

**CÔNG TY CP PHÁT TRIỂN
NHÀ THỦ ĐỨC**
**THUDUC HOUSING
DEVELOPMENT CORPORATION**

Số: 860 /CBTT-TDH
No: 860 /CBTT-TDH

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc

TP. Hồ Chí Minh, ngày 24 tháng 04 năm 2026

HCMC, April 24, 2026

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 Bình Trưng, TP.HCM
157 Song Hanh Street, Quarter 5, Binh Trung Ward, Ho Chi Minh City
- Email: tdh@thuduchouse.com
- Website: www.thuduchouse.vn

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

Công ty Cổ Phần Phát Triển Nhà Thủ Đức công bố Biên bản họp Đại hội đồng cổ đông số 358/2026/TDH/BB-HĐQT và Nghị quyết Đại hội đồng cổ đông số 359/2026/TDH/NQ-HĐQT ngày 24/04/2026.

Thuduc Housing Development Corporation announces the Minutes of the General Meeting of Shareholders No. 358/2026/TDH/BB-HĐQT and the Resolution of the General Meeting of Shareholders No. 359/2026/TDH/NQ-HĐQT dated April 24, 2026.

3. Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 24/04/2026 tại đường dẫn <http://thuduchouse.vn>

This information was published on the company's website on April 24, 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.

Đính kèm/ *Attachment*:

- BB số 358/2026/TDH/BB-DHDCD
- NQ số 359/2025/TDH/NQ-DHDCD

Đại diện tổ chức/ Organization representativ
Người UQ CBTT/ *Authorized information disclosure officer*



Lê Ngọc Xuân

MINUTES OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

A. BUSINESS INFORMATION

1. Company Name : **THU DUC HOUSING DEVELOPMENT CORPORATION**
2. Head Office Address : 57 Song Hanh, Quarter 5, Binh Trung Ward, Ho Chi Minh City
3. Business Registration : 0302346036
Number
4. Business Registration : 0302346036, issued by Ho Chi Minh City Department of
Certificate Finance on June 15, 2001, with the 31st amendment registered
on 18 September 2026
5. Stock Code : TDH
6. Phone Number : 0705676264

B. TIME, VENUE, AND MEETING FORMAT

1. Time

- Start : 09:00 AM, Friday, April 24, 2026
- End : 11:30 AM, Friday, April 24, 2026

2. Meeting Venue

- White Palace Hall B1, 588 Pham Van Dong, Hiep Binh Ward, Ho Chi Minh City, Viet Nam

3. Meeting Format

- Type of Meeting: In-person
- Voting Method: Direct voting by raising voting cards and online electronic voting.

C. PARTICIPANTS

1. Meeting Chairperson

- Mr. Tran Thanh Vinh – Chairman of the Board of Directors – Presiding Officer

2. Board of Directors and Executive Management

- Ms. Tran Thi Lien – Member of the Board of Directors – Chief Executive Officer
- Mr. Vu Hai Quan – Independent Member of the Board of Directors

3. Shareholders

- Includes shareholders and authorized representatives who are attending the Annual General Meeting of Shareholders (AGM) as per the registered shareholder list before the meeting commencement.

4. Representatives of Subsidiaries and Affiliated Companies

5. Company Officers and Employees



6. Guests

- Mr. Cristina Calimbas – Deputy General Director, Ernst & Young Vietnam LLC
- Mr. Nguyen Thanh Phat – Audit Team Leader

D. MEETING PROCEEDINGS

I. MEETING OPENING

1. Statement of Purpose

- The organizing committee announces the purpose of the meeting, introduces the delegates, and lists the participants.

2. Report on Shareholder Eligibility Verification

- The meeting chairperson appoints the Shareholder Eligibility Verification Committee, consisting of:

No	Name	Position
1	Ms. Pham Thi Thu Thao	Head of the Committee
2	Mr. Dang Quoc Thai	Member
3	Mr. Truong Cong Tuan	Member
4	Mr. Nguyen Trong Quang	Member

- Ms. Pham Thi Thu Thao, Head of the Shareholder Eligibility Verification Committee, presents the Shareholder Eligibility Report for the 2026 Annual General Meeting of Shareholders (AGM) as follows:

+ Total shareholders invited based on the final registration date (March 20, 2026) recorded by the Vietnam Securities Depository and Clearing Corporation – Ho Chi Minh City Branch: 5,127 shareholders, holding 112,652,767 voting shares.

- + As of 09:00 AM on April 24, 2026, the number of shareholders attending the meeting is 71 shareholders :

- In-person attendees: 37 shareholders
- Authorized representatives: 74 shareholders

+ Total shares represented: 63,452,006 shares, corresponding to 63,452,006 voting ballots, accounting for 56.33% of the total voting shares of Thu Duc Housing Development Corporation ("Company").

- According to the Enterprise Law and the Company Charter, the AGM can proceed if shareholders (either in-person or via proxy) represent more than 50% of the total voting shares. Thus, the 2026 AGM meets the required conditions to proceed.

3. Composition of the Chairing Panel

- Based on the Company Charter, Mr. Tran Thanh Vinh – Chairman of the Board of Directors serves as the Presiding Officer.
- The Chairperson nominates the following Board Members to join the Chairing Panel:

No.	Full name	Position
1	Ms. Tran Thi Lien	Board Member
2	Mr. Vu Hai Quan	Independent Board Member

The AGM votes to approve the composition of the Chairing Panel, with the following results:

- Voting method: Direct voting by raising voting cards.
- Total votes participating in the resolution: 63,452,006 votes.

Voting results :

Votes in favor	:	63,452,006 votes	accounting for 100 %
Votes against	:	0 votes	accounting for 0 %
Abstentions	:	0 votes	accounting for 0%
Conclusion	:	Approved	

4. Composition of the Vote Counting Committee

The Chairperson has nominated the following members to participate in the Vote Counting and Election Committee

No.	Full name	Position
1	Mr. Dang Quoc Thai	Head of the Committee
2	Ms. Pham Thi Thu Thao	Member
3	Mr. Truong Cong Tuan	Member
4	Mr. Nguyen Trong Quang	Member

The AGM votes to approve the Vote Counting and Election Committee, with the following results:

- Voting method: Direct voting by raising voting cards.
- Total votes participating in the resolution: 63,452,006 votes.

Voting results :

Votes in favor	:	63,452,006 votes	accounting for 100 %
Votes against	:	0 votes	accounting for 0 %
Abstentions	:	0 votes	accounting for 0%
Conclusion	:	Approved	

5. Composition of the Secretariat

The Chairperson has appointed the following members to the Secretariat:

No.	Full name	Position
1	Ms. Le Ngoc Xuan	Head of the Committee
2	Ms. Do Thi Quyen	Member

6. Approval of the Working Regulations at the 2026 Annual General Meeting of Shareholders

Ms. Le Ngoc Xuan, Head of the Secretariat, presented the Working Regulations for the 2025 Annual General Meeting of Shareholders (AGM).

The AGM voted to approve the Working Regulations, with the following voting results:

- Voting method: Direct voting by raising voting cards.
- Total votes participating in the resolution: 63,452,006 votes.

Voting results :

Votes in favor	:	63,452,006 votes	accounting for 100 %
Votes against	:	0 votes	accounting for 0 %
Abstentions	:	0 votes	accounting for 0%
Conclusion	:	Approved	

7. Approval of the Meeting Agenda

Under the assignment of the Chairing Panel, Ms. Le Ngoc Xuan – Head of the Secretariat presented and sought approval from the Annual General Meeting of Shareholders (AGM) for the meeting agenda, which includes the following key sections:

Part 1	Meeting Opening
	Statement of Purpose
	Shareholder Eligibility Verification Report
	Approval of the Chairing Panel, Vote Counting and Election Committee Appointment of the Secretariat
	Approval of the Working Regulations Approval of the Meeting Agenda
Part 2	Meeting Content
	The Chairing Panel presented reports and proposals, including: <ul style="list-style-type: none"> - Report on the Company's 2025 Business Performance and 2026 Business Plan by the Executive Board - Report on Corporate Governance and 2025 Performance, along with the 2026 Plan by the Board of Directors - Report on the 2025 Activities of the Audit Committee - Report on the 2025 Activities of the Independent member of the board of directors. - Proposals for AGM approval
Part 3	Discussion
Part 4	Voting
	Update on Shareholder Eligibility Verification

	Voting
	Voting Results
Part 5	Approval of the AGM Minutes and Resolutions
Part 6	Meeting Closure

The AGM voted to approve the Meeting Agenda, with the following voting results:

- Voting method: Direct voting by raising voting cards.
- Total votes participating in the resolution: 63,452,006 votes.

Voting results :

Votes in favor	:	63,452,006 votes	accounting for 100 %
Votes against	:	0 votes	accounting for 0 %
Abstentions	:	0 votes	accounting for 0%
Conclusion	:	Approved	

Note: The voting ratios recorded in these Minutes are calculated based on the total number of voting shares held by Shareholders and/or Authorized Representatives attending the 2026 Annual General Meeting of Shareholders (AGM).

II. MEETING CONTENT

II.1. Reports from the Chairing Panel on the Activities of the Board of Directors, Executive Board, and Audit Committee

1. Ms. Tran Thi Lien – Chief Executive Officer presented the Company’s 2025 Business Performance Report and 2026 Business Plan on behalf of the Executive Board.
2. Ms. Le Ngoc Xuan – Head of the Secretariat, under the authorization of Mr. Tran Thanh Vinh – Chairman of the Board of Directors, delivered the Report on Corporate Governance and the performance of the Board of Directors in 2025, as well as the operational plan for 2026.
3. Mr. Vu Hai Quan – Chairman of the Audit Committee, presented the 2025 Audit Committee Activity Report on behalf of the Audit Committee, as well as the report on the activities of the Independent Member of the Board of Directors.

II.2. Proposals Submitted for AGM Approval

Based on the 2026 AGM meeting materials sent to shareholders and disclosed in accordance with regulations, Ms. Tran Thi Lien, representing the Chairing Panel, summarized and submitted the following proposals for approval:

1. 2025 Business Performance Report and 2025 Business Plan, as per the Executive Board’s Report No. 267/2026/TDH/BC-TGD dated April 1, 2026.
2. 2025 Audited Financial Statements (Separate and Consolidated), as per the Board of Directors’ Proposal No. 271/2026/TDH/TT-DHDCD dated April 1, 2026.
3. 2025 Corporate Governance and Performance Report, along with the 2026 Plan, as per the Board of Directors’ Report No. 266/2026/TDH/BC-HDQT dated April 1, 2026.
4. 2025 Audit Committee Activity Report, as per the Audit Committee’s Report No. 268/2026/TDH/BC-UBKT dated April 1, 2026.

5. 2025 Independent Member of the Board of Directors Report, as per the Independent Member of the Board of Directors's Report No. 269/2026/TDH/BC-TVDL dated April 1, 2026
6. 2025 Profit Distribution and Dividend Payment Plan, as per the Board of Directors' Proposal No. 272/2026/TDH/TT-DHDCD dated April 1, 2026.
7. 2025 Board of Directors and Audit Committee Remuneration, along with the 2026 Remuneration Plan, as per the Board of Directors' Proposal No. 273/2026/TDH/TT-DHDCD dated April 1, 2026.
8. 2026 Business Plan, as per the Board of Directors' Proposal No. 274/2026/TDH/TT-DHDCD dated April 1, 2026.
9. 2026 Profit Distribution Plan, as per the Board of Directors' Proposal No. 275/2026/TDH/TT-DHDCD dated April 1, 2026.
10. Authorization for the Board of Directors to Decide on the Handling of reward Fund surpluses from Previous Years, as per the Board of Directors' Proposal No. 276/2026/TDH/TT-DHDCD dated April 1, 2026.
11. Updating the registered address of the head office in accordance with the administrative boundary merger policy, as stipulated in the Company's Charter, as per the Board of Directors' Proposal No. 277/2025/TDH/TT-DHDCD dated April 1, 2026.

III. DISCUSSION

Mr. Tran Thanh Vinh – Chairman of the Board of Directors – Presiding Officer led the discussion and addressed shareholder inquiries during the meeting.

The Chairperson invited shareholders to contribute opinions on matters presented at the AGM, as well as other topics related to the Company's operations. To ensure sufficient time for voting, the Chairperson proposed that the Chairing Panel review and respond to shareholder inquiries related to agenda items and elections during the meeting. Any additional shareholder questions would be compiled by the Secretariat and forwarded to the Chairing Panel, with responses provided via email.

The list of shareholder questions and responses from the Chairing Panel during the meeting is attached as Appendix 01 to these minutes.

IV. VOTING

1. Update on Shareholder Eligibility Verification

Ms. Pham Thu Thao - Head of the Shareholder Eligibility Verification Committee reported an update on the number of shareholders attending the meeting as of 10:00 AM on April 24, 2026, totaling 80 shareholders, including:

- In-person attendees: 46 shareholders
- Authorized representatives: 34 shareholders

Representing 65,033,109 shares, corresponding to 65,033,109 voting ballots, accounting for 57.73% of the total voting shares of the Company..

2. Voting

- Mr. Dang Quoc Thai – Head of the Vote Counting Committee provided instructions on the voting process for agenda items via online electronic voting.
- The AGM proceeded with voting.

3. Voting Results

After vote counting, Mr. Dang Quoc Thai – Head of the Vote Counting Committee announced the results as follows:

3.1. Approval of Agenda Item 01: 2025 Business Performance Report and 2025 Business Plan, as per the Executive Board’s Report No. 267/2026/TDH/BC-TGD dated April 1, 2026.

- Voting method: Online electronic voting during the meeting.
- Total number of ballots issued: 46, representing 65,033,109 voting shares, accounting for 100%.
- Total number of ballots not participating in the resolution: 16, representing 108,212 votes shares, accounting for 0.17%.
- Total number of ballots participating in the resolution: 30, representing 64,924,897 votes shares, accounting for 99.83%.

Voting results :

Votes in favor	:	64,924,897 votes	accounting for 99.83 %
Votes against	:	0 votes	accounting for: 0 %
Abstentions	:	0 votes	accounting for: 0 %
Conclusion	:	Approved	

3.2. Approval of Agenda Item 02: 2025 Audited Financial Statements (Separate and Consolidated), as per the Board of Directors’ Proposal No. 271/2026/TDH/TT-DHDCD dated April 1, 2026.

- Voting method: Online electronic voting during the meeting.
- Total number of ballots issued: 46, representing 65,033,109 voting shares, accounting for 100%.
- Total number of ballots not participating in the resolution: 16, representing 108,212 votes shares, accounting for 0.17%.
- Total number of ballots participating in the resolution: 30, representing 64,924,897 votes shares, accounting for 99.83%.

Voting results :

Votes in favor	:	64,924,897 votes	accounting for 99.83 %
Votes against	:	0 votes	accounting for: 0 %
Abstentions	:	0 votes	accounting for: 0 %
Conclusion	:	Approved	

3.3. Approval of Agenda Item 03: 2025 Corporate Governance and Performance Report, along with the 2026 Plan, as per the Board of Directors’ Report No. 266/2026/TDH/BC-HDQT dated April 1, 2026

- Voting method: Online electronic voting during the meeting.
- Total number of ballots issued: 46, representing 65,033,109 voting shares, accounting for 100%.
- Total number of ballots not participating in the resolution: 16, representing 108,212 votes shares, accounting for 0.17%.
- Total number of ballots participating in the resolution: 30, representing 64,924,897 votes shares, accounting for 99.83%.

Voting results :

Votes in favor	:	58,167,468 votes	accounting for 89.44 %
Votes against	:	6,757,429 votes	accounting for: 10.39 %
Abstentions	:	0 votes	accounting for: 0 %
Conclusion	:	Approved	

3.4. Approval of Agenda Item 04: 2025 Audit Committee Activity Report, as per the Audit Committee's Report No. 268/2026/TDH/BC-UBKT dated April 1, 2026.

- Voting method: Online electronic voting during the meeting.
- Total number of ballots issued: 46, representing 65,033,109 voting shares, accounting for 100%.
- Total number of ballots not participating in the resolution: 16, representing 108,212 votes shares, accounting for 0.17%.
- Total number of ballots participating in the resolution: 30, representing 64,924,897 votes shares, accounting for 99.83%.

Voting results :

Votes in favor	:	64,924,897 votes	accounting for 99.83 %
Votes against	:	0 votes	accounting for: 0 %
Abstentions	:	0 votes	accounting for: 0 %
Conclusion	:	Approved	

3.5. Approval of Agenda Item 05: 2025 Independent Member of the Board of Directors Report, as per the Independent Member of the Board of Directors's Report No. 269/2026/TDH/BC-TVDL dated April 1, 2026.

- Voting method: Online electronic voting during the meeting.
- Total number of ballots issued: 46, representing 65,033,109 voting shares, accounting for 100%.
- Total number of ballots not participating in the resolution: 16, representing 108,212 votes shares, accounting for 0.17%.
- Total number of ballots participating in the resolution: 30, representing 64,924,897 votes shares, accounting for 99.83%.

Voting results :

Votes in favor	:	64,924,897 votes	accounting for 99.83 %
Votes against	:	0 votes	accounting for: 0 %
Abstentions	:	0 votes	accounting for: 0 %
Conclusion	:	Approved	

3.6. Approval of Agenda Item 06: 2025 Profit Distribution and Dividend Payment Plan, as per the Board of Directors' Proposal No. 272/2026/TDH/TT-DHDCD dated April 1, 2026

- Voting method: Online electronic voting during the meeting.
- Total number of ballots issued: 46, representing 65,033,109 voting shares, accounting for 100%.
- Total number of ballots not participating in the resolution: 16, representing 108,212 votes shares, accounting for 0.17%.
- Total number of ballots participating in the resolution: 30, representing 64,924,897 votes shares, accounting for 99.83%.

Voting results :

Votes in favor	:	64,924,897 votes	accounting for 99.83 %
Votes against	:	0 votes	accounting for: 0 %
Abstentions	:	0 votes	accounting for: 0 %
Conclusion	:	Approved	

3.7. Approval of Agenda Item 07: 2025 Board of Directors and Audit Committee Remuneration, along with the 2026 Remuneration Plan, as per the Board of Directors' Proposal No. 273/2026/TDH/TT-DHDCD dated April 1, 2026

- Voting method: Online electronic voting during the meeting.
- Total number of ballots issued: 46, representing 65,033,109 voting shares, accounting for 100%.
- Total number of ballots not participating in the resolution: 16, representing 108,212 votes shares, accounting for 0.17%.
- Total number of ballots participating in the resolution: 30, representing 64,924,897 votes shares, accounting for 99.83%.

Voting results :

Votes in favor	:	58,167,468 votes	accounting for 89.44 %
Votes against	:	6,757,429 votes	accounting for: 10.39 %
Abstentions	:	0 votes	accounting for: 0 %
Conclusion	:	Approved	

3.8. Approval of Agenda Item 08: 2026 Business Plan, as per the Board of Directors' Proposal No. 274/2026/TDH/TT-DHDCD dated April 1, 2026.

- Voting method: Online electronic voting during the meeting.
- Total number of ballots issued: 46, representing 65,033,109 voting shares, accounting for 100%.
- Total number of ballots not participating in the resolution: 16, representing 108,212 votes shares, accounting for 0.17%.
- Total number of ballots participating in the resolution: 30, representing 64,924,897 votes shares, accounting for 99.83%.

Voting results :

Votes in favor	:	64,924,897 votes	accounting for 99.83 %
Votes against	:	0 votes	accounting for: 0 %
Abstentions	:	0 votes	accounting for: 0 %
Conclusion	:	Approved	

3.9. Approval of Agenda Item 09: 2026 Profit Distribution Plan, as per the Board of Directors' Proposal No. 275/2026/TDH/TT-DHDCD dated April 1, 2026

- Voting method: Online electronic voting during the meeting.
- Total number of ballots issued: 46, representing 65,033,109 voting shares, accounting for 100%.
- Total number of ballots not participating in the resolution: 16, representing 108,212 votes shares, accounting for 0.17%.
- Total number of ballots participating in the resolution: 30, representing 64,924,897 votes shares, accounting for 99.83%.

Voting results :

Votes in favor	:	58,167,468 votes	accounting for 89.44 %
Votes against	:	0 votes	accounting for: 0 %
Abstentions	:	6,757,429 votes	accounting for 10.39 %
Conclusion	:	Approved	

3.10. Approval of Agenda Item 10: Authorization for the Board of Directors to Decide on the Handling of reward Fund surpluses from Previous Years, as per the Board of Directors' Proposal No. 276/2026/TDH/TT-DHDCD dated April 1, 2026

- Voting method: Online electronic voting during the meeting.
- Total number of ballots issued: 46, representing 65,033,109 voting shares, accounting for 100%.
- Total number of ballots not participating in the resolution: 16, representing 108,212 votes shares, accounting for 0.17%.

- Total number of ballots participating in the resolution: 30, representing 64,924,897 votes shares, accounting for 99.83%.

Voting results :

Votes in favor	:	58,167,468 votes	accounting for 89.44 %
Votes against	:	0 votes	accounting for: 0 %
Abstentions	:	6,757,429 votes	accounting for 10.39 %
Conclusion	:	Approved	

3.11. Approval of Agenda Item 11: Updating the registered address of the head office in accordance with the administrative boundary merger policy, as stipulated in the Company's Charter, as per the Board of Directors' Proposal No. 277/2025/TDH/TT-DHDCD dated April 1, 2026

- Voting method: Online electronic voting during the meeting.
- Total number of ballots issued: 46, representing 65,033,109 voting shares, accounting for 100%.
- Total number of ballots not participating in the resolution: 16, representing 108,212 votes shares, accounting for 0.17%.
- Total number of ballots participating in the resolution: 30, representing 64,924,897 votes shares, accounting for 99.83%.

Voting results :

Votes in favor	:	64,924,897 votes	accounting for 99.83 %
Votes against	:	0 votes	accounting for: 0 %
Abstentions	:	0 votes	accounting for: 0 %
Conclusion	:	Approved	

V. APPROVAL OF THE MINUTES AND RESOLUTION OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

1 Approval of the Minutes of the 2026 AGM :

- Voting method: Direct voting by raising voting cards.
- Total votes participating in the resolution: 65,033,109 votes.

Voting results :

Votes in favor	:	65,033,109 votes	accounting for 100%
Votes against	:	0 votes	accounting for 0 %
Abstentions	:	0 votes	accounting for 0 %
Conclusion	:	Approved	

2.2 Approval of the 2025 Annual General Meeting of Shareholders' Resolution

- Voting method: Direct voting by raising voting cards.
- Total votes participating in the resolution: 65,033,109 votes.

Voting results :

Votes in favor	:	65,033,109 votes	accounting for 100%
Votes against	:	0 votes	accounting for 0 %
Abstentions	:	0 votes	accounting for 0 %
Conclusion	:	Approved	

VI. CLOSING OF THE MEETING

Mr. Tran Thanh Vinh – Chairperson – delivered a speech and officially declared the closing of the 2026 Annual General Meeting of Shareholders of Thu Duc Housing Development Corporation at 11: 30 AM on the same day.

This Minutes was prepared in 04 (four) copies in Vietnamese, all having equal legal validity, and was approved by the General Meeting of Shareholders of Thu Duc Housing Development Corporation in accordance with legal regulations.

SECRETARIAT

Head of Secretariat

Member



Le Ngoc Xuan



Do Thi Quyen

ON BEHALF OF THE GENERAL
MEETING OF SHAREHOLDERS

Chairman – Chairman of the Board of Directors



TRAN THANH VINH

No: 359/2026/TDH/NQ-DHCD

HCM City, April 24th, 2026

RESOLUTION
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026
(April 24, 2026)

**To: The General Meeting of Shareholders of
Thuduc Housing Development Corporation**

Pursuant to:

- 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 Thuduc Housing Development Corporation;
- The minutes of the Annual General Meeting of Shareholders 2026 No. 358/2026/TDH/BB-AGM dated April 24, 2026 of the General Meeting of Shareholders (“AGM”).

RESOLVES

On April 24, 2026, the General Meeting of Shareholders of Thuduc Housing Development Corporation convened at White Palace Hall B1 – No. 588 Pham Van Dong Street, Hiep Binh Ward, Ho Chi Minh City, Vietnam.

After hearing reports and submissions presented by the Board of Directors and the General Director, the Annual General Meeting of Shareholders discussed and unanimously adopted the following resolutions:

Article 1. To approve the Report on the Company’s business results in 2025 and the business plan for 2026 as per the General Director’s Report No. 267/2026/TDH/BC-TGD dated April 1, 2026.

Article 2. To approve the 2025 audited financial statements (separate and consolidated), as per the Board of Directors’ Submission No. 271/2026/TDH/TT-BOD dated April 1, 2026.

Article 3. To approve the Report on governance and activities of the Board of Directors as per Report No. 266/2026/TDH/BC-HDQT dated April 1, 2026.

Article 4. To approve the 2025 Report of the Audit Committee as per Report No. 268/2026/TDH/BC-UBKT dated April 1, 2026.



Article 5. To approve the Report of the Independent Member of the Board of Directors in accordance with the 2025 Performance Report of the Independent Board Member No. 269/2026/TDH/BC-TVDL dated April 1, 2026.

Article 6. To approve the profit distribution and dividend plan for 2025 as per Submission No. 272/2026/HDQT/TT-DHCD dated April 1, 2026.

Indicator	Amount (Million VND)
Profit before tax	107,137
Corporate income tax:	
<i>Current tax</i>	0
<i>Deferred tax</i>	0
Profit after tax for distribution	0
Proposed payout ratio :	
<i>Bonus for BOD, Audit Committee 2025 (0%)</i>	
<i>Dividend for 2025 (0%)</i>	
Accumulated loss as of previous year-end	(1,054,674)
Accumulated loss as of December 31, 2025	(947,538)

Article 7. To approve remuneration for the Board of Directors and Audit Committee in 2025, and the remuneration plan for 2026 as per Submission No. 273/2026/HDQT/TT-DHCD dated April 1, 2026.

1. Remuneration paid in 2025:

No.	Item	Planned (VND)	Actual (VND)
01	Board of Directors	1,000,000,000	998,888,897
02	Audit Committee	300,000,000	200,000,000
	Total	1,300,000,000	1,198,888,897

2. Remuneration plan for 2026:

No.	Item	Planned (VND)	Note
01	Board of Directors	1,000,000,000	
02	Audit Committee	300,000,000	
	Total	1,300,000,000	

The proposed remuneration for the Board of Directors and the Audit Committee in 2026 is 1,300,000,000 VND.

Proposed authorization content: Authorize the Board of Directors to determine the remuneration levels of its members and to make payments to members of the Board of Directors and the Audit Committee.

Article 8. To approve the 2026 business plan as per Submission No. 274/2026/HDQT/TT-DHCD dated April 1, 2026.

1. Parent Company Business Plan 2026:

No.	Indicator	Actual 2025 (Million VND)	Plan 2026 (Million VND)	Plan 2026 vs. Actual 2025 (%)
1	Revenue	169,153	108,568	64.2%
2	Profit/Loss before tax	107,137	35,598	33.2%
3	Profit/Loss after tax	107,137	35,598	33.2%

2. Consolidated Business Plan 2026:

No.	Indicator	Actual 2025 (Million VND)	Plan 2026 (Million VND)	Plan 2026 vs. Actual 2025 (%)
1	Revenue	253,028	249,698	98.7%
2	Profit/Loss before tax	108,848	38,499	35.4%
3	Profit/Loss after tax	108,306	38,474	35.5%
4	Net profit (loss) after tax attributable to the parent company	108,446	38,693	34.0%

Article 9. To approve the profit distribution plan for 2026 as per Submission No. 275/2026/HDQT/TT-DHCD dated April 1, 2026.

Indicator	Amount (Million VND)
Projected Accounting Profit after Corporate Income Tax	35,598
Profit Distribution Plan for 2026	0
+ Bonus Fund (0%)	0
+ Welfare Fund (0%)	0
+ Development Investment Fund (0%)	0
+ Performance Bonus for the Executive Board exceeding business plan (0%)	0

+ Dividend for 2026 (0%)	0
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Article 10. To approve the policy authorizing the Board of Directors to decide on the plan for handling the remaining reward fund from previous years as per the Board of Directors' Proposal No. 276/2026/HDQT/TT- DHCD dated April 1, 2026:

Authorization to decide on the plan for handling the reward fund from previous years, including but not limited to:

- Reviewing and reassessing the unused reward fund at the present time;
- Determining the principles for using this fund in accordance with the current reward policy and financial regulations;
- Organizing the implementation and reporting the results at the nearest General Meeting of Shareholders.

Article 11. To approve the update of the Company's head office address in accordance with the administrative boundary merger policy, as stipulated in the Company's Charter, based on the Proposal of the Board of Directors No. 277/2026/HDQT/TT-ĐHĐCĐ dated April 01, 2026, as follows:

Article 2. Name, form, head office, branches, representative offices, operating locations and operating period of the Company

Clause 3. Registered head office of the Company:

- Address: 57 Song Hành, Ward 5, Binh Trung Ward, Ho Chi Minh City, Vietnam
- Telephone: 0705676264

Article 12. Effectiveness

1. This Resolution takes effect from the date of signing.
2. Shareholders, members of the Board of Directors, the Audit Committee, the General Director's Office, and related individuals are responsible for the implementation of this Resolution based on their respective functions and duties./.

Recipients:

- As per Article 12;
- State Securities Commission, HOSE;
- Filed at BOD Office

ON BEHALF OF THE GENERAL
MEETING OF SHAREHOLDERS

Chairman - Chairman of the Board of Directors



TRAN THANH VINH

THỦ ĐỨC



APPENDIX 01

DISCUSSION AND Q&A SESSION WITH SHAREHOLDERS

(Attached to the Minutes of the Annual General Meeting of Shareholders dated April 24, 2026)

A. REMARKS BY THE CHAIRPERSON

Before the discussion session, Mr. Tran Thanh Vinh – Chairman of the Board of Directors (BOD), Chairperson of the meeting, informed the General Meeting of Shareholders (GMS) of the following key contents:

I. 2025 Performance Report

At the 2025 Annual General Meeting of Shareholders, as the BOD for the 2025–2030 term had just assumed office, Mr. Vinh presented four focus areas for resolution. Based on these, he reported the results achieved after one year of comprehensive restructuring:

1. Resolving tax issues related to the lawsuit "Administrative Tax Decision Dispute"

- On October 29, 2025, the Company received the Appeal Judgment from the Appellate Court of the Supreme People's Court in Ho Chi Minh City and disclosed this information on the same day.
- On April 21, 2026, the Company received a Notice from the Ho Chi Minh City Tax Department regarding the implementation of the decision under the administrative appeal judgment.
- Thus, more than 06 months after the judgment took effect (September 23, 2025), the HCMC Tax Department issued the implementation notice. This was a challenging period for the Company, demonstrating the effort and perseverance of all TDH employees.
- To date, the Management will continue to implement prescribed procedures, working with tax authorities and relevant departments/agencies to lift all enforcement and freezing measures, ensuring the Company's legal rights and interests.

2. Resolving Outstanding Issues

- In 2025, the Company completed the issuance of Certificates of Land Use Rights and Ownership of Assets Attached to Land (LURCs) for residents at two projects: TDH River View and Citrine. This result has helped residents stabilize their lives while strengthening customer prestige and trust in the Company's projects.
- In the coming period, the Company will continue procedures to issue LURCs for the TDH Phuoc Long project and other landed property projects as planned.

3. Developing Existing Assets

The Company aims to focus on investing, constructing, and effectively exploiting the existing land bank through two key projects in Ho Chi Minh City, including:

- Commercial and Service Real Estate Project: A shopping mall in Phuoc Long Ward, Ho Chi Minh City.
- Residential Real Estate Project: A 10-hectare apartment complex in Hiep Binh Ward, Ho Chi Minh City.

4. Developing New Business Lines

- In 2025, the Company gradually expanded into new business sectors, including:
 - Household Goods: Operated through Thuduc House Distribution Joint Stock Company.
 - Fruit Import and Distribution: Operated through Thuduc House Food Joint Stock Company, effectively utilizing the existing cold storage system at the Thu Duc Wholesale Market.
- Despite being newly implemented, these two sectors have recorded initial positive results, creating a foundation for business diversification in the future.

5. Conclusion

- On behalf of the BOD, Mr. Tran Thanh Vinh affirmed: The four key task groups mentioned at the 2025 AGM have basically been implemented with specific results. The BOD and the Board of Management consistently follow the principle of "Action over Words," focusing on actual results rather than mere promises. This demonstrates the commitment of TDH's new leadership team to gradually restore the trust of shareholders and employees after a challenging period lasting over five years.
- The Leadership Team looks forward to the continued companionship and trust of our Valued Shareholders and all employees, providing the motivation to further enhance operational efficiency and contribute to the Company's future development.

B. THREE-YEAR DEVELOPMENT PLAN (2026 – 2028)

Mr. Tran Thanh Vinh noted that the Company has just passed an exceptionally difficult period after becoming a "victim" in a criminal case related to electronic components. In this context, the new Leadership determined: *"Extraordinary circumstances require extraordinary thinking and approaches."* For the 2026–2028 period, the Leadership has developed three core frameworks (orientations) as the foundation for the Company's recovery and development, as follows:

1. Real Estate Business

- Real estate has remained TDH's core business throughout its 30-year history of formation and development. On this basis, as freezing measures are gradually lifted, the Company is positioned to restart and refocus on its primary business sector.
- In 2025, TDH underwent a comprehensive restructuring, particularly in perfecting its organizational structure and management apparatus under a "people-centric" philosophy. The Company has attracted and integrated new personnel, including experienced managers from major real estate corporations, thereby forming a high-quality governance framework.
- After one year, the total workforce across the TDH system has increased to nearly 100 people, creating a solid foundation to deploy existing projects and stand ready for cooperation with strategic partners.

- In fact, TDH has engaged with several potential partners and received positive feedback regarding its personnel capacity and current development direction. This serves as a vital basis for establishing long-term partnerships and mutual growth in the coming time.

2. Distribution Business

- According to standard business principles, enterprises aim for a "buy for 1, sell for 1.1" model while streamlining operations and optimizing costs to increase profit. However, TDH is currently in an extraordinary situation, bearing losses of hundreds of billions of VND from the electronic components criminal case.
- In this context, the Company chose a different path: prioritizing the building of a foundation, perfecting the organization, and establishing a robust operational framework, rather than focusing solely on short-term cost-cutting.
- Moving into 2026 and subsequent years, TDH is confident in the foundation prepared in terms of experience, organization, and personnel toward a lean and professional direction.
- TDH's orientation is to focus on building a reputable distribution system to generate stable revenue and cash flow, which will proactively attract major partners. Mr. Tran Thanh Vinh assessed that the distribution sector carries lower risk while having the ability to generate steady cash flow—a crucial factor during the enterprise's recovery phase.
- The Leadership Team seeks the patience and companionship of our Valued Shareholders and all employees. This process requires time, consistency in direction, and a seamless framework to achieve the set goals step-by-step.

3. Market Opportunity-Driven Orientation

- Mr. Vinh observed that the business market always experiences "fevers" that attract many "gold miners." Instead of participating directly in that race, TDH chooses a different path: providing the "tools" and services for market participants.
- This orientation is built upon the Company's existing resources, particularly its personnel base, operational systems, and TDH's unique context in the current period. Through this, the Company expects to create stable revenue streams with better-controlled risk levels.
- Regarding this sector, Mr. Vinh stated that a specific plan and detailed framework will be developed this year or next to report to the General Meeting of Shareholders.

4. Conclusion

- These strategic frameworks play a pivotal role, allowing TDH to move cautiously yet ensure rapid implementation to avoid missing market opportunities.
- The Leadership Team holds great passion and expectation that over the next 3–5 years, TDH will gradually recover and rise again. The foundation for this goal stems from seriousness in action, determination in implementation, and especially the core element of People—a high-quality, capable workforce committed to the Company's long-term journey.

C. OVERVIEW OF TWO UPCOMING REAL ESTATE PROJECTS

1. Commercial Center Project in Phuoc Long Ward, Ho Chi Minh City

- The Company has signed a Design Consultancy Contract with a consulting firm and is currently completing legal procedures in accordance with the law. Construction is expected to commence in 2026. (Other detailed contents were presented during the meeting)

2. Commercial Residential Development Project in Hiep Binh Ward, Ho Chi Minh City

- The Company has signed a cooperation agreement with a Partner. The project is expected to be implemented under Resolution No. 171/2024/QH15 regarding pilot mechanisms to resolve project bottlenecks. Currently, the partner has demonstrated a commitment to supporting the necessary resources for TDH. This is a positive signal, creating favorable conditions for the Company to gradually restore its operations and resume development on its previously established foundations. (Other detailed contents were presented during the meeting)

D. Q&A SESSION WITH SHAREHOLDERS

Shareholder Question No. 1 (Shareholder ID: TDH4865):

1. The Board of Directors (BOD) and the General Director are requested to continue their efforts in seeking solutions to promote the Company's core business activities in accordance with actual conditions, thereby enhancing TDH's operational efficiency; striving to ensure that the Company's business activities remain profitable in 2026. Furthermore, efforts must be made to reduce TDH's accumulated losses, which currently remain substantial.
 2. The General Director is requested to develop a detailed business plan and specific solutions to ensure the Company's ability to operate as a going concern, while continuing to generate revenue streams to achieve profit in 2026 and reduce accumulated losses.
 3. The BOD is requested to continue strengthening its supervision and providing direction to the General Director and other managers in the day-to-day operations of the Company.
- Regarding the 2026 Remuneration Plan: The remuneration for the Board of Directors and the Audit Committee must be calculated specifically and reasonably, based on the actual business and production performance.
 - Regarding the 2026 Profit Distribution Plan: The General Director is requested to exert every effort to find solutions for maintaining effective business operations. Once the 2026 business results (Audited Report) are available, the BOD shall submit the 2026 profit distribution plan to the General Meeting of Shareholders (GMS) for consideration and approval.
 - Regarding the Authorization for the BOD to decide on the handling of the remaining Reward Fund from previous years: The BOD and the General Director of TDH are requested to manage and utilize TDH's reward fund in strict compliance with the Company's Charter, ensuring the rights and interests of TDH's employees.

On behalf of the Presidium, Ms. Tran Thi Lien responded as follows:

- The Company sincerely appreciates and acknowledges the valuable comments and contributions from our Shareholders.
- Regarding the business plan and specific solutions, as previously presented by the Chairman of the Board of Directors – Mr. Tran Thanh Vinh, the Company has developed three strategic business frameworks for the 2026–2028 period. Based on these, the Leadership Team has clearly identified key focus areas that are tailored to TDH's unique context and actual conditions at this stage.

- In addition, the Company is consistently striving to maintain continuous and effective production and business operations. Accordingly, the Parent Company's Financial Statements for the first quarter of 2026 recorded a profit after tax of over 8 billion VND.
- The Leadership Team looks forward to the continued trust and companionship of our Valued Shareholders in the coming time, as we work together to achieve the Company's set goals.

Shareholder Question No. 2 (Shareholder ID: TDH4865):

1. Short-term loans: By the end of 2025, the Company had two short-term loans maturing in January and March 2026. Could the Management provide further details regarding these loans and confirm whether they have been fully recovered?
2. Q1/2026 Results: Could the Management share the business performance results for the first quarter of 2026?
3. Revenue and Profit Sources: From which specific business segments will the revenue and profit for 2026 be generated?
4. Recovery Roadmap: Please share the roadmap for offsetting accumulated losses and the plan to have the Company's shares removed from the "warning" status.

On behalf of the Presidium, Ms. Tran Thi Lien responded as follows:

- The Company sincerely appreciates and acknowledges the comments and contributions from our Shareholders.
- Regarding the two short-term loans, these were provided to TDH Distribution Joint Stock Company for working capital financing. As of the current date, these loans have been fully settled.
- The Parent Company's Financial Statements for the first quarter of 2026 recorded a profit after tax of approximately 8.9 billion VND.
- As previously presented by the Chairman of the Board of Directors – Mr. Tran Thanh Vinh, the Company's revenue and profit in the coming period will primarily focus on the distribution business. Based on this orientation, TDH expects to gradually restore operations, improve business results, and have its shares removed from the "warning" status within the next 3–5 years.
- Additionally, the Company is supplementing its income through the management and operation of existing leased assets, while actively coordinating the recovery of assets related to the execution of the judgment in the electronic components criminal case to optimize resources and improve cash flow.
- Mr. Tran Thanh Vinh added:
- We look forward to our Shareholders maintaining their trust and companionship as the entire TDH team strives for recovery and growth.
- As the country enters a new development cycle, financial resources—alongside human capital and partnerships—play a vital role in enabling TDH to expand its business operations. With appropriate additional resources, the Company would be better positioned to deploy new projects. Tuy nhiên, as mentioned, TDH is still navigating the aftermath of the electronic components case, which results in certain financial constraints.
- The Company may consider the option of issuing additional shares to increase its charter capital. However, this will be researched according to an appropriate roadmap, ensuring prudence, risk control, and the protection of existing shareholders' interests.

- The Management acknowledges and appreciates the companionship of our dedicated shareholders over the years. We hope that Shareholders will continue to recognize the practical efforts of the Company's collective team, thereby strengthening trust in our future development orientation.
- Simultaneously, in the coming time, the Management will continue to conduct comprehensive evaluations and build a suitable roadmap for stock market-related matters to ensure the Company's sustainable development.

Shareholder Question No. 3 (Shareholder ID: TDH3799):

- Previously, the Ho Chi Minh City People's Committee issued a decision to assign a 10.3-hectare project in Hiep Binh Chanh (formerly a project of Hai Dang Company) to TDH. Is the Company currently continuing this project? Is this the same as the 9.9-hectare high-rise apartment project in Hiep Binh Ward mentioned earlier?
- If so, please clarify: Hai Dang Company previously sold a number of land plots to customers at this site. When deploying the project, what policies will TDH have in place for these existing customers from the former Hai Dang project? (If this is not the former 10.3-hectare project of Hai Dang Company, please disregard this question).

On behalf of the Presidium, Ms. Tran Thi Lien responded as follows:

- As previously presented by the Chairman of the Board of Directors – Mr. Tran Thanh Vinh, the Company is currently deploying a Residential Apartment Project with a scale of approximately 10 hectares in Hiep Binh Ward, Ho Chi Minh City. This project is being researched and implemented under the mechanisms prescribed in Resolution No. 171/2024/QH15 to resolve bottlenecks and accelerate implementation progress.
- Regarding related policies, the Company will fully comply with current legal regulations and the guidance of competent State authorities.

Shareholder Question No. 4 (Shareholder ID: TDH0091):

- I would like to inquire about the Company's financial investment activities, specifically regarding the investment in PPI: is there any possibility of recovery? Additionally, what is the current status of the Long Hoi City project in cooperation with PPI, and has the dispute been resolved satisfactorily?

Mr. Tran Thanh Vinh – Representing the Presidium, responded as follows:

- We sincerely thank the Shareholder for the question.
- The legal representative and Chairman of the Board of Directors of Pacific Infrastructure Development and Investment Joint Stock Company (PPI) passed away several years ago, and currently, the Board of Directors of this enterprise has no successor. Over the past period, TDH has repeatedly contacted former PPI personnel to coordinate the resolution of related matters; however, positive results have not yet been achieved.
- Previously, TDH invested in PPI with a total volume of over 2,000,000 shares and collaborated on the Long Hoi City project. Currently, TDH's Financial Statements continue to record several debt obligations related to PPI.
- To definitively resolve these outstanding issues, the Management has reached a consensus on the policy of considering bankruptcy proceedings for PPI. However, as the field of bankruptcy involves specialized

and complex legal characteristics—and given that there are few similar precedents in Vietnam, or cases are resolved on a case-by-case basis—the Management is continuing to research and evaluate appropriate options. Our objective is to ensure that the process is handled effectively, minimizing time and costs, strictly complying with legal regulations, and maximizing the protection of TDH's legal rights and interests.