



SOCIALIST REPUBLIC OF VIETNAM
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HOC MON
HOC MON **MINUTES**
OF THE EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS 2026
HOCMON TRADE JOINT STOCK COMPANY

I. GENERAL COMPANY INFORMATION:

- Company Name: HocMon Trade Joint Stock Company.
- Head Office Address: 25 Ba Trieu Street, Quarter 1, Hoc Mon Commune, Ho Chi Minh City
- Business Registration Certificate & Tax Code No. 0302481483, first issued on December 31st, 2001; 12nd amendment on August 16th, 2022.
- Stock Code: HTC

II. TIME AND VENUE:

- Time: Starting at 09:00 AM, January 6th, 2026
- Venue: 25 Ba Trieu Street, Quarter 1, Hoc Mon Commune, Ho Chi Minh City

III. PARTICIPANTS:

Attending the Extraordinary General Meeting of Shareholders 2026 (hereinafter referred to as the “Meeting”) of HocMon Trade Joint Stock Company were **23** shareholders and authorized representatives, holding and representing **15,389,759** voting shares, accounting for **93.27%** of the total number of voting shares of the Company.

IV. MEETING CONTENT:

1. Report on the procedures ensuring the eligibility to convene the General Meeting:

- After verifying the statutory conditions, Mr. Le Van Teo, Head of the Supervisory Board, on behalf of the Shareholder Qualification Verification Committee, reported the results of the verification of shareholder eligibility:
 - a) Total number of shares issued in accordance with the Charter: 16,499,993 common shares.
 - b) Total number of shareholders invited to attend the General Meeting of Shareholders: 201 shareholders, holding 16,499,993 shares, representing 100.00% of the total number of voting shares of the Company.
 - c) All shareholders present were fully eligible to attend the General Meeting of Shareholders. All shareholder representatives were duly authorized in writing with legally valid powers of attorney.
 - d) The shareholders and authorized representatives attending the General Meeting of Shareholders were present in person, representing 15,389,759 voting shares, accounting for 93.27% of the total number of voting shares of the Company.

Thus, pursuant to the Law on Enterprises and the Company Charter:

- The 2026 Extraordinary General Meeting of Shareholders of HocMon Trade Joint Stock Company met all legal conditions to proceed.
- Attending shareholders exercised their voting rights based on share ownership and authorized representation. Voting and election procedures adhered to the Company Charter and applicable Enterprise Law.



2. Announcing the list of Chairpersons and Secretaries of the Meeting:

The Organizing Committee introduced the list of the Presidium with specific personnel as follows:

- Mr. Nguyen Tran Trong Nghia - Chairman of the Board of Directors - Chairperson of the Meeting.
- Mr. Le Van My - Vice Chairman of the Board of Directors.
- Mr. Nguyen Huu Phuc – Secretary of the Meeting.

Voting results:

- Approve	:	15,389,759	votes, accounting for	100	%
- Disapprove	:	0	votes, accounting for	0	%
- Abstain	:	0	votes, accounting for	0	%

3. Approval of the Working Regulations of the General Meeting:

- Mr. To Van Liem, on behalf of the Presidium, presented and announced the full text of the draft Working Regulations of the General Meeting (*attached*).

Voting results:

- Approve	:	15,389,759	votes, accounting for	100	%
- Disapprove	:	0	votes, accounting for	0	%
- Abstain	:	0	votes, accounting for	0	%

4. Approval of the Agenda of the General Meeting:

1. Approval of Proposal No. 198/2025/TTr-HTC dated Dec 3rd, 2025, submitted by the General Director, regarding the approval in principle of the capital utilization plan to implement the investment preparation phase of the Ba Diem Residential Project. (*Attached: Pre-feasibility Study Report for the Ba Diem Residential Project prepared by Dai Nguyen Co., Ltd*).
2. Approval of Proposal No. 07/2025/TTr-HĐQT dated Dec 4th, 2025, submitted by the Chairman of the Board of Directors, regarding changes in the composition of the Board of Directors. Accordingly, the General Meeting of Shareholders approved the dismissal of two members and the nomination of two additional individuals to the Board of Directors of HocMon Trade Joint Stock Company for the remainder of the 2022–2027 term.
3. Approval of the Summary Profiles of the Candidates for the Board of Directors.
4. The General Meeting of Shareholders conducted the election of additional members to the Board of Directors.
5. Discussion on the agenda items of the General Meeting; Shareholders' proposals and voting.
6. Approval of the Resolutions of the General Meeting.
7. Approval of the Minutes of the General Meeting.

Voting results:

- Approve	:	15,389,759	votes, accounting for	100	%
- Disapprove	:	0	votes, accounting for	0	%
- Abstain	:	0	votes, accounting for	0	%

5. Approval of the Election Regulations of the General Meeting

Mr. To Van Liem, on behalf of the Presidium, presented and approved the Election Regulations of the General Meeting. (attached)

Voting results:

- Approve	:	15,389,759	votes, accounting for	100	%
- Disapprove	:	0	votes, accounting for	0	%
- Abstain	:	0	votes, accounting for	0	%

6. Approval of the List of the Election and Vote Counting Committee of the General Meeting.

Mr. To Van Liem, on behalf of the Presidium, presented and announced the list of the Election and Vote Counting Committee of the General Meeting, consisting of 03 (three) members as follows:

1. Mr. Pham Minh Son – Head of the Committee
2. Mr. Nguyen Minh Tam
3. Ms. Tran Ngoc Minh

Voting results:

- Approve	:	15,389,759	votes, accounting for	100	%
- Disapprove	:	0	votes, accounting for	0	%
- Abstain	:	0	votes, accounting for	0	%

7. General Meeting Discussion.

After listening to the above reports and proposals, the General Meeting of Shareholders held a direct discussion in the hall.

The representative of the presiding committee provided feedback and gave satisfactory explanations. No new issues arose that would alter the content of the Reports and Proposals presented at the General Meeting.

Mr. Le Van Teo reported on the second verification of shareholder eligibility before the General Meeting of Shareholders proceeded to vote on the agenda items of the meeting.

8. Approval of Proposal No. 198/2025/TTr-HTC dated Dec 3rd, 2025

Mr. Kieu Cong Tam – Member of the Board of Directors, on behalf of the Presidium, presented Proposal No. 198/2025/TTr-HTC dated December 3rd, 2025, submitted by the

General Director, regarding the approval in principle of the capital utilization plan for the implementation of the initial investment phase of the Ba Diem Residential Project.

(Attached: *Pre-feasibility Study Report for the Ba Diem Residential Project prepared by Dai Nguyen Co., Ltd.*).

Voting results:

- Approve : 11,399,079/15,389,759 votes, accounting for 74.07 %
- Disapprove : 3,990,680/15,389,759 votes, accounting for 25.93 %
- (as the votes cast by the shareholder representatives attending the Meeting with ID numbers: 211 and 213)
- Abstain : 0 votes, accounting for 0 %

9. Approval of Proposal No. 07/2025/TTr-HĐQT dated December 4th, 2025, submitted by the Chairman of the Board of Directors, regarding the change in personnel of the members of the Board of Directors

Mr. Nguyen Tran Trong Nghia, on behalf of the Presidium, presented Proposal No. 07/2025/TTr-HĐQT dated December 4th, 2025, submitted by the Chairman of the Board of Directors, regarding changes in the personnel of the Board of Directors. The proposal includes the dismissal of two current members and the election of two additional individuals to the Board of Directors of HocMon Trade Joint Stock Company for the remainder of the 2022–2027 term.

(Attached: *Official Letter No. 320/TCT-NS dated December 2nd, 2025, from the General Director of BenThanh Group; resignation letters of Mr. Nguyen Tran Trong Nghia and Mr. Pham Hoang Liem; nomination letters for Mr. Pham Hoang Nam and Mr. Phan Quang Dan to be elected as additional members of the Board of Directors for the 2022–2027 term; and summarized resumes of the nominees*).

Voting results:

- Approve : 15,389,759/15,389,759 votes, accounting for 100 %
- Disapprove : 0 votes, accounting for 0 %
- Abstain : 0 votes, accounting for 0 %

10. Election Results for Additional Members of the Board of Directors for the Remaining Term of 2022–2027

Number of ballots issued: 23 ballots, representing 30,779,518 shares, equivalent to 200% of the total number of voting shares of the Company.

Number of ballots collected: 23 ballots, representing 30,779,518 shares, equivalent to 200% of the total number of voting shares of the Company, with no invalid ballots.

Vote Counting Results:

1. Mr. Pham Hoang Nam – number of votes received: 15,443,518 shares, accounting for 100.35% of the total number of voting shares present in person at the General Meeting.
2. Mr. Phan Quang Dan – number of votes received: 15,335,689 shares, accounting for 99.65% of the total number of voting shares present in person at the General Meeting.

Accordingly, pursuant to the Charter and the election regulations, the following individuals have been duly elected as members of the Board of Directors of HocMon Trade Joint Stock Company for the remaining term of 2022–2027.

1. Mr. Pham Hoang Nam
2. Mr. Phan Quang Dan

The Board of Directors also convened a meeting to elect a new Chairman of the Board of Directors to replace Mr. Nguyen Tran Trong Nghia for the remainder of the 2022–2027 term. Result: Mr. Kieu Cong Tam was elected as Chairman of the Board of Directors.

11. Approval of the Resolution of the Extraordinary General Meeting of Shareholders 2026 of HocMon Trade Joint Stock Company.

After the General Meeting of Shareholders completed the voting on all of the aforementioned matters, Mr. Nguyen Tran Trong Nghia – on behalf of the Presidium – presented and formally announced before the General Meeting the full text of the Resolution of the Extraordinary General Meeting of Shareholders 2026.

a) **Regarding the investment matter:** The General Meeting of Shareholders unanimously approved, in principle, that HocMon Trade Joint Stock Company shall utilize a capital amount of VND 300,000,000,000 (Three hundred billion Vietnamese dong), sourced from both equity and commercial loans, to invest in the acquisition and transfer of a land lot with a total area of 57,425 square meters for project development. The General Meeting assigned the Executive Board to: Identify and select suitable partners (if applicable); Prepare the capital sources necessary for project implementation; Carry out subsequent procedures in compliance with the legal regulations on investment, construction, and real estate business; Ensure full legal documentation and transparency of the project, in accordance with the guidance of the Department of Finance as outlined in Official Letter No. 7664/STC-KTĐN dated June 25th, 2025; The General Meeting of Shareholders also unanimously authorized the Executive Board to select the appropriate investment plan and method in compliance with applicable laws.

Voting results:

- Approve	:	11,399,079/15,389,759 votes, accounting for	74.07 %
- Disapprove	:	3,990,680 votes, accounting for	25.93 %
- Abstain	:	0 votes, accounting for	0 %

b) **Regarding personnel matters:** The General Meeting of Shareholders unanimously approved the dismissal of Mr. Nguyen Tran Trong Nghia and Mr. Pham Hoang Liem from their positions as members of the Board of Directors, pursuant to their resignation letters dated December 4th, 2025. Reason: Based on the personnel restructuring and reallocation needs of BenThanh Group. The General Meeting also acknowledged and approved the election results appointing Mr. Pham Hoang Nam and Mr. Phan Quang Dan as additional members of the Board of Directors for the remainder of the 2022–2027 term.

Voting results:

- Approve	:	15,389,759/15,389,759 votes, accounting for	100 %
- Disapprove	:	0 votes, accounting for	0 %
- Abstain	:	0 votes, accounting for	0 %



Approval of the Minutes of the Extraordinary General Meeting of Shareholders 2026 of HocMon Trade Joint Stock Company

Mr. Nguyen Huu Phuc, Secretary of the General Meeting, presented and formally announced before the General Meeting the full text of the Minutes of the Extraordinary General Meeting of Shareholders 2026, with contents as recorded above.

Voting results:

- Approve	:	15,389,759/15,389,759	votes, accounting for	100	%
- Disapprove	:	0	votes, accounting for	0	%
- Abstain	:	0	votes, accounting for	0	%

12. Closing of the Meeting

At 11:30 AM. on the same day, Mr. Nguyen Tran Trong Nghia, Chairperson of the Meeting, officially declared the closing of the Extraordinary General Meeting of Shareholders 2026 of HocMon Trade Joint Stock Company.

This Minutes consists of 06 (six) pages and is made in 08 (eight) copies of equal legal validity, duly signed and certified by the Chairperson and the Secretary of the General Meeting as follows.

SECRETARY

(Signed)

Nguyen Huu Phuc

ON BEHALF OF THE EXTRAORDINARY
GENERAL MEETING OF SHAREHOLDERS 2026
ON BEHALF OF THE CHAIRPERSON
OF THE MEETING

(Signed)

Nguyen Tran Trong Nghia

(Signed)

Le Van My