

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
DISCLOSURE OF UNUSUAL INFORMATION

Kính gửi/ To: - Ủy ban Chứng khoán Nhà nước/ *Viet Nam Exchange*
- Sở Giao dịch Chứng khoán TP.HCM/ *Ho Chi Minh Stock Exchange*

1. Tên tổ chức/ *Name of organization*: **CÔNG TY CỔ PHẦN PHÁT TRIỂN NHÀ THỦ ĐỨC / THUDUC HOUSING DEVELOPMENT CORPORATION**

- Mã chứng khoán/ *Stock code*: TDH
- Địa chỉ/ *Address* : 57 Song Hành, Khu Phố 5, Phường An Phú, TP. Thủ Đức, TP.HCM
/57 Song Hanh Street, Quarter 5, An Phu Ward, Thu Duc City, Ho Chi Minh City
- Email: tdh@thuduchouse.com
- Website: www.thuduchouse.vn

2. Nội dung thông tin công bố/ *Disclosure information content*:

Tài liệu họp Đại hội đồng cổ đông thường niên năm 2025 của Công ty cổ phần Phát triển Nhà Thủ Đức

2025 Annual General Meeting Documents of Thu Duc Housing Development Corporation

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 22/05/2025 tại đường dẫn <http://thuduchouse.vn>

This information was published on the company's website on May 22, 2025, at the link <http://thuduchouse.vn>.

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

We hereby guarantee that the information disclosed above is true and we take full responsibility before the law for the content of the disclosed information.

Đại diện tổ chức Organization representative

Người đại diện pháp luật/ Người UQ CB

Legal representative/ Authorized information disclosure officer

Đính kèm:

- Tài liệu liên quan đến CBTT
Documents related to Information Disclosure (CBTT)



Lê Ngọc Xuân

No: 533/2025/TDH/TM-DHDCD

HCM City, May 21, 2025

INVITATION NOTICE
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025

To: Shareholders of Thu Duc Housing Development Corporation

The Board of Directors of ThuDuc Housing Development Corporation ("ThuDuc House" or "the Company") respectfully announces and invites shareholders to attend the Annual General Meeting of Shareholders ("AGM") for 2025 with the following details:

1- Time: At 08:30 AM on Friday, June 27, 2025

2- Location: Ben Thanh Hotel (REX)

141 Nguyen Hue Street, District 1, Ho Chi Minh City, Vietnam

3- Eligible Participants: Shareholders who own shares of Thu Duc Housing Development Corporation (Stock Code: TDH) and are listed in the final registration list as of May 19, 2025, provided by the Vietnam Securities Depository and Clearing Corporation – Ho Chi Minh City Branch.

Note: At the time of finalizing the registration list for the meeting (May 19, 2025), the number of shares owned by the shareholder is: shares.

4- Meeting Agenda : Discussion of matters within the authority of the AGM as outlined in the meeting documents

5- General Meeting Documents: The documents under the authority of the General Meeting of Shareholders will be published and updated on the Company's website (www.thuduchouse.vn)

6- Registration and Attendance Confirmation: To facilitate the organization of the meeting, shareholders are kindly requested to register and confirm their attendance using one of the following methods: direct phone call, send an email (scanned copy or photo), submit a hard copy of the registration letter before 4:00 PM on June 23, 2025, following the details specified in Section 8

Shareholders may authorize a representative¹ to attend and vote at the meeting or authorize the Board of Directors using the attached form. The authorized person may not delegate their authorization and must be responsible for the authenticity of the authorization.

¹ The authorized representative attending the meeting must present a valid authorization letter in the format issued by the company, signed for confirmation (for individual shareholders) or signed and stamped (for institutional shareholders). Additionally, the authorization letter may be prepared in accordance with civil law regulations (for letters issued in Vietnam) or legally authenticated following Vietnamese legal requirements (for letters issued abroad). The authorization letter must clearly state the name of the authorized individual or entity and the number of shares authorized. In all cases, if a valid authorization letter is not provided, the authorized representative will not be allowed to attend the General Meeting of Shareholders.

7- Nomination and Application Documents for the Board of Directors Term 2025-2030:
Shareholders are kindly requested to submit a hard copy of the application documents for candidacy and nomination to the address specified in Section 8 before 3:00 PM on June 13, 2025.

8- Attendance Procedures:

When attending the meeting, shareholders or authorized representatives must bring the following documents²:

- The original invitation notice for the 2025 Annual General Meeting of Shareholders.
- The original or certified copy of documents registered with VSDC that verify securities ownership (National ID card/Citizen ID/Passport/Business Registration Certificate/Certificate of Operation/Other related documents).
- The original authorization letter in the format issued by the company (if authorization applies) / The original or certified copy of the authorization letter prepared in accordance with civil law or legalized as per Vietnamese regulations (if authorization applies).
- The original or certified copy of the legal documents of an organization, such as Business Registration Certificate, Operation Certificate, Investment Certificate, along with the original or certified copy of the ID card/passport of the legal representative, in cases where the authorized entity is an organization (if authorization applies)

9- Contact Information: For further details, shareholders are kindly requested to contact:

Organizing Committee for the 2025 Annual General Meeting of Shareholders

ThuDuc Housing Development Corporation

Address: 57 Song Hành, Khu phố 5, An Phú Ward, Thu Duc City, Ho Chi Minh City, Vietnam

Phone number: 0705676264

Email: tdh@thuduchouse.com

We sincerely hope that shareholders can arrange their time to attend punctually and in full.

This announcement serves as an official invitation.

Respectfully./.

On behalf of the Board of Directors
Chairman 


TRAN THANH VINH

² Any case in which the required valid documents are not fully provided will be considered ineligible to attend the 2025 Annual General Meeting of Shareholders of ThuDuc Housing Development Corporation

Thu Duc Housing Development Corporation
57 Song Hanh, Quarter 5, An Phu Ward, Thu Duc City, Ho Chi Minh City
Website: www.thuduchouse.vn

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025
June 27, 2025

AGENDA

Time: 8:30 AM - 11:30 AM, Friday, June 27, 2025
Location: Sunflower Meeting Room, 1st Floor - Executive Area - Ben Thanh Hotel (REX)
141 Nguyen Hue Street, District 1, Ho Chi Minh City, Vietnam

I	8:00 -8:30	Welcoming Delegates and Shareholders
1		Welcoming Delegates and Shareholders; Verifying Shareholder Eligibility to Attend
II	8:30 - 8:40	Opening of the General Meeting:
1		Statement of Purpose and Introduction of Delegates
2		Report on the Verification of Delegate Eligibility to Attend the General Meeting
3		Introduction and Voting to Approve the Composition of the Presidium, Secretariat, Shareholder Eligibility Verification Committee, and Vote Counting Committee
III	8:40-8:50	Approval of the General Meeting Agenda and Working Regulations:
IV	8:50-9:30	Presentation of Reports:
1		The Executive Board Presents the 2024 Activity Report and 2025 Plan
2		The Board of Directors Presents the 2024 Activity Report and 2025 Plan
3		The Audit Committee Presents the 2024 Activity Report
V	9:30-9:40	Presentation of Proposals:
1		Proposal for Approval of the 2024 Financial Report
2		Proposal for Approval of the 2024 Profit Distribution
3		Proposal for Approval of the 2024 Remuneration for the BOD and the Audit Committee
4		Proposal for Approval of the 2025 Business Plan
5		Proposal for Approval of the 2025 Profit Distribution
6		Proposal for Approval of the List of Candidates for the BOD for the 2025-2030 Term
7		Other Matters (if any) Within the Authority of the General Meeting of Shareholders
VI	9:40-10:10	Discussion and Voting
VII	10:10-10:30	Voting on Proposal Contents and Elections:
1		Second Verification Report on Delegate Eligibility to Attend the General Meeting
2		Approval of the Nomination, Candidacy, and Election Regulations; Approval of the List of Candidates
3		Guidance on Voting/Election for the Board of Directors for the 2025-2030 Term
4		Shareholders Conduct Voting/Election
VIII	10:30-10:45	General Meeting Recess
IX	10:45-11:00	Announcement of Voting/Election Results
1		The Vote Counting Committee Announces the Voting/Election Results
2		Introduction of Newly Elected Board of Directors Members
X	11:00-11:20	Approval of the Minutes and Resolutions of the General Meeting
XI	11:30	Closing of the General Meeting

AUTHORIZATION LETTER

Re: Attendance at the 2025 Annual General Meeting of Shareholder

1. Authorizing Party:

- Shareholder Name :
- ID Card/ Passport/ Other : Date of Issue:
Legal Documents Place of Issue:
- Address/ Head Office :
.....
- Phone Number :
- Email :
- Legal Representative (for :
organizations)
- Position :
-
- Number of Shares Owned :shares
(In words:
.....shares)

2. Authorized Party :

- Individual/Organization¹ :
- ID Card/ Passport/ Other : Date of Issue:
Legal Documents Place of Issue:
- Address/ Head Office :
.....
- Phone Number :
- Email :
- Legal Representative (for :
organizations)
- Position :
- Number of authorized :shares
Shares
(In words:
.....shares)

Or the shareholder may authorize the Board of Directors of Thu Duc Housing Development

¹ In the case where the authorized party is an organization, Thu Duc Housing Development Joint Stock Company only accepts the legal representative and does not accept any form of re-authorization

Corporation according to the information below:

No.	Full Name	Position	Mark Selection (X)	Number of Authorized Stock
01	Mr. Tran Thanh Vinh	Chairman		
02	Mrs. Tran Thi Lien	Member		
03	Mr. Vu Hai Quan	Independent Member		

3. Authorization Content:

- Attend the 2025 Annual General Meeting of Shareholders ('AGM') of Thu Duc Housing Development Corporation.
- Exercise the right to speak and vote on all matters at the AGM in accordance with the number of shares owned by the Authorizing Party, as stipulated by law.

4. Commitments of the Authorizing Party and the Authorized Party:

- The authorizing party fully understands the nature and legal consequences of this authorization and bears full responsibility for it. They commit to complying with the provisions of the law and the Company's Charter, and further pledge not to file any complaints or lawsuits against Thu Duc Housing Development Corporation.
- The authorized party commits to correctly and fully carrying out the authorized content and complying with the relevant regulations of Thu Duc Housing Development Corporation.
- The authorizing party and the authorized party voluntarily establish this Authorization Letter and comply with the relevant regulations of Thu Duc Housing Development Corporation when exercising shareholder rights.
- When deemed necessary in specific cases to ensure objectivity and accuracy, Thu Duc Housing Development Corporation has full authority to verify, request additional documents related to the shareholder, the authorizing party, and the authorized party, and/or require certification from a competent authority for this authorization.

5. Authorization Duration:

- This Authorization Letter is valid from the date of signing until the conclusion of the 2025 Annual General Meeting of Shareholders of Thu Duc Housing Development Corporation.

..... 2025

Authorized Party
(Signature, Full Name, Stamp)

Authorizing Party
(Signature, Full Name, Stamp)

Note:

- In the case of authorization to the Board of Directors: The authorizing party is requested to send the original valid Meeting Invitation Letter and this Authorization Letter, fully completed in accordance with regulations, to the office of Thu Duc Housing Development Corporation at 57 Song Hanh, Quarter 5, An Phu Ward, Thu Duc City, HCMC before 16:00 on June 23, 2025.
- In the case where a shareholder authorizes an individual/organization to attend the general meeting: The shareholder and the authorized party are requested to fully and properly comply with the regulations stated in the Meeting Invitation Letter and this Authorization Letter.

REGISTRATION LETTER

The 2025 Annual General Meeting of Shareholders

To: Organizing Committee of the 2025 Annual General Meeting of Shareholders

- Shareholder Name :
- ID Card/ Passport/ Other : Date of Issue:
Legal Documents Place of Issue:
- Address/ Head Office :
.....
- Phone Number :
- Email :
- Legal Representative :
(for organizations)
- Position :
ID Card/ Passport (Legal : Date of Issue:
Representative) Place of Issue:
- Number of Shares :shares
Represented/Owned (In words:
.....shares)

I/We register to attend the 2025 Annual General Meeting of Shareholders of Thu Duc Housing Development Corporation, held at 08:30 AM on June 27, 2025

....., 2025

Shareholder

(Sign, clearly state full name, and stamp if applicable)

Notes:

- Shareholders attending the meeting are kindly requested to send the 'Registration Letter for Attendance' to the Office of the Board of Directors of Thu Duc Housing Development Corporation before 3:00 PM on June 23, 2025, via one of the following methods:
 - Send the letter to the Office of Thu Duc Housing Development Corporation: 57 Song Hanh, Quarter 5, An Phu Ward, Thu Duc City, Ho Chi Minh City.
 - Send an email (scanned copy/photo) to the address: tdh@thuduchouse.com
- When attending the meeting, shareholders are kindly requested to bring the documents specified in the Meeting Invitation.

ANNOUNCEMENT

(Regarding the Nomination and Candidacy for Board Member at Thu Duc Housing Development Corporation)

To: Shareholders of Thu Duc Housing Development Corporation

Based on:

- The Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 ("Enterprise Law") and its guiding documents;
- The Law on Securities No. 54/2019/QH14 dated November 26, 2019 ("Securities Law") and its guiding documents;
- The Charter of Thu Duc Housing Development Corporation;
- The Internal Governance Regulations of Thu Duc Housing Development Corporation.

The Board of Directors of Thu Duc Housing Development Corporation ("ThuDuc House" / "the Company") is pleased to announce to our esteemed shareholders the anticipated number of board members to be elected, as well as the standards and conditions for nomination and candidacy for the Board of Directors ("BOD"). The specific details are outlined as follows:

1. Quantity: Three (03) Board Members

2. Standards and Conditions for Board Members

2.1. General Standards and Conditions for Board Members

- Possesses full civil capacity and does not fall under the category of individuals prohibited from establishing and managing enterprises as stipulated in Clause 2, Article 17 of the Enterprise Law.
- Has good health and high ethical standards.
- Has professional qualifications and experience in business administration or in the industry and business field of the Company and is not necessarily required to be a shareholder of the Company.
- A member of the Board of Directors of the Company may concurrently hold a Board of Directors position in another company but may not serve as a Board member in more than five (05) companies simultaneously.

2.2. General Standards and Conditions for Independent Board Members

- Is not currently employed by the Company or its subsidiaries, and has not been employed by the Company or its subsidiaries for at least the past three (03) consecutive years.
- Is not receiving salary or remuneration from the Company, except for allowances that Board members are entitled to under regulations.
- Does not have a spouse, biological or adoptive parents, biological or adoptive children, or siblings who are major shareholders of the Company or hold managerial positions in the Company or its subsidiaries.
- Does not directly or indirectly own at least 01% of the total voting shares of the Company.



- Has not previously served as a Board member or member of the Supervisory Board of the Company for at least the past five (05) consecutive years, except in cases of continuous appointment for two (02) consecutive terms.

3. Conditions for Nomination and Candidacy for Board Members

a) Shareholder Nomination Rights

Shareholders or groups of shareholders holding voting shares as of the shareholder record date have the right to nominate, apply, or combine their voting rights to nominate candidates for the Board of Directors (BOD). Specifically:

- Shareholders or groups holding from 10% to less than 20% of voting shares may nominate or apply for one (01) candidate.
- Shareholders or groups holding from 20% to less than 30% may nominate up to two (02) candidates.
- Shareholders or groups holding from 30% to less than 40% may nominate up to three (03) candidates.
- Shareholders or groups holding from 40% to less than 50% may nominate up to four (04) candidates.
- Shareholders or groups holding from 50% to less than 60% may nominate up to five (05) candidates.
- Shareholders or groups holding from 60% to less than 70% may nominate up to six (06) candidates.
- Shareholders or groups holding from 70% to 80% may nominate up to seven (07) candidates.
- Shareholders or groups holding from 80% to less than 90% may nominate up to eight (08) candidates.

b) Additional Nominations by the Board of Directors

In cases where the number of nominated and applied BOD candidates does not meet the required number, the current BOD, pursuant to Clause 3, Article 25 of the Company's Charter and Clause 4, Article 47 of the Corporate Governance Regulations, shall introduce additional candidates and prepare a candidate list based on the following criteria:

- Number of candidates: The number still needed after compiling the list of valid nominees and applicants.
- Candidates introduced by the BOD must be approved by the majority of current BOD members through voting.
- Candidates introduced by the BOD must meet at least the standards and conditions outlined in Section 2 of this announcement.
- The nomination procedure for candidates introduced by the BOD must be clearly disclosed and approved by the General Meeting of Shareholders before the election process takes place.

4. Guidelines for Nomination and Candidacy Documents

4.1. Submission Timeline for Nomination and Candidacy Documents

Individuals self-nominating or nominated for the position of Board Member must submit their nomination or candidacy documents either in person or by guaranteed postal mail to the following address:

Annual General Meeting Organization Committee 2025

Thu Duc Housing Development Corporation

Address: 57 Song Hanh, Quarter 5, An Phu Ward, Thu Duc City, Ho Chi Minh City

Phone number: 0705676264

Note: The envelope containing the nomination/candidacy documents must be clearly labeled as "Nomination/Candidacy Documents for Board Member."

The deadline for finalizing the list of Board of Directors candidates is no later than 3:00 PM on June 13, 2025 (based on the postal stamp). After this deadline, all nomination/candidacy requests will not be considered.

4.2. Nomination and Candidacy Documents for Board Members

Each candidate must submit **one (01) original dossier**, including the following:

- Notification of shareholder/group shareholder nomination for the Board Member position (as per Company Form – Form 1) or individual self-nomination for the Board Member position (as per Company Form – Form 2).
- Personal resume filled out by the candidate (as per Company Form – Form 3).
- Statement proving independence for independent BOD candidates (as per Company Form – Form 4).
- Certified copy of the candidate's Citizen ID/passport, valid within six (06) months.
- Certified copies of the candidate's degrees and professional certificates.
- Certified copies of Citizen ID/passport/Business Registration Certificate/legal documents of nominating shareholders/shareholder groups, valid within six (06) months.

Only nomination and candidacy documents that fully meet the conditions for nomination/application, and candidates who satisfy the corresponding standards and conditions for Board Members, will be included in the official candidate list presented to the General Meeting of Shareholders for the election process.

Reservation: After the deadline specified in Section 4.1 above, if shareholders do not nominate a sufficient number of candidates or if the candidates do not meet the required standards and conditions according to current regulations, the incumbent Board of Directors will nominate candidates in accordance with the Company's Charter.

Sincerely./.

Recipients:

- GMS;
- BOD, Supervisory Board ;
- General Director;

ON BEHALF OF THE BOARD OF DIRECTORS

Chairman *Ph*

TRAN THANH VINH

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ANNOUNCEMENT

Re: Nomination of Candidates for Election to the Board of Directors of Thu Duc Housing Development Corporation for the 2025 - 2030 Term

To: Board of Directors of Thu Duc Housing Development Corporation

I/We are a shareholder/group of shareholders who own/have voluntarily assembled as a group holding TDH shares, accounting for% of the total voting shares of Thu Duc Housing Development Corporation, according to the finalized shareholder list as of May 19, 2025, including:

No	Name	ID Card/Passport/ Other Legal Documents, Date of Issue, Place of Issue	Address	Number of Shares Owned	Ownership ratio (%)
1					
2					
3					
4					
5					
6					
Total					

After reviewing the regulations on candidacy/nomination for additional members of the Board of Directors for the 2025 – 2030 term of Thu Duc Housing Development Corporation, we have agreed to convene as a group to nominate the following representative(s) to participate in the Board of Directors of Thu Duc Housing Development Corporation for the 2025 – 2030 term as follows:

(The number of nominees depends on the ownership ratio of the representative group.)

1. Mr/Mrs:
 Date of birth: Nationality
 ID Card/Passport: Date of Issue Place of Issue:
 Residential address:
 Contact address:
 Contact phone:
 Candidacy Position¹:

2. Mr/Mrs:
 Date of birth: Nationality
 ID Card/Passport: Date of Issue Place of Issue:
 Residential address:
 Contact address:
 Contact phone:
 Candidacy Position:

3. Mr/Mrs:
 Date of birth: Nationality
 ID Card/Passport: Date of Issue Place of Issue:
 Residential address:
 Contact address:
 Contact phone:
 Candidacy Position:

The nominated candidates mentioned above meet the eligibility and qualification criteria according to the Regulations on Candidacy and Nomination for Additional Members of the Board of Directors for the 2025 – 2030 term of Thu Duc Housing Development Corporation.

- We certify that the contents of this announcement are entirely accurate. The formation of our shareholder group to nominate the above candidates is based on a fully voluntary basis and in complete accordance with our authority to nominate candidates for the Board of Directors of Thu Duc Housing Development Corporation for the 2025 – 2030 term, in strict compliance with legal regulations and the company's charter.
- In case further details are required, please contact Mr./Ms. at phone number:, who is a shareholder/representative of the shareholder group
- Respectfully!

¹ Specify Board Member or Independent Board Member

Attached documents:

- Candidate's résumé (according to the company's template)
- Notarized copy of the candidates' Citizen Identification Card/Passport with a validity period of 6 months .
- Valid copies of the candidates' degrees and professional certificates .
- Notarized copies of the Citizen Identification Card/Passport/Business Registration Certificate of the nominating shareholders/shareholder group with a validity period of 6 months
- **The deadline for submitting candidacy and nomination documents is before 3:00 PM on June 13, 2025.**
- **Document submission location:**
Thu Duc Housing Development Corporation
57 Song Hanh, Quarter 5, An Phu Ward,
Thu Duc City, Ho Chi Minh City
Phone: 0903 135345

.....,2025

Shareholder/Shareholder Group

(Sign and clearly state full name, affix stamp if a legal entity)

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ANNOUNCEMENT

***Re: Self-Nomination for the Board of Directors Thu Duc Housing Development Corporation,
Term 2025 – 2030***

To: Board of Directors of Thu Duc Housing Development Corporation

My name:

Date of birth: Nationality

Shareholder code:

ID Card/Passport: Date of Issue..... Place of Issue

Residential address:

Contact address:

Contact phone number:

Candidacy Position¹:.....

Number of shares owned according to the final shareholder list as of May 19, 2025:
.....; Ratio:%

After reviewing the eligibility criteria as stipulated, I hereby announce my candidacy for the Board of Directors for the 2025–2030 term of Thu Duc Housing Development Corporation.

I commit to:

- The contents of this announcement are entirely accurate;
- My candidacy for the aforementioned position is entirely voluntary;
- I ensure full authority to self-nominate as a member of the Board of Directors of Thu Duc Housing Development Corporation, in accordance with legal regulations and the nomination and election rules;
- I ensure that I meet all conditions and standards required for a Board of Directors member in accordance with legal regulations and the nomination rules.

Respectfully!

..... 2025

Shareholder

(Sign and clearly print your full name)

Attached documents:

- Candidate's résumé (according to the company's template)
- Notarized copy of the candidates' Citizen Identification Card/Passport with a validity period of 6 months
- Valid copies of the candidates' degrees and professional certificates .
- **The deadline for submitting candidacy and nomination documents is before 3:00 PM on June 13, 2025.**

Document submission location:

Thu Duc Housing Development Corporation

57 Song Hanh, Quarter 5, An Phu Ward, Thu Duc City, Ho Chi Minh City

Phone: 0903 135345

¹ Specify Board Member or Independent Board Member

Image 3x4

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CURRICULUM VITAE

(For Candidates)

1. PERSONAL INFORMATION:

<i>Full Name:</i>	
<i>Gender:</i>	
<i>Date of Birth:</i>	
<i>Place of Birth:</i>	
<i>Citizen ID/Passport (Number, Date, Place of Issue)</i>	
<i>Nationality:</i>	
<i>Ethnicity:</i>	
<i>Permanent Address:</i>	
<i>Contact Address:</i>	
<i>Contact Phone Number:</i>	
<i>Educational Background:</i>	
<i>Current Position:</i>	
<i>Current Positions Held in Other Organizations (Including Board of Directors Roles in Other Companies)</i>	

<i>Legal Violations</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<i>Debts Owed to the Company:</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<i>Related Interests with the</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<i>Related Interests with the Company's Affiliates *</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<i>Conflicting Interests with the Company</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<i>TDH Shares Owned (as per the finalized list on May 19, 2025)</i>	_____ shares, _____ % Charter Capital	
<i>Including:</i>		
<i>+ Ownership Representation:</i>	_____ shares, _____ % Charter Capital	
<i>+ Individual Ownership:</i>	_____ shares, _____ % Charter Capital	

2. PROFESSIONAL QUALIFICATIONS

Time	School/Training Institution	Degree/Certification

3. WORK EXPERIENCE:

Time	Workplace/Organization	Position

4. RELATED INDIVIDUALS HOLDING TDH SHARES(*):

No	Full Name	Relationship	Number of Shares	Ownership Ratio (%)

Notes:

(*) Regulations in Clause 46 – Article 4 – Securities Law No. 54/2019/QH14

“46. Related persons are individuals or organizations that have relationships with each other in the following cases:

a) Enterprises and their insiders; public funds, public securities investment companies, and the insiders of those public funds or public securities investment companies;

b) Enterprises and organizations or individuals holding more than 10% of the voting shares or contributed capital of that enterprise;

c) Organizations or individuals that, in their relationship with other organizations or individuals, directly or indirectly control or are controlled by that organization or individual, or are jointly subject to the same control;

d) An individual and their biological parents, adoptive parents, father-in-law, mother-in-law, spouse, biological children, adopted children, daughter-in-law, son-in-law, biological siblings, brothers-in-law, sisters-in-law;

đ) Securities Investment Fund Management Companies and the Investment Funds or Securities Investment Companies Managed by Those Fund Management Companies;

e) A contractual relationship in which one organization or individual acts as a representative for another organization or individual;

f) Other organizations or individuals who are considered related persons as defined by the Enterprise Law”

_____, _____ 2025

Declarant's Signature and Full Name

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STATEMENT OF INFORMATION PROVING INDEPENDENCE

(For independent Board of Directors candidates for the 2025-2030 term of Thu Duc Housing Development Corporation)

- My name:
- Date of birth: Nationality:
- ID Card/Passport: Date of Issue: Place of Issue:
- Residential address:
- Contact phone number:

To complete the application dossier for the Independent Board Member position and promote transparency for Thu Duc Housing Development Corporation and its shareholders, I would like to supplement the relevant information proving independence as follows:

(Candidates mark 'X' in the box to select 'YES' or 'NO'. If selecting 'YES', please provide detailed information in the 'Detailed Content' section.).

No	Criteria for independence	YES	NO	Detailed content (Specify name, title, duration, and positions held.)
1. Independence in employee relations with Thuduc House				
1.1	Are you currently working for Thuduc House, or have you worked for Thuduc House for at least three consecutive years before?			
1.2	Are you currently receiving salary or remuneration from the Company, excluding allowances that Board of Directors members are entitled to under regulations?			
1.3	Do you have a spouse, biological father, adoptive father, biological mother, adoptive mother, biological child, adopted child, biological brother, biological sister, or biological sibling who is a member of the Board of Directors, Executive Board, Chief Accountant, or other management personnel of Thuduc House?			
1.4	Have you ever served as a member of the Board of Directors or the Supervisory Board of the Company for at least five consecutive years before (excluding cases where you were continuously appointed for two terms)?			

2. Independence in employee relations with subsidiaries of Thuduc House <i>(Companies in which Thuduc House owns at least 50% of the shares or has the direct or indirect authority to appoint the majority or all members of the Board of Directors, Director, or General Director of that company.)</i>				
2.1	Are you currently working for a subsidiary of Thuduc House, or have you worked for a subsidiary of Thuduc House for at least three consecutive years before?			
2.2	Do you have a spouse, biological father, adoptive father, biological mother, adoptive mother, biological child, adopted child, biological brother, biological sister, or biological sibling who is a member of the Board of Directors, Executive Board, Chief Accountant, or other management personnel of a subsidiary of Thuduc House?			
3. Criteria for independence in economic relations				
3.1	Do you have a spouse, biological father, adoptive father, biological mother, adoptive mother, biological child, adopted child, biological brother, biological sister, or biological sibling who is a shareholder holding at least 5% of the voting shares of Thuduc House			
3.2	Do you directly or indirectly (through a related party) own at least 1% of the total voting shares of Thuduc House?			

I hereby certify that the above declaration regarding my independence as a candidate for the Independent Board Member position is completely truthful, accurate, and complete.

In the event that I no longer meet the requirements for an independent Board of Directors member as stated in this declaration, I commit to immediately notifying the Company's Board of Directors in writing within 24 hours.

If elected as an independent Board of Directors member for the 2025-2030 term of Thu Duc Housing Development Corporation, I commit to maintaining independence throughout the term or will immediately report to the Board of Directors if independence can no longer be ensured.

..... 2025

Declarant

(Sign and clearly state full name)

No:534/2025/TDH/QC-DHDCD

Ho Chi Minh City, May 21 2025

REGULATIONS ON THE OPERATION OF THE GENERAL MEETING OF SHAREHOLDERS THU DUC HOUSING DEVELOPMENT CORPORATION

Based on:

- *The Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 ("Enterprise Law") and its guiding implementation documents;*
- *The Law on Securities No. 54/2019/QH14 dated November 26, 2019 ("Securities Law") and its guiding implementation documents;*
- *Decree No. 155/2020/ND-CP detailing the implementation of certain provisions of the Securities Law, passed on December 31, 2020;*
- *The Charter of Thu Duc Housing Development Corporation;*
- *The internal governance regulations of Thu Duc Housing Development Corporation.*

To ensure the successful organization of the 2025 Annual General Meeting of Shareholders of Thu Duc Housing Development Corporation, the Board of Directors has established the following regulations, working principles, conduct guidelines, and voting procedures for the meeting:

Article 1. Purpose

- Ensure the order, conduct principles, and voting procedures at the General Meeting of Shareholders of Thu Duc Housing Development Corporation are properly followed and successfully executed.
- The resolutions of the General Meeting of Shareholders represent the unified will of the General Meeting, meet the expectations and rights of shareholders, and comply with legal regulations.

Article 2. Subjects and Scope

- **Applicable Subjects:** All shareholders, representatives (authorized persons) of shareholders who hold shares of Thu Duc Housing Development Corporation, and guests attending the General Meeting of Shareholders of Thu Duc Housing Development Corporation must comply with the provisions of this Regulation, the Company's Charter, and the applicable legal regulations
- **Scope of Application:** This regulation is used for organizing the General Meeting of Shareholders of Thu Duc Housing Development Corporation

Article 3. Definition of Terms/Abbreviations

- Company : Thu Duc Housing Development Corporation
- BOD : Board of Directors
- GMS : General Meeting of Shareholders
- Delegate : Shareholder, representative (authorized person)



Article 4. Conditions for Holding the General Meeting of Shareholders

- The General Meeting of Shareholders shall be conducted when the number of attending delegates represents more than 50% (fifty percent) of the total voting shares¹.
- In the event that the first meeting does not meet the required conditions for proceeding as stipulated in Clause 2, Article 19 of the Company Charter, a second meeting invitation shall be sent within 30 days from the scheduled date of the second meeting. The second General Meeting of Shareholders shall be conducted when the number of attending delegates represents more than 33% (thirty-three percent) of the total voting shares².

Article 5. Delegates Participating in the General Meeting of Shareholders

- All shareholders of the Company, as listed by the Vietnam Securities Depository – Ho Chi Minh City Branch as of May 19, 2025, have the right to attend or authorize their representatives to participate.

Article 6. Guests at the General Meeting

- Guests include company management positions, invited guests, and members of the Organizing Committee who are not shareholders of the Company but are invited to attend the General Meeting.
- Guests do not participate in speaking at the General Meeting unless invited by the Chairperson or have pre-registered with the Organizing Committee and received approval from the Chairperson.

Article 7. Chairperson and Presidium

- The Presidium consists of three members, including one Chairperson and two members.
- According to Clause 2, Article 20 of the Company's Charter, which regulates the procedures for conducting meetings and voting at the General Meeting of Shareholders, Mr. Tran Thanh Vinh—Chairman of the Board of Directors—exercises the right to chair the General Meeting of Shareholders convened by the Board of Directors. During the General Meeting, the Board of Directors will nominate and introduce additional personnel to join the Presidium, subject to approval by the General Meeting of Shareholders.
- Responsibilities of the Presidium:
 - Conducting the meeting in accordance with the approved agenda, rules, and regulations adopted by the General Meeting
 - Assigning and introducing representatives from the Board of Directors and the Audit Committee to present reports.
 - Introducing the Vote Counting Committee for approval by the General Meeting.
 - Introducing the Secretariat Committee for approval by the General Meeting.
 - Guiding discussions and voting on agenda items and related matters throughout the meeting.
 - Responding to and acknowledging issues within the approved agenda.
 - Resolving arising issues during the meeting.
 - Approving and issuing documents related to resolutions, minutes, and conclusions of the General Meeting after its completion.

¹ Clause 1, Article 19 of the Company's Charter

² Clause 2, Article 19 of the Company's Charter

- The Presidium operates under the principle of democratic centralism and makes decisions based on majority rule.

Article 8. Shareholder Eligibility Verification Committee

- The Shareholder Eligibility Verification Committee consists of one Head and one member, who are accountable to the Presidium and the General Meeting of Shareholders for their assigned duties.
- Responsibilities:
 - Verify the eligibility of shareholders or authorized representatives attending the meeting. Request that attendees present the required documents specified in the meeting invitation to cross-check the shareholder list and confirm their valid participation;
 - Report the verification results to the General Meeting of Shareholders before the meeting officially proceeds.
 - Collaborate with the Vote Counting Committee to provide guidance, support, and supervision of the voting process.

Article 9. Secretariat Committee of the General Meeting

- The Secretariat Committee consists of two members appointed by the Chairperson. They are accountable to the Presidium and the General Meeting of Shareholders and work under the direction of the Presidium.
- Responsibilities:
 - Receive and review shareholder speech registration forms and submit them to the Presidium for decision.
 - Record the minutes of the General Meeting of Shareholders accurately and comprehensively, capturing the entire proceedings and resolutions passed or noted by the shareholders.
 - Assist the Chairperson in announcing the draft meeting minutes and resolutions on matters approved at the General Meeting.
 - Perform assigned by the Presidium.

Article 10. Vote Counting Committee

- The Vote Counting Committee is introduced by the Chairperson and consists of two members: one Head and one member
- Responsibilities:
 - Guide and supervise the voting process for shareholders or authorized representatives attending the meeting.
 - Prepare vote-counting records and take responsibility before the Presidium and the General Meeting of Shareholders for their duties.
 - Accurately determine the voting results for each resolution presented at the General Meeting.
 - Report the voting results to the Secretariat Committee.
 - Review and report any violations of voting regulations or complaints regarding the voting results to the General Meeting.

Article 11. Discussions at the General Meeting

1. Principles:

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- Discussions shall only take place within the designated time frame and must be limited to topics presented in the General Meeting's agenda;

- Only delegates are allowed to participate in discussions;

- Delegates who wish to present their opinions must register their discussion topics using the following methods:

- Delegates may ask questions directly at the General Meeting under the moderation of the Presidium.
- Delegates may submit written question forms to the Secretariat Committee, which will organize and forward the questions to the Presidium.

2. Responding to Delegates' Opinions:

• Based on the questions and written question forms submitted by delegates, the Chairperson or a designated member will provide responses.

• If time constraints prevent certain questions from being answered directly during the General Meeting, the Company will provide responses through other appropriate channels.

Article 12. Voting at the General Meeting

1. Principles:

All matters included in the agenda and discussions of the General Meeting must be voted on publicly by the General Meeting of Shareholders.

2. Hình thức giờ phiếu biểu quyết:

- The voting ballots are printed, stamped, and directly distributed to shareholders attending the General Meeting. Each shareholder receives one voting ballot, which includes their shareholder ID, full name, number of owned shares, and authorized voting rights.

- Voting by raising ballots applies to the following matters

- Meeting personnel
- Meeting agenda
- Operational regulations of the General Meeting
- Regulations on nomination, candidacy, and election procedures
- Draft minutes and resolutions of the General Meeting

- Voting process:

• Shareholders or authorized representatives vote on proposals by raising their ballots to indicate their support, opposition, or neutrality.

• When voting by raising ballots, the front side of the ballot must be visible to the Presidium. The Vote Counting Committee will then record the shareholder ID and corresponding votes for approval, disapproval, or neutral stance.

3. Electronic Voting:

- Voting process:

• Delegates select one of three voting options—Approve, Disapprove, or No Opinion—for each resolution presented at the General Meeting. This selection is made via the electronic voting system.

• Delegates then confirm their vote, allowing the electronic system to record the result.

- Election voting method: Specific regulations for nominations, candidacies, and elections are outlined in the General Meeting's election procedures.

- Additional rules for electronic voting:
 - If a delegate does not complete all voting and election items in the meeting agenda, any unresolved items will be considered as unvoted by that delegate.
 - If additional matters arise outside the pre-announced agenda, delegates may vote on these new items. If they choose not to vote, their decision will be considered as not participating in the vote for those specific matters.
 - Delegates may modify their voting results but cannot cancel their vote. This includes additional voting on newly introduced matters. The electronic system records only the final voting results at the close of each voting session, as defined in the meeting's operational regulations.

4. Voting Regulations:

Each share corresponds to **one voting right**, and each delegate represents one or multiple voting rights

- As of the shareholder list closing date (May 19, 2025), the total number of shares with voting rights is 112,652,767, equivalent to 112,652,767 voting rights.
- Resolutions at the General Meeting will be approved if they receive votes from shareholders holding more than 50% of the total voting rights of all attending shareholders.
- Certain resolutions, as specified in Clause 1, Article 21 of the Company Charter, require at least 65% approval of the total voting rights of attending shareholders..

Additional Notes:

- Shareholders or authorized representatives with related interests cannot vote on contracts or transactions valued at 35% or more of the Company's total assets, based on the latest financial statement. These contracts or transactions will only be approved if shareholders representing at least 65% of the remaining voting rights vote in favor (Clause 4, Article 167, Law on Enterprises 2020).
- Shareholders or their authorized representatives owning 51% or more of the total voting shares—or their related parties—cannot vote on contracts or transactions exceeding 10% of the Company's total asset value, as recorded in the latest financial statement (Point b, Clause 3, and Clause 4, Article 167, Law on Enterprises 2020)

5. Ghi nhận kết quả biểu quyết/bầu cử

The Vote Counting Committee will verify, compile, and report the voting results for each agenda item to the Chairperson. The Chairperson will announce the final voting results before the official adjournment of the meeting

Article 13. Minutes and Resolutions of the General Meeting of Shareholders

All proceedings of the General Meeting of Shareholders must be recorded in the meeting minutes by the Secretariat Committee. The meeting minutes and resolutions must be read aloud and approved before the meeting is officially adjourned

Article 14. Implementation of the Regulations

This regulation is publicly read at the Annual General Meeting of Shareholders in 2025 and takes effect immediately upon approval by the General Meeting of Shareholders of Thu Duc Housing Development Corporation.

Shareholders, authorized representatives, and guests are responsible for complying with the provisions of this regulation, following the direction of the Presidium, and respecting the

decisions made at the meeting. In the event of a violation, the Presidium will consider appropriate actions based on the severity of the situation, in accordance with the Company Charter and the Law on Enterprises.

Recipients:

- GMS;
- BOD, Supervisory Board ;
- General Director;

ON BEHALF OF THE BOARD OF DIRECTORS



TRAN THANH VINH

**THU DUC HOUSING
DEVELOPMENT CORPORATION**

**THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

No:536 /2025/TDH/QC-DHDCD

Ho Chi Minh City, May 21, 2025

**REGULATIONS ON THE ELECTION OF BOARD OF DIRECTORS MEMBERS
AT THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS
(Term 2025-2030)**

Based on:

- *Enterprise Law No. 59/2020/QH14, issued on June 17, 2020, and its guiding documents.*
- *Securities Law No. 54/2019/QH14, issued on November 26, 2019, and its guiding documents.*
- *Charter of Thu Duc Housing Development Corporation.*
- *Internal corporate governance regulations of Thu Duc Housing Development Corporation.*

Regulations on the Election of Board of Directors Members Thu Duc Housing Development Corporation (hereinafter referred to as the "Regulations") At the 2025 Annual General Meeting of Shareholders

I. Explanation of Terms/Abbreviations:

- Company : Thu Duc Housing Development Corporation
- BOD : Board of Directors
- Organizing Committee : Organizing Committee of the 2025 Annual General Meeting of Shareholders
- GMS : The 2025 Annual General Meeting of Shareholders
- Delegate : Shareholder, representative (authorized person)
- List of Shareholders : The list of shareholders eligible to attend the 2025 Annual General Meeting of Shareholders, finalized on May 19, 2025, prepared by the Vietnam Securities Depository – Ho Chi Minh City Branch.

II. Subjects and Scope of application

- This regulation provides guidance on the conditions and election procedures for Board of Directors members for the 2025–2030 term of Thu Duc Housing Development Corporation.
- Shareholders, authorized representatives of shareholders, and candidates participating in the nomination and election of Board of Directors members are responsible for complying with the provisions of this regulation.

III. Principles and participants in the election:

1. Election Principles :

- Elections must comply with the law, the company's charter, and these regulations to ensure democracy and the legitimate rights of all shareholders.
- Elections are conducted publicly via online voting using the cumulative voting method at the Annual General Meeting of Shareholders. Each shareholder's total votes equal the total number of shares they own multiplied by the number of Board of Directors members to be elected. Shareholders have the right to allocate all or part of their votes to one or multiple candidates.
- Voting rights are calculated based on the number of shares owned or represented. Election results are determined based on the number of shares with voting rights held by shareholders attending the meeting.
- Each voting session allows a delegate to cast votes corresponding to the number of shares they own or represent.

- The vote counting and election committee is nominated by the meeting chairperson and approved by the Annual General Meeting of Shareholders. Members of the vote counting and election committee must not be included in the list of nominees or candidates for the Board of Directors.

2. Eligible Voters:

- Eligible voters are shareholders who own shares with voting rights or authorized representatives attending the meeting with voting rights (as per the shareholder list)

IV. Chairperson of the meeting:

The chairperson of the meeting is responsible for overseeing the election process with the following specific tasks:

- Introducing the list of nominees and candidates for the Board of Directors;
- Supervising the voting and vote-counting process;
- Addressing any election-related complaints (if any).

V. Conditions for nomination and candidacy for board of directors members:

1. Composition and Term of the Board of Directors

- Number of Board Members: 03 (three) members
- Term of the Board of Directors: 2025–2030
- Re-election: Board members can be re-elected with no limit on the number of terms.
- Board Structure:
 - At least one-third of the total Board members must be non-executive members.
 - There must be at least one independent Board member.

2. Standards and Conditions for Board of Directors Members

2.1 General Standards and Conditions for Board Members

- Must have full civil capacity and not belong to the category of individuals prohibited from establishing and managing enterprises under Clause 2, Article 17 of the Enterprise Law.
- Must be in good health and possess strong ethical qualities.
- Must have expertise and experience in business management or in the company's industry and sector, and are not necessarily required to be shareholders of the company.
- A Board member may simultaneously serve as a Board member of another company but must not hold this position in more than five companies at the same time.

2.2. General Standards and Conditions for Independent Board Members

- Must not currently be working for the company or its subsidiaries and must not have worked for the company or its subsidiaries for at least the previous three consecutive years.
- Must not be receiving a salary or remuneration from the company, except for allowances granted to Board members under regulations.
- Must not have a spouse, biological or adoptive parents, biological or adoptive children, or siblings who are major shareholders of the company or who are managers of the company or its subsidiaries.
- Must not directly or indirectly own at least 1% of the total voting shares of the company.
- Must not have previously served as a Board member or Supervisory Board member of the company for at least the past five consecutive years, except in cases where they have been continuously appointed for two consecutive terms.

3. Rights to Nominate and Apply for Board of Directors Membership

- Shareholders or groups of shareholders holding voting shares as of the shareholder record date have the right to nominate or apply for Board of Directors membership. They may also aggregate their voting rights to nominate candidates. Specifically:
- Shareholders or groups holding 10% to less than 20% of the voting shares may nominate one (01) candidate.
 - From 20% to less than 30%, they may nominate up to two (02) candidates.
 - From 30% to less than 40%, they may nominate up to three (03) candidates.

- From 40% to less than 50%, they may nominate up to four (04) candidates.
- From 50% to less than 60%, they may nominate up to five (05) candidates.
- From 60% to less than 70%, they may nominate up to six (06) candidates.
- From 70% to 80%, they may nominate up to seven (07) candidates.
- From 80% to less than 90%, they may nominate up to eight (08) candidates.
- In case the number of nominees and candidates remains insufficient, according to Clause 3, Article 25 of the Charter and Point 4, Article 47 of the Corporate Governance Regulations, the current Board of Directors may introduce additional candidates based on the following criteria:
 - Number of candidates: The remaining number required after consolidating the valid list of nominated and self-nominated candidates.
 - Approval: Candidates introduced by the Board must be approved by the majority of current Board members.
 - Qualification standards: Candidates must meet the minimum conditions and standards specified in Section 2 of Part V of these Regulations.
 - Public disclosure: The nomination procedures and list of candidates must be clearly announced and approved by the Annual General Meeting of Shareholders before the election.

4. Application Documents for Board of Directors Nomination and Candidacy

- Number of documents required: One (01) original set.
- Document list:
 - Notification of shareholder/group of shareholders nominating a candidate or an individual self-nominating for Board of Directors membership (according to the company's template).
 - Candidate's self-declared personal profile (according to the company's template).
 - Independent candidate declaration confirming compliance with independence criteria (according to the company's template).
 - Certified copies of National ID Card/Citizen ID/Passport of candidates, valid within the past six (06) months.
 - Certified copies of diplomas and professional certificates of candidates.
 - Certified copies of Citizen ID/Passport/Enterprise Registration Certificate/Other legal documents of the nominating shareholder/group of shareholders, valid within the past six (06) months.

VI. Ballot:

- The election ballot ("Ballot") is an online voting ballot.
- In cases where shareholders vote by entering numbers: An invalid ballot is one where the total number of votes cast for candidates exceeds the total number of votes allowed for that shareholder, calculated at the time of vote counting. Invalid ballots will not be counted in the election results.

VII. Conducting the Election and Determining the Results:

1. Voting and Vote Counting:

- Based on the nomination dossiers submitted by shareholders, shareholder groups, and accompanying documents of candidates, the organizing committee will compile a list of candidates who meet the eligibility criteria for election to the Board of Directors. The list of candidates will be arranged in alphabetical order by name, with full names printed on the ballot.
- How to fill out the ballot:
 - Delegates may vote for up to the maximum number of candidates corresponding to the number of board members being elected.
 - If a delegate chooses to allocate all votes to one candidate or distribute them equally among multiple candidates, they must check the "Equal vote distribution" box for the respective candidates.
 - If a delegate allocates different numbers of votes to each candidate, they must indicate the specific number of votes in the "Number of votes" section for the respective candidates.

Notes:

- In case of errors, shareholders may change their voting results (but cannot cancel them), including supplemental votes on issues arising beyond the official agenda of the General Meeting.
- The online system will record the final voting results at the official closing time of each electronic voting session as prescribed in the meeting's working regulations.
- Once voting concludes, the system will automatically record the vote-counting completion.
- The vote-counting and election committee is responsible for preparing the vote-counting record, announcing the results, and assisting the chairperson in resolving any shareholder complaints or concerns (if any).
- For sensitive matters or upon shareholder request, the company must appoint an independent organization to conduct vote collection and counting.

2. Principles for Selecting Elected Candidates:

- The elected candidates will be determined as the top three candidates receiving the highest number of votes, starting from the candidate with the most votes until the required number of board members is fulfilled.
- If there are two or more candidates receiving the same number of votes for the final available seat, a re-election will be conducted among those candidates.
- If the first election round does not result in a sufficient number of board members, additional voting rounds will be held until the necessary number of board members is elected.

VIII. Effective date and implementation:

This regulation takes effect immediately upon approval by the Annual General Meeting of Shareholders and will expire upon the conclusion of the 2025 Annual General Meeting of Shareholders

ON BEHALF OF THE BOARD OF DIRECTORS

- Recipients:
- GMS;
- BOD, Supervisory Board ;
- General Director;



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