; concurrently, the Company's position in the real estate market has been increasingly enhanced, earning trust from customers, partners, and authorities, thus creating positive effects on the LHC brand.

Next on the agenda, the meeting heard Mr. Nguyen Ngoc Quang - Head of the Board of Supervisors present the report of the Board of Supervisors at the 2025 AGM

IV. Report of Board of Supervisors *(Detailed content according to the Report of the Board of Supervisors No. 001/2025/BC-LHC-BKS.)*

IV.1. OPERATION REPORT AND EVALUATION OF THE BOARD OF SUPERVISORS (BOS)

- As of 2024-12-31, the BOS consisted of 3 members as follows:

No.	Member of the Board of Supervisors	Position	The date becoming/ceasing to be the member of the Board of Supervisors
1	Mr. Nguyen Ngoc Quang	Head of the Board of Supervisors	29/12/2021 – Present
2	Mr. To Minh Chanh	Member of the Board of Supervisors	20/04/2023 – Present
3	Mr. Pham Hoang Anh	Member of the Board of Supervisors	20/04/2023 – Present

- The BOS has exercised its rights and obligations in accordance with the provisions of the Enterprise Law, the Company Charter, the Regulations on Operation of the Board of Supervisors, and the Internal Regulation on Corporate Governance.
- The relationship in coordinating activities between the BOS, BOD, and BOM is carried out in accordance with the provisions of the Law but maintains independence and objectivity in exercising the assigned rights, functions, and duties.

IV.2. BOARD OF THE SUPERVISORS MONITORING RESULTS REPORT:

1. Supervision of the implementation of the 2024 Annual General Meeting of Shareholders' Resolution

1.1 Profit distribution in 2024:

- LHC has fully allocated and distributed funds according to Article 12, Resolution No. 001/2024/NQ-LHC-ĐHĐCĐ dated 2024-04-25, approved by the 2024 Annual General Meeting of Shareholders, specifically:

No.	Content	Profit on the audited financial statements for 2023		Implementation of fund allocation and dividend distribution (VND)
		Allocation ratio	Amount (VND)	
1	**Profit after tax (PAT) in 2023**		**166,186,589,658**	**166,186,589,658**
2	**Cash Dividend Distribution**	19% Charter Capital	**95,022,819,000**	**95,022,819,000**
3	**Fund Appropriations**		**18,280,524,862**	**18,280,524,862**
a	Bonus Fund	6% PAT	9,971,195,379	9,971,195,379
b	Employee Welfare Fund	3% PAT	4,985,597,690	4,985,597,690
c	Community Welfare Fund	2% PAT	3,323,731,793	3,323,731,793
4	**Bonus**		**5,816,530,638**	**5,816,530,638**
a	Board of Directors	1.5% PAT	2,492,798,845	2,492,798,845
b	Board of Supervisors	0.5% PAT	830,932,948	830,932,948
c	Executive Board	1.5% PAT	2,492,798,845	2,492,798,845
5	**Investment and Development Fund**		**47,066,715,158**	**47,066,715,158**
6	**Remaining 2023 PAT (6=1-2-3-4-5)**		-	-

- LHC has paid 2023 dividends to shareholders from August 2024 according to Resolution No. 012/2024/NQ-LHC-HĐQT dated 2024-07-05.

1.2 Payment of remuneration to the Board of Directors, Board of Supervisors, and Secretary

- LHC has paid remuneration to the members of the Board of Directors, Board of Supervisors, and the Secretary for 2024 according to the plan approved by the Annual General Meeting of Shareholders.

1.3 Selection of the 2024 financial statement audit unit:

- The Board of Directors issued Resolution No. 011/2024/NQ-LHC-HĐQT dated 2024-06-10 on selecting AFC Vietnam Auditing Company Limited as the 2024 financial statement audit unit.
- On 2025-03-04, AFC Vietnam Auditing Company Limited issued the audited 2024 Financial Statements and announced the information on 2025-03-13

1.4 Implementation of Directors' and Officers' Liability Insurance:

- The Board of Directors issued Resolution No. 014/2024/NQ-LHC-HĐQT dated 2024-08-08, agreeing to select Tokio Marine Insurance Company Limited Vietnam – Ho Chi Minh City Branch as the provider of Directors' and Officers' liability insurance for Long Hau Corporation.

1.5 Supplementing business lines and amending the Charter for the 15th time:

- LHC has completed the supplementation of business lines and issued the 15th amended Charter of Long Hau Corporation, approved by the 2024 Annual General Meeting of Shareholders in Article 8, Resolution No. 001/2024/NQ-LHC-ĐHĐCĐ dated 2024-04-25.

1.6 Business performance in 2024

Unit: million VND,
2024 Audited Financial Statements

Indicator	Actual 2023	Plan 2024	Actual 2024	Actual 2024/ Actual 2023	Actual 2024/ Plan 2024
1. Revenue from Sales and Service Provision	**394,859**	**725,178**	**423,470**	**107.2%**	**58.4%**
Sales Deductions	-	-	-	-	-
Net Revenue from Sales and Service Provision	**394,859**	**725,178**	**423,470**	**107.2%**	**58.4%**
2. Cost of Goods Sold	**194,045**	**370,256**	**201,385**	**103.8%**	**54.4%**
3. Gross Profit from Sales and Service Provision	**200,814**	**354,922**	**222,085**	**110.6%**	**62.6%**
4. Financial Income	85,389	18,563	57,558	67.4%	310%
5. Financial Expenses	15,103	68,675	23,882	158.1%	34.8%
6. Selling Expenses	5,705	18,477	5,439	95.3%	29.4%
7. General & Administration Expenses	57,861	74,851	58,157	100.5%	77.7%
8. Net Profit from Business Activities	**207,534**	**211,481**	**192,165**	**92.6%**	**90.9%**
9. Other Profit	4,783	-	49,257	1029.8%	-
10. Total Profit Before Tax	**211,965**	**211,481**	**236,345**	**111.5%**	**111.8%**
11. Profit After Tax and Business Results	**166,187**	**131,456**	**187,447**	**112.8%**	**142.6%**

According to the audited 2024 Financial Statements, profit after tax reached 187,447 million VND, increasing 12.8% compared to the same period in 2023 and exceeding the plan by 42.6%, due to the following reasons:

- Net revenue from business activities in 2024 was 423,470 million VND, reaching 58.4% of the plan, mainly due to a decrease in the area of industrial land for lease.

- Cost of goods sold in 2024 was 201,385 million VND, equivalent to 54.4% of the plan, decreasing correspondingly with revenue.

- Operating expenses were 63,596 million VND, equivalent to 68.1% of the plan, decreasing with revenue.

- Financial expenses were 23,882 million VND, equivalent to 34.8% of the plan.

- All expenses in 2024 decreased compared to the plan, resulting in profit after tax in 2024 reaching 142.6% of the plan.

2 Implementation status of projects in 2024 (The detailed content is clearly stated in the report of the Board of Management)

3 Status of Reimbursement to IPC for Resettlement Costs in Long Hau Residential Area for the Existing Long Hau Industrial Park Project

- LHC has received Document No. 402/IPC.24 dated June 27, 2024, and Document No. 774/IPC.24 dated December 25, 2024, from IPC regarding the request for reimbursement of resettlement arrangement costs for the Long Hau Industrial Zone project, amounting to 328 billion VND.
- Accordingly, LHC continues to request Tan Thuan Company to review the content LHC has presented and to submit it to the State Audit Office of Vietnam, Region IV, regarding the State Audit Conclusion No. 985/TB-KV IV dated December 24, 2018, so that both parties can promptly agree on the reimbursement value of resettlement costs in accordance with legal regulations. Once the reimbursement value of the resettlement arrangement costs is determined, LHC will submit it to the General Meeting of Shareholders for approval to serve as the basis for implementation.

4 Asset Situation

4.1 Capital Structure and Asset Composition

- In 2024, the company's asset size and capital sources continued to grow compared to the previous year, as evidenced by the company's total assets in 2024 increasing by 0.5% compared to 2023.
- As of December 31, 2024, the company's asset structure generally remains at a safe, cautious, and appropriate level.

4.2 Financial Investment Overview

- As of December 31, 2024, the total investment value of the company is 222,323.5 billion VND, showing a change compared to the same period last year, specifically on::

(*) On September 25, 2024, the company transferred ownership of 1,756,500 Sapulico shares from Long Hau to Mr. Nguyen Thanh Duc. As of December 31, 2024, Long Hau's ownership in Sapulico is 27.82% of the charter capital, equivalent to 7,899,500 shares.

- Among the investments mentioned, LHC has made a 100% provision for the investment in Igreen Development Technology Joint Stock Company: 20 billion VND..
- LHC's financial investments in subsidiaries and affiliates have not been effective. At the 2013 Annual General Meeting of Shareholders, the policy of divesting these financial investments was approved; however, no suitable solutions or partners have been found for the transfer as of now.

4.3 Key Financial Ratios

Solvency Ratios	31/12/2023	31/21/2024
Current Ratio	2.5	2.73
Quick Ratio	1.38	1.28
Capital Structure Indicators		
Debt to Total Assets Ratio	0.48	0.46
Debt to Equity Ratio	1.00	0.98
Operating Capacity Indicators		
Inventory Turnover	0.61	0.51
Net Revenue/Total Assets	0.13	0.14
Profitability Indicators		
ROS	42%	44%
ROE	11%	13%
ROA	5%	6%

- Financial indicators remain stable with no significant fluctuations compared to 2023-12-31:
  - Liquidity ratios indicate that the Company has sufficient financial resources to meet its due financial obligations.
  - Capital structure, debt, and operating capacity indicators remain stable and are maintained at a safe and prudent level.
  - Profitability indicators have not changed significantly compared to the same period in 2023.

5 Information Disclosure Status

- In 2024, Long Hau Corporation made 26 information disclosures in accordance with the Information Disclosure regulations of Circular 96/2020/TT-BTC guiding Information Disclosure on the securities market.

6 Board of Directors and Executive Board Monitoring Results

6.1 Board of Directors Monitoring:

- The Board of Directors has complied with the procedures for convening and organizing the 2024 Annual General Meeting of Shareholders in accordance with the legal regulations. The company always ensures and provides favorable conditions for shareholders to exercise their rights as stipulated.
- The Board of Directors has implemented the contents of the resolutions of the Annual General Meeting of Shareholders in line with its authority. In 2024, the Board of Directors held **04 meetings** and conducted several written opinion surveys, issuing **23 Board of Directors resolutions.**
- The Board of Directors' meetings and written consultations were conducted in accordance with the Enterprise Law and the Company's Charter. The minutes of the Board meetings are duly signed by the attending members.
- The Resolutions were issued legally and within the prescribed authority based on the conclusions of the Meeting Minutes - Summary of Voting Ballots.

6.2 Supervision of the Board of Directors' Activities:

- The Board of Directors, as of 2024-12-31, has 03 members, including the General Director and 02 Deputy General Directors.

- The Board of Directors has directly managed production and business according to the functions and tasks prescribed in the Company's Charter, always having representatives fully participate in the meetings of the Board of Directors. In the meeting, the Board of Directors reported on business results during the period; at the same time, presented and proposed solutions to remove difficulties and obstacles as well as business plans for the Board of Directors to discuss and agree on, as a basis for the Board of Directors to implement.

7 Recommendations

- The investment registration certificate for the Long Hau – Da Nang High-Tech Factory Project in the Da Nang High-Tech Park has not yet been approved for the adjustment and extension of the progress by the Management Board of the Da Nang High-Tech Park and Industrial Park. It is recommended that the Company continue to work towards an extension of the deadline and implement investment procedures for the construction of the remaining part of phase 1 of the project (approximately 8.6ha).
- Regarding the development of the industrial park land fund, which has not met expectations according to the 2021-2025 strategy content for many objective reasons, it is recommended that the Board of Directors and the Executive Board have specific business and strategic plans to compensate for the revenue gap according to the strategy. At the same time, in 2025, it is recommended that the Board of Directors and the Executive Board prepare to implement the company's strategic orientation and the 2026-2030 production and business plan to submit to the next annual General Meeting of Shareholders for approval.
- Currently, legal regulations related to infrastructure investment have been amended and supplemented, such as: the Law on Investment, the Law on Urban and Rural Planning, regulations on compensation, support and resettlement, etc. It is recommended that the Company pay attention to updating and applying them to the development of the industrial park land fund, especially in resettlement work in the locality.
- It is recommended that the Company continue to work to determine the value of the land fund that Tan Thuan Industrial Promotion Limited Company has arranged for resettlement for the Long Hau Industrial Park Project as a basis for submitting to the General Meeting of Shareholders for approval of the reimbursement of resettlement arrangement costs in accordance with the law.

Next on the agenda, the meeting heard AFC Vietnam Audit Limited Company present the audit opinion on the 2024 financial statements

V. Audit Opinion on the 2024 Financial Statements

V.1. Opinion of the Auditor

In our opinion, the financial statements present fairly and reasonably, in all material respects, the financial position of Long Hau Joint Stock Company as of December 31, 2024, as well as the results of its operations and cash flows for the fiscal year then ended, in accordance with the accounting standards, the Vietnamese enterprise accounting system, and the relevant legal regulations related to the preparation and presentation of the financial statements.

V.2 Emphasis of Matter

We draw attention to note 9.4 of the financial statements, which discloses that the Company has not recognized the obligation to reimburse the relocation costs for the Long Hau 1 Industrial Park project to Tan Thuan Industrial Development One Member Co., Ltd. As of the date of this audit report, the Board of Management of the Company believes that the Company does not have a reliable basis to estimate the amount payable and, therefore, has not recognized this reimbursement obligation in the financial statements.

Our audit opinion is not modified in respect of this matter.

Next on the agenda, the meeting heard the presentation of the proposals at the 2025 AGM as follows:

VI. Content of the Proposals at the 2025 Annual General Meeting of Shareholders:

VI.1. Proposal No. 005/2025/TTr-LHC-HDQT regarding the approval of the Report of Board of Management, the Report of Board of Directors, the Report of Independent Member of the Board of Directors, and the Report of Board of Supervisors.

1. Report of Board of Management.

   Production, business, and investment results in 2024:

Unit: Million VND

No.	Indicator	Plan 2024	Actual 2024	Achieved (%)
1	Total Revenue	743,741	530,285	71%
2	Operating Expenses	93,329	63,596	68%
3	Profit after tax	131,456	187,447	143%
4	Total Investment	2,091,038	349,599	17%

Production, business, and investment plan for 2025

Unit: Million VND

No.	Indicator	Plan 2025
1	Total Revenue	657,207
2	Operating Expenses	86,691
3	Profit after tax	145,070
4	Total Investment	1,297,632

Investment and Development Fund Usage Plan for 2025:

Unit: Million VND

Indicator	Plan 2025	Content
Investment and Development Fund	20,000	Implemented in the Company's research, investment, and new project/product development activities, such as: carrying out planning/planning sponsorship/establishment of cadastral maps, surveying; hiring consulting units to support research activities, new project/product investment; design consulting, etc., and other related tasks to serve research and development of new projects/products.

2. Report of Board of Directors;
3. Report of Independent Member of the Board of Directors;
4. Report of Board of Supervisors.

VI.2 Proposal No. 001/2025/TTr-LHC-HDQT regarding the approval of the 2025 Directors' and Officers' Liability Insurance cost plan

Unit: VND

No.	Content	Year 2024		Year 2025
		Plan (Excluding VAT)	**Implementation** (Including VAT)	**Plan** (Excluding VAT)
1	Directors' and Officers' Liability Insurance Cost	300,000,000	238,032,300	300,000,000

Authorize the Board of Directors of Long Hau Corporation to decide on the selection of the insurance provider and carry out procedures related to purchasing Directors' and Officers' Liability Insurance in 2025, according to the aforementioned plan.

VI.3. Proposal no. 002/2025/TTr-LHC-HDQT regarding the approval of the audited 2024 Financial Statements

(Attached is the audited financial report for 2024, audited by AFC Vietnam Auditing Co., Ltd.).

VI.4. Proposal no. 003/2025/TTr-LHC-HDQT regarding the approval of the profit distribution plan for the year 2024

1. Profit distribution plan:

Unit: VND

No.	Content	Profit on the audited financial statements		
		Ratio		Amount
1	**Profit after tax (PAT) in 2024**			**187,446,883,408**
2	**Dividend payment (in cash)**	**19%**	***Charter Capital**	**95,022,819,000**
3	**Appropriation to funds**			**16,840,000,000**
a	*Bonus fund*			9,185,000,000
b	*Employee welfare fund*			4,593,000,000
c	*Welfare and community fund*			3,062,000,000
4	**Reward**			**6,889,000,000**
a	*Board of Directors*			3,062,000,000
b	*Board of Supervisors*			765,000,000
c	*Board of Management*			3,062,000,000
5	**Remaining PAT in 2024 (5 = 1-2-3-4)**			**68,695,064,408**
6	**Appropriation to the investment and development fund**			**34,335,948,814**
7	**PAT in 2024 after distribution (7=5-6)**			**34,359,115,594**

2. Authorize the Board of Directors to decide the time for dividend payment in 2024.
3. Authorize the General Director to implement the approval of expenditures for the reward fund; the employee welfare fund; the welfare and community fund; and the development investment fund in accordance with the law, the charter, regulations, rules, and internal regulations of Long Hau Corporation.
4. Respectfully submitted.

VI.5. Proposal no. 004/2025/TTr-LHC-HDQT regarding the approval of remuneration payment for the Board of Directors, Board of Supervisors, and Board Secretary, operating expenses of the Board of Directors in 2024; Remuneration payment plan for the Board of Directors, Board of Supervisors, and Secretary; Operating expenses of the Board of Directors in 2025:

1. Remuneration for the Board of Directors, Board of Supervisors, and Board Secretary:

Unit: VND

No.	Position	Quantity	Plan year 2024	Actual year 2024	Plan 2025
1	Chairman of the Board of Directors	1	180,000,000	180,000,000	180,000,000
2	Member of the Board of Directors	4	480,000,000	360,000,000	480,000,000
3	Head of the Board of Supervisors	1	144,000,000	144,000,000	144,000,000
4	Member of the Board of Supervisors	2	216,000,000	216,000,000	216,000,000
5	Board Secretary	1	72,000,000	72,000,000	72,000,000
				Total	**1,092,000,000**

2. Operating expenses of the Board of Directors:

Unit: VND

No.	Content	2024		2025
		Plan	Actual	Plan
1	Operating Expenses of the Board of Directors	200,000,000	0	200,000,000
2	Legal Support Expenses	150,000,000	0	150,000,000

Note: The above expenses do not include VAT and other taxes as prescribed by law.

VI.6. Proposal No. 001/2025/TTr-LHC-BKS regarding the approval of the list of auditing firms for the 2025 financial statements:

1. Approve the following list of reputable independent audit firms to be selected as the auditing unit to audit and review the Company's 2025 Financial Statements:
    - KPMG Limited
    - Ernst & Young Vietnam Limited
    - Deloitte Vietnam Audit Company Limited
    - Aasc Auditing Firm Company Limited
    - Grant Thornton (Vietnam) Limited
    - A&C Auditing and Consulting Limited
    - Ecovis AFA Vietnam Auditing - Appraisal And Consulting Company Limited
    - CPA Vietnam Auditing Company Limited
    - AFC Vietnam Auditing Company Limited
    - Viet Values Audit And Consulting Company Limited

2. Authorize the Board of Directors of Long Hau Corporation to decide on the selection of an auditing unit from the list approved by the General Meeting of Shareholders, implement and fully report the results of the 2025 financial statement audit in accordance with the law and the Company's Charter.

VII. Forum Shareholders

1. Shareholder Code 0075

Questions:

Question 1: With the proposed merger of Long An and Tay Ninh provinces, will this impact the progress of the two projects (90ha and 150ha) for which LHC is currently seeking investment policy approval?

Question 2: Is the authority to grant investment policy approval for the two industrial park (IP) projects (90ha and 150ha) under the jurisdiction of the Prime Minister or the local authorities?

Question 3: How are current tariff policies affecting land and ready-built factory leasing activities in Long Hau Industrial Park?

Answers:

Questions 1 and 2:

The two industrial park projects currently under investment policy application by LHC are the Long Hau Industrial Park Phase 2 Expansion (90ha) and the Long Hau – Tan Tap Industrial Park (150ha). Pursuant to Law No. 57/2024/QH15 amending and supplementing several provisions of the Law on Planning and the Law on Investment, which is now in effect, the authority to grant investment policy approval for infrastructure development projects in industrial parks lies with the Provincial People's Committee.

Based on recent discussions and consultations, there is currently no official information indicating that the proposed provincial merger will impact the progress of obtaining investment policy approval for the projects.

Question 3: In Long Hau Industrial Park, a recent survey indicates that approximately 22% of enterprises are experiencing varying levels of impact from current tariff policies. Among these, around 12% are directly affected, while 10% are indirectly impacted through supply chains.

A noteworthy positive point is that none of the enterprises in Long Hau Industrial Park have characterized the current situation as a "crisis." Instead, businesses are exhibiting caution, reassessing their strategies, and awaiting clearer signals from new tariff regulations and consumer markets. The majority of enterprises in Long Hau Industrial Park are small and medium-sized enterprises (SMEs), primarily operating as subcontractors or suppliers to parent companies or serving the domestic market. These are not large-scale final product manufacturers.

At present, the outlook for land and ready-built factory leasing in Q2 and Q3 may fall short of expectations. Companies tend to prefer shorter lease renewal terms (e.g., one year instead of the previous three to five years) or opt for trial leases before making long-term commitments. Overall, businesses are adopting a more cautious approach, delaying rather than canceling investment decisions.

However, in the medium term, Long Hau Industrial Park continues to maintain its competitive edge, thanks to its strategic location, well-developed infrastructure, stable legal environment, and comprehensive investor support.

Despite global uncertainties and common challenges, Long Hau Industrial Park remains proactive in supporting existing tenants to sustain stable operations and is preparing for the upcoming wave of production shifts.

2. Shareholder Code 2284

Questions:

Question 1: What are the revenue sources expected for 2025?

Question 2: What is the timeline for obtaining investment policy approval and commencing infrastructure construction for the 90ha and 150ha industrial park projects? What are the expected costs of land clearance compensation, commercial pricing, and profit margin?

Question 3: What is the compensation rate for land clearance at Long Hau 3 Industrial Park (Phase 1)? When will the land clearance be completed, and when will the project be ready for commercial operation? How much land remains for development?

Question 4: When will the remaining portion of factory lot J4 at Da Nang Hi-Tech Park be completed?

Answers:

Question 1: In 2025, the main revenue stream is expected to come from the leasing of industrial land. In addition, revenue from factory leasing and related services will also contribute. In recent years, LHC has been actively working to increase revenue and profitability from factory and service leasing, gradually reducing its reliance on industrial land sales.

Question 2: LHC is currently in the process of applying for investment policy approval. The application for the 90ha project is expected to be submitted in QIV/2025, while the 150ha project is projected for submission in QI/2026. Details regarding land clearance compensation costs, commercial pricing, and expected profit margins will be updated and submitted in the Feasibility Study Report.

Question 3: Land clearance and land acquisition activities at Long Hau 3 Industrial Park (Phase 1) are carried out by the local authorities, with LHC acting as a coordinating party. Currently, the project is facing significant challenges in land acquisition. The District People's Committee and the Project Management Board hold regular meetings to expedite the process. Compensation rates are determined according to the compensation plan approved by the competent state agency.

Question 4: LHC is in the process of adjusting the project implementation schedule. Upon receiving approval for the extension of the investment certificate, LHC will proceed with the construction of the remaining portion of the project. The investment certificate extension is expected to be completed in QII/2025. Additionally, the current investment promotion efforts for attracting industries to Da Nang Hi-Tech Park are encountering various difficulties. As such, LHC will adopt a cautious and phased investment approach.

3. Shareholder Code 2644

Questions:

Question 1: How many hectares of ready-to-lease land are currently available at Long Hau 3 Industrial Park (Phase 1)? What is the remaining land area?

Question 2: Does the company plan to increase compensation rates to facilitate faster land acquisition?

Answers:

Question 1: According to legal regulations, in addition to land acquisition, the land must meet several other conditions to be eligible for commercial use, including payment of land use fees, fulfillment of financial obligations, infrastructure development, and issuance of the Land Use Rights Certificate (LURC). The current acquired land plots are not contiguous, hence commercial exploitation depends on the fulfillment of these conditions. As of now, 55% of the total area has been put into commercial operation.

Question 2: The company continues to implement the compensation plan as approved by the competent State authorities.

4. Shareholder Code 2585

Questions:

Does the Company have any upcoming plans to increase the number of outstanding shares to enhance stock liquidity?

Answers:

At present, the Company does not have any plans to issue additional shares.

5. Shareholder Code 1483

Questions:

Question 1: What is the floor area of the 9-storey and 4-storey high-rise factory buildings? When will construction commence?

Question 2: If the investment certificate for the Da Nang Hi-Tech Park factory is not extended, will LHC be required to terminate the project?

Answers:

Question 1: The 9-storey high-rise factory, with a leasable area of approximately 26,132 sqm, commenced construction in January 2025 and is expected to be commercially operational by the end of 2025. Given the current market conditions, the Company will prioritize leasing the 9-storey factory first. The 4-storey high-rise factory, located at Lot 3F of Long Hau 3 Industrial Park (Phase 1), will be considered for construction once economic conditions show more positive signs.

Question 2: The Company is working with the Management Board of the Da Nang Hi-Tech Park to extend the investment certificate, aiming to complete the procedures in QII/2025 to proceed with the investment in the remaining land area.

6. Shareholder Code 0059

Questions:

What is the occupancy outlook for the 9-storey high-rise factory, and over what timeframe is it expected to be filled?

Answers:

The Phase 2 9-storey high-rise factory has been upgraded in terms of space, equipment, and supporting infrastructure to cater to a broader range of industries, offering more cost-effective leasing options to facilitate investment decisions. The facility mainly targets small and medium-sized factories operating in supporting and light industries. The market still demonstrates demand for quick-lease, low-capex models. The project aims for a 35% occupancy rate in the first year, 50% in the second year, and 75% in the third year.

7. Shareholder Code 0098

Questions:

LHC is currently operating in Duc Hoa III Industrial Park (Slico). What is the current business performance at this site?

Answers:

LHC has signed an exclusive cooperation agreement with the project owner of Duc Hoa III Industrial Park (Slico) to distribute industrial land products at the site. However, industrial land leasing has specific requirements; for investors to make leasing decisions, the legal status of the project must be complete, and the infrastructure must be synchronized and well-located. This business segment aligns with LHC's development orientation, and success at Duc Hoa III will lay the foundation for similar ventures in other IP projects. LHC is actively working and coordinating with the project owner to achieve positive progress.

8. Shareholder Code 0335

Questions :

Question 1: When will investment policy approvals be granted for the Long Hau Phase 2 Expansion (90ha) and Long Hau – Tan Tap (150ha) projects?

Question 2: Does the Company plan to invest in solar power projects in 2025?

Question 3: Is the Company investing in transformer stations to resell electricity to customers?

Question 4: For the 2026–2030 business plan, will the Company focus on industrial land or factory leasing?

Answers :

Question 1: LHC is currently applying for investment policy approval, with the 90ha project expected to be submitted in QIV/2025 and the 150ha project in Q1/2026.

Question 2: As planned, LHC will implement rooftop solar systems on its leased factories. Solar power installation is also a requirement for obtaining LEED certification.

Question 3: LHC is actively deploying this service.

Question 4: LHC plans to develop both business segments—industrial land and factory leasing—in parallel.

VIII. Next on the agenda, the General Meeting was provided with instructions on the voting procedure for the approval of the proposals presented at the 2025 Annual General Meeting of Shareholders.

IX. Shareholders proceeded to cast their votes.

X. Vote Counting Results for the Proposals:

Mr. Mai Thu Phong – Representative of the Vote Counting Committee – announced the voting results for the proposals.

Results of the Vote Counting Committee:

▪ **Total number of ballots issued**: 33 ballots, equivalent to 30,862,896 shares
▪ **Total number of ballots collected**: 33 ballots, equivalent to 30,862,896 shares, representing 100% of the total voting shares present at the Meeting.

Voting Results on the Approval of the Contents of the Proposals:

No.	MATTERS FOR APPROVAL	APPROVED	DISAPPROVED	ABSTAINED
1	Approving the Report of the Board of Management on 2024 Business Performance Results and 2025 Business Performance Plan	**100%**	-	-
2	Approving the Production, Business and Investment Plan for 2025	**86,72%**	**3,30%**	**9,98%**
3	Approving the Plan on using the Investment and Development Fund in 2025	**96,70%**	**3,30%**	-
4	Approving the Report of the Board of Directors	**100%**	-	-
5	Approving the Report of the Independent Member of the Board of Directors	**100%**	-	-
6	Approving the Report of the Board of Supervisors	**100%**	-	-
7	Approval of the 2025 Management and Executive Liability Insurance Expense Plan	**100%**	-	-
8	Approving the Audited Financial Statements for 2024	**100%**	-	-
9	Approving the Profit Distribution Plan for 2024	**100%**	-	-
10	Approving the remuneration payment to the Board of Directors, the Board of Supervisors, the Secretary of the Board of Directors, and the operating expenses of the Board of Directors	**96,70%**	**3,30%**	-
11	Approving the Plan for remuneration payment to the Board of Directors, the Board of Supervisors, the Secretary of the Board of Directors, and the operating expenses of the Board of Directors in 2025	**96,70%**	**3,30%**	-
12	Approving the list of audit companies for the 2025 financial statements	**100%**	-	-

XI. CONCLUSION

The General Meeting unanimously approved the voting results on the following matters::

No.	MATTERS FOR APPROVAL	Rate (%)
1	Approving the Report of the Board of Management on 2024 Business Performance Results and 2025 Business Performance Plan	**100%**
2	Approving the Production, Business and Investment Plan for 2025	**86,72%**
3	Approving the Plan on using the Investment and Development Fund in 2025	**96,70%**
4	Approving the Report of the Board of Directors	**100%**
5	Approving the Report of the Independent Member of the Board of Directors	**100%**
6	Approving the Report of the Board of Supervisors	**100%**
7	Approval of the 2025 Management and Executive Liability Insurance Expense Plan	**100%**
8	Approving the Audited Financial Statements for 2024	**100%**
9	Approving the Profit Distribution Plan for 2024	**100%**
10	Approving the remuneration payment to the Board of Directors, the Board of Supervisors, the Secretary of the Board of Directors, and the operating expenses of the Board of Directors	**96,70%**
11	Approving the Plan for remuneration payment to the Board of Directors, the Board of Supervisors, the Secretary of the Board of Directors, and the operating expenses of the Board of Directors in 2025	**96,70%**
12	Approving the list of audit companies for the 2025 financial statements	**100%**

The contents of the **Voting and Conclusion Sections** of the Minutes of the 2025 Annual General Meeting of Shareholders dated April 23, 2025, shall serve as the basis for formulating the **Resolution of the 2025 Annual General Meeting of Shareholders**. These sections were read aloud at the General Meeting and were unanimously approved by 100% of the attending and voting shareholders.

The **Minutes of the 2025 Annual General Meeting of Shareholders** were prepared in **five (05) copies**, consisting of **27 pages** each, all having equal legal validity, and shall serve as the basis for the Presiding Committee to extract content for the Resolution when carrying out procedures in accordance with the applicable laws.

The meeting was adjourned at **16:55 on the same day**.

SIGNATURE OF PRESIDIUM

2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

LONG HAU CORPORATION

APRIL 23, 2025

1. Mr. Le Tan Cuong: ____________________

2. Mr. Tran Hong Son: ____________________

Minutes prepared by the Secretary's Meeting:

1. Ms. Tran Thi Kim Yen: ____________________

2. Ms. Nguyen Thi Tuyet Mai: ____________________

C.I.C.P*NV

LONG HAU CORPORATION	SOCIALIST REPUBLIC OF VIETNAM
---------	Independence – Freedom – Happiness

No.: 001/2025/NQ-LHC-ĐHĐCĐ

Long An, April 23, 2025

RESOLUTION OF THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS LONG HAU CORPORATION

- *Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 2020-06-17;*
- *Pursuant to the 15th amended Charter of Long Hau Corporation Approving at the General Meeting of Shareholders on 2024-04-25;*
- *Pursuant to the Minutes of the 2025 Annual General Meeting of Shareholders of Long Hau Corporation on 2025-04-23.*

RESOLUTIONS:

Article 1:

Approving the Report of the Board of Management according to the proposal No. 005/2025/TTr-LHC-HĐQT with a ratio of 100% of the total number of votes of all shareholders attending and agreeing.

Production, business and investment results in 2024:

Unit: million VND

No.	Indicator	Plan 2024	Actual 2024	Achieved (%)
1	Total revenue	743,741	530,285	71%
2	Operating expenses	93,329	63,596	68%
3	Profit after tax	131,456	187,447	143%
4	Total investment	2,091,038	349,599	17%

Article 2:

Approving the Production, Business and Investment Plan for 2025 according to the proposal No. 005/2025/TTr-LHC-HĐQT with a ratio of 86,72% of the total number of votes of all shareholders attending and agreeing.

Unit: million VND

No.	Indicator	2025 Plan
1	Total revenue	657,207
2	Operating expenses	86,691
3	Profit after tax	145,070
4	Total Investment	1,297,632

Article 3:
Approving the Plan on using the Investment and Development Fund in 2025 according to the proposal No. 005/2025/TTr-LHC-HĐQT with a ratio of 96,7% of the total number of votes of all shareholders attending and agreeing.

Unit: million VND

Target	2025 Plan	Content
Investment and Development Fund	20,000	Implementation in research, investment, and development activities of new projects/products of the Company such as: implementing planning/funding planning/extracting cadastral maps, surveying; hiring consulting units to support research, investment in new projects/products; design consultation, etc. and other related tasks to serve research, development of new projects/products.

Article 4:
Approving the Report of the Board of Directors according to the proposal No. 005/2025/TTr-LHC-HĐQT with a ratio of 100% of the total number of votes of all shareholders attending and agreeing.

Article 5:
Approving the Report of the Independent Member of the Board of Directors according to the proposal No. 005/2025/TTr-LHC-HĐQT with a ratio of 100% of the total number of votes of all shareholders attending and agreeing.

Article 6:
Approving the Report of the Board of Supervisors according to the proposal No. 005/2025/TTr-LHC-HĐQT with a ratio of 100% of the total number of votes of all shareholders attending and agreeing.

Article 7:
Approving the Plan for liability insurance expenses for managers and executives in 2025 according to the proposal No. 001/2025/TTr-LHC-HĐQT with a ratio of 100% of the total votes of all shareholders attending and agreeing.
The Board of Directors is assigned to decide on the selection of an insurance company and carry out procedures related to the purchase of liability insurance for managers and executives in 2025, according to the above plan.

Article 8:
Approving the Audited Financial Statements for 2024 according to the proposal No.002/2025/TTr-LHC-HĐQT with a ratio of 100% of the total number of votes of all shareholders attending and agreeing.

Article 9:
Approving the Profit Distribution Plan for 2024 according to the proposal No 003/2025/TTr-LHC-HĐQT with a ratio of 100% of the total number of votes of all shareholders attending and agreeing.

9.1 Profit distribution plan for 2024:

Unit: VND

No.	Content	Profit on the audited financial statements		
		Ratio		Amount
1	**Profit after tax (PAT) in 2024**			**187,446,883,408**
2	**Dividend payment (in cash)**	**19%**	**** Charter Capital***	**95,022,819,000**
3	**Appropriation to funds**			**16,840,000,000**
a	*Bonus fund*			9,185,000,000
b	*Employee welfare fund*			4,593,000,000
c	*Welfare and community fund*			3,062,000,000
4	**Reward**			**6,889,000,000**
a	*Board of Directors*			3,062,000,000
b	*Board of Supervisors*			765,000,000
c	*Board of Management*			3,062,000,000
5	**Remaining PAT in 2024 (5 = 1-2-3-4)**			**68,695,064,408**
6	**Appropriation to the investment and development fund**			**34,335,948,814**
7	**PAT in 2024 after distribution (7=5-6)**			**34,359,115,594**

9.2 Assigning the Board of Directors to decide on the time of dividend payment in 2024.

9.3 Assigning the General Director to implement the approval of expenditures: bonus fund; bonus and welfare fund for employees; welfare and community fund; investment and development fund in accordance with the provisions of law, charter, regulations, rules and internal regulations of Long Hau Joint Stock Company.

Article 10:
Approving the remuneration payment to the Board of Directors, the Board of Supervisors, the Secretary of the Board of Directors, and the operating expenses of the Board of Directors implemented in 2024 according to the proposal No. 004/2025/TTr-LHC-HĐQT with a ratio of 96,7% of the total votes of all shareholders attending and agreeing.

Article 11:
Approving the Plan for remuneration payment to the Board of Directors, the Board of Supervisors, the Secretary of the Board of Directors, and the operating expenses of the Board of Directors in 2025 according to the proposal No. 004/2025/TTr-LHC-HĐQT with a ratio of 96,7% of the total votes of all shareholders attending and agreeing.

Article 12:
Approving the list of audit companies for the 2025 financial statements according to the proposal No. 001/2025/TTr-LHC-BKS with a ratio of 100% of the total votes of all shareholders attending and agreeing.
12.1. Approving the following list of reputable independent auditing companies to be selected as the auditing and reviewing unit for the Company's 2025 financial statements:

- KPMG Limited
- Ernst & Young Vietnam Limited
- Deloitte Vietnam Audit Company Limited
- AASC Auditing Firm Company Limited
- Grant Thornton (Vietnam) Limited
- A&C Auditing and Consulting Limited
- Ecovis AFA Vietnam Auditing - Appraisal And Consulting Company Limited
- CPA Vietnam Auditing Company Limited
- AFC Vietnam Auditing Company Limited
- Viet Values Audit And Consulting Company Limited

12.2. Assigned the Board of Directors of Long Hau Corporation to decide on the selection of an audit firm according to the list Approving by the General Meeting of Shareholders, implement it, and fully report the audit results of the 2025 financial statements in accordance with the law and the company's Charter.

Article 13:
This Resolution was Approving by the 2025 Annual General Meeting of Shareholders of Long Hau Corporation with a ratio of 100% of the total votes of all shareholders attending and agreeing . All Shareholders, members of the Board of Directors, members of the Board of Supervisors, the Board of Management, and functional Departments of Long Hau Corporation are responsible for the implementation of this Resolution.

Article 14:
This Resolution is made in 05 copies of equal value and takes effect from the date of signing.

On behalf of GENERAL MEETING OF SHAREHOLDERS
CHAIRMAN
BOARD OF DIRECTORS

S.Đ.K.K.D: 1100727545 - C.T.C.P - CẦN GIUỘC - T. LONG AN
CÔNG TY CỔ PHẦN LONG HẬU

LE TAN CUONG