

CÔNG TY CỔ PHẦN
PHÁT TRIỂN ĐÔ THỊ TỪ LIÊM



CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Số/No.11/CBTT-LIDECO-2026

Hà Nội, ngày 25 tháng 04 năm 2026

Ha Noi, day 25 month 04 year 2026

CÔNG BỐ THÔNG TIN
TRÊN CÔNG THÔNG TIN ĐIỆN TỬ
CỦA SGDCK TP.HCM

**DISCLOSURE OF INFORMATION ON
THE HOCHIMINH STOCK EXCHANGE'S
PORTAL**

Kính gửi/ To: - Ủy ban Chứng khoán Nhà nước/ *The State Securities
Commission*

- Sở Giao dịch Chứng khoán Việt Nam/ *Vietnam Exchange*

- Sở Giao dịch chứng khoán TP.HCM/ *Hochiminh Stock
Exchange*

- Tên tổ chức /Organization name: Công ty cổ phần Phát triển Đô thị Từ Liêm/
Tu liem urban development joint stock company
- Mã chứng khoán/Securities Symbol: NTL
- Địa chỉ trụ sở chính/Address: Số 8 Đường Hoàng Tăng Bí – Quận Bắc Từ
Liêm – Hà Nội/No.08 Hoang Tang Bi street, Dong Ngac ward, Bac Tu Liem
District, Ha Noi city.
- Điện thoại/Telephone: 024.22213518
- Email: cbtt@lideco.vn
- Người thực hiện công bố thông tin/Submitted by: Ông Lê Minh Tuấn/mr Le
Minh Tuan
chức vụ/Position: Chủ tịch HĐQT/Chairman of B.O.D

Loại thông tin công bố : ☐ định kỳ ☐ bất thường ☒ 24h ☐ theo yêu cầu

Information disclosure type: ☐ Periodic ☐ Irregular ☒ 24 hours ☐ On demand

Nội dung thông tin công bố (*)/ Content of Information disclosure (*):

- Biên bản, nghị quyết Đại hội đồng cổ đông thường niên năm 2026 và các biên bản,
phụ lục đính kèm/*Minutes, Resolution of the 2026 Annual General Meeting of
Shareholders, and the attached appendices and related minutes.*

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày
25/04/2026 tại đường dẫn: <http://lideco.vn/?p=9271>

*This information was disclosed on Company on date. 25/04/2026 Available at:
<http://lideco.vn/?p=9271>*

Tôi 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.



I declare that all information provided in this paper is true and accurate; I shall be legally responsible for any misrepresentation.

Tài liệu đính kèm/Attached documents:
- Nghị quyết, Biên bản/Resolution
Minutes

Đại diện tổ chức

Organization representative

Người đại diện theo pháp luật

Legal representative/

CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ

Chairman of the Board



CHỦ TỊCH HĐQT

Lê Minh Xuân





No.: 01/NQ-DHDCCD-LIDECO

Hanoi, April 24, 2026

RESOLUTION
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

(Annual General Meeting of Shareholders dated on April 24, 2026)

GENERAL MEETING OF SHAREHOLDERS

TU LIEM URBAN DEVELOPMENT JOINT STOCK COMPANY

- Pursuant to the Enterprise Law No. 59/2020/QH14 of the Socialist Republic of Vietnam dated June 17th 2020;
- Pursuant to the Law on Securities No. 54/2019/QH14 of the Socialist Republic of Vietnam dated November 26th 2019
- Pursuant to the Charter of organization and operation of Tu Liem Urban Development Joint Stock Company;
- Pursuant to the Minutes of the 2026 Annual General Meeting of Shareholders of Tu Liem Urban Development Joint Stock Company No. 01/BB-DHDCCD-LIDECO dated April 24, 2026; appendices attached to the Minutes.
- Pursuant to the results of the minutes of the vote counting by electronic voting at the 2026 Annual General Meeting of Shareholders of Tu Liem Urban Development Joint Stock Company dated April 24, 2026
- Pursuant to the legality of the Meeting:

The General Meeting of Shareholders of Tu Liem Urban Development Joint Stock Company dated April 24, 2026 was held in the online form. The General Meeting location is at the Meeting Hall of the Company's Headquarter – No. 8 Hoang Tang Bi Street, Dong Ngac Ward, Hanoi City

- Total number of shareholders convened: **7.471** shareholders, representing **121,979,900 voting shares**, accounting for 100% of total voting shares (according to the list of securities owners compiled by the Vietnam Securities Depository and Clearing Corporation on March 23, 2026).

(The maximum rate of foreign ownership is 49% charter capital)



- Total number of shareholders attending the meeting are: **213** people, owning **71.940.120** shares, **58,977%** equivalent to the total number of voting shares.

Of which:

- *Number of attending shareholders: 209 people, corresponding to 71.799.880 shares accounting for 58,8621% of total voting shares.*
- *Number of people authorized to attend: 4 people, corresponding to 140.240 shares accounting 0,115% for the total number of voting shares.*
- *Each common share has one vote. Accordingly, the total number of votes of shareholders attending the meeting is 71.940.120 votes accounting for 58,977% of total voting shares.*

HEREBY DECIDE

Article 1. Approve the following contents: List of the Vote Counting Committee of the General Meeting; agenda and content of the General Meeting; regulations on organizing the 2026 Annual General Meeting of Shareholders of the Company.

Article 2. Approve the full contents of the following Reports presented at the General Meeting:

1. Report of the Board of Directors on activities in 2025 and development orientation in 2026.

2. Report on the performance of independent board members (01)

3. Report on the performance of independent board members (02)

(Report No. 01/BC-HDQT-LIDECO, Report No. 02/BC-HDQT-LIDECO, Report No. 01/BC-TVDL-LIDECO dated April 24, 2026).

Article 3. Approve the selection of A&C Auditing and Consulting Company Limited - Hanoi Branch as the independent Auditor to audit and review the financial statements in 2026 of Tu Liem Urban Development Joint Stock Company.

(Statement No. 01/TTr-UBKT-LIDECO dated April 24, 2026).

Article 4. Approve the consolidated financial statements for the financial year ending December 31st 2025 audited by A&C Auditing and Consulting Company Limited - Hanoi Branch and the business results in 2025.

4.1 Some indicators in the balance sheet are as follows:

A	TOTAL ASSETS	1.884
1	Current assets	1.831
-	Cash and cash equivalents	511,6
-	Short-term financial investments	600,3

-	Short-term receivables:	148,9
-	Inventories (expenses of production and business in progress):	567,2
2	Non-current assets	3,3
-	Fixed assets:	52
-	Non-current assets in progress:	41,3
B	TOTAL CAPITAL:	10,7
1	Liabilities	1.884
	Current liabilities:	274
-	Taxes and other payables to the State	249
-	Other short-term payables	19,6
2	Owner's equity:	168,8
	- Owner's capital contribution	1.609
	- Undistributed profits after tax	1.219

4.2 Business results in 2025: (billion dong):

a.	Total revenue :	134,2
-	Revenue from sale and service supply:	17,5
-	Revenue from financial activities	112,3
-	Other income	4,3
b.	Total profit before tax:	32,7
c.	Corporate income tax payment:	15,3
d.	Undistributed profit after tax in 2025:	17,4

(Attached Statement No. 02/TTr-HDQT-LIDECO dated April 24, 2026).

Article 5. Approve the business plan in 2026 with the following financial targets:

Expected business plan in 2026 (unit: billion dong)

1.	Total revenue from sale and service supply, financial activities:	80
2.	Total profit before tax:	30
3.	Corporate income tax payment(20%):	6
4.	Profit after tax in 2025:	24

(Attached Statement No. 02/TTr-HDQT-LIDECO dated April 24, 2026).

Article 6. Approve the plan for fund allocation, dividend payment, remuneration of the Board of Directors and subcommittees assisting the Board of Directors in 2025 and the expected plan for dividend payment, remuneration of the Board of Directors and subcommittees assisting the Board of Directors in 2026.

6.1 Plan for fund allocation, dividend payment, remuneration of the Board of Directors and subcommittees assisting the Board of Directors in 2025:

1.	Undistributed profit after tax of the previous year carried forward:	372.752.202.996 VNĐ
2.	Profit after tax in 2024:	17.428.350.462 VNĐ
3.	Total undistributed profit up to 31/12/2024 [(3)=(1)+(2)]	390.180.553.458 VNĐ

4. Provision for funds in 2025:	1.740.000.000 VNĐ
- Provision for bonus and welfare fund (5% of profit after tax in 2024):	1.740.000.000 VNĐ
5. Dividend payment in 2024	121.979.900.000 VNĐ
- Chi trả cổ tức năm 2024 12%: (Đã chi tạm ứng cổ tức năm 2024 với mức 12% bằng tiền theo Nghị quyết số 24/2024/NQ-HĐQT-LIDEC0 ngày 20/9/2024 của HĐQT).	121.979.900.000 VNĐ
	350.000.000 VNĐ
6. Remuneration of the Board of Directors and subcommittees assisting the Board of Directors - deducted (2% of profit after tax) according to the Resolution of the 2024 Annual General Meeting of Shareholders::	266.110.653.458 VNĐ
7. Remaining profit transferred to the following year (8)=(3)-(4)-(5)-(6):	372.752.202.996 VNĐ

Remuneration and Benefit for 2025

Salaries, bonuses and other job-related benefit for the Board of Directors (BOD), the supervisory Board, and the BOD's subcommittees for the year 2025 have been paid in accordance with the company's internal regulations, as disclosed in section 1°, item VIII of the note to the Audited Consolidated Financial Statements for the year 2025.

Article 7. Proposed Dividend Payment Plan and Remuneration Based on Operating Results; and Proposed Job-Related Remuneration and Salaries for the BOD, Audit Committee, and BOD's Subcommittees for 2026

1. Proposed dividend for 2026: 10% in cash. The source for this dividend payment shall be the remaining undistributed after-tax profits from prior years.
2. The Annual General Meeting of Shareholders (AGMS) hereby authorizes the Company's BOD to select an appropriate time to make decisions and carry out procedures for the interim payment of the 2026 cash dividend to shareholders, up to a maximum of 10% in accordance with the above distribution plan.
3. Proposed performance-based remuneration for the BOD, Supervisory Board, and BOD's subcommittees for 2026 at a rate of 2% of after-tax profit. Job-related remuneration and salaries for the BOD and Supervisory Board for 2026 shall be recorded as operating expenses, with a total amount not exceeding VND 5 billion. Bonuses for the BOD and Supervisory Board for 2026 based on operating performance for the year 2026 shall not exceed VND 5 billion.

Article 8. Approve the authorization for the Board of Directors to be responsible for reviewing and deciding on approval of investment projects (including bidding, auctions, investment cooperation, investment in construction of projects, buildings, etc.); with a transaction value of 35% or more of the total asset value recognized in the Company's most recent Financial Statement.

(There is an appendix with the list of expected projects attached to the Statement).

(Statement No. 03/TTr-HDQT-LIDECO dated April 24, 2026)

Article 9. Accept and approve the authorization for the Board of Directors to be responsible for reviewing, deciding on approval and signing contracts, loan transactions, capital mobilization, credit granting, asset guarantees (mortgages, pledges, guarantees, etc.) with a transaction value of 35% or more or transactions leading to a total transaction value arising within 12 months from the date of the first transaction with a value of 35% or more of the total asset value recognized in the Company's most recent Financial Statement with commercial banks, credit institutions and other legal sources for the list of expected projects:

(There is an appendix with a list of projects expected to borrow capital and a draft Loan Agreement attached to the Statement).

(Statement No. 03/TTr-HDQT-LIDECO dated April 24, 2026)

Article 10. Approve and authorize the Board of Directors to be responsible for reviewing, deciding on approval and signing economic contracts, contracts for the construction of projects, buildings, works, etc. with partners, general contractor with a transaction value of 35% or more or transactions leading to a total transaction value arising within 12 months from the date of the first transaction with a value of 35% or more of the total asset value recognized in the Company's most recent Financial Statement when meeting the conditions for construction of works, buildings, projects according to regulations.

(Statement No. 03/TTr-HDQT-LIDECO dated April 24, 2026)

Article 11. Implementation provisions:

The Resolution was approved at the 2026 Annual General Meeting of Shareholders and took effect from April 24, 2026.

Members of the Board of Directors and the General Directorate shall, based on the Resolution, implement and organize the implementation according to their functions, tasks and powers in accordance with the provisions of current Law and the Charter of the organization and operation of Tu Liem Urban Development Joint Stock Company.

ON BEHALF OF THE PRESIDIUM

Recipients:

- General Meeting of Shareholders;
- HSX, SSC (CBTT);
- Archives: VP, TL.

CHAIRMAN



LE MINH TUAN



No.: 01/BB-DHDCD-LIDECO

Hanoi, April 24 2026

MINUTES

**2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
TU LIEM URBAN DEVELOPMENT JOINT STOCK COMPANY
DETAILS OF THE COMPANY**

- Name of the company: Tu Liem Urban Development Joint Stock Company
- Business Registration Certificate No. 0101533886 first issued by Hanoi City Department of Planning and Investment on July 20th 2004, 18th change issued on September 19th 2025
- Headquarter address: No. 8 Hoang Tang Bi Street, Dong Ngac Ward, Hanoi City.

TIME, LOCATION, FORM OF ORGANIZING THE GENERAL MEETING

- Time: The General Meeting starts from 8:30 a.m. on April 24, 2026.
- Form: Online meeting
- Location of the General Meeting: Meeting room of the Company's headquarter - No. 8 Hoang Tang Bi Street, Dong Ngac Ward, Hanoi City.

MEETING PARTICIPANTS

- Members of the Company's Board of Directors, members of the Company's General Directorate.
- Valid authorized representatives of major shareholders
- Shareholders whose names are on the List of Securities Owners compiled by the Vietnam Securities Depository and Clearing Corporation on March 23, 2026 and authorized representatives of validly attending shareholders.
- The guests included representatives from A&C Auditing and Consulting Co., Ltd. – Hanoi Branch, Vietinbank – Tay Hanoi Branch, media and press agencies, and Bvote Vietnam Joint Stock Company

I. OPENING

1. Checking eligibility of shareholders attending the General Meeting

- Mrs. Nguyen Thuy Chinh - On behalf of the Organizing Committee of the General Meeting, reported the results of the procedures for convening and checking the eligibility of shareholders attending the Annual General Meeting of Shareholders of Tu Liem Urban Development Joint Stock Company at 8:30 a.m. specifically as follows:

- Total number of shareholders convened: **7.471** shareholders, representing **121,979,900 voting shares**, accounting for 100% of total voting shares (according to the list of securities owners compiled by the Vietnam Securities Depository and Clearing Corporation on March 23th 2026).

(The maximum rate of foreign ownership is 49% charter capital)

- Total number of shareholders attending the meeting are: 213 people, owning 71.940.120 shares, equivalent to the total number of voting shares.

Of which:

- *Number of attending shareholders: 209 people, corresponding to 71.799.880 shares accounting for 58,8621% of total voting shares.*
- *Number of people authorized to attend: 4 people, corresponding to 140.240 shares accounting for 0,115% the total number of voting shares.*
- *Each common share has one vote. Accordingly, the total number of votes of shareholders attending the meeting is 71.940.120 votes accounting for 58,977% % of total voting shares.*

Pursuant to the Enterprise Law 2020, the Charter of organization and operation of Tu Liem Urban Development Joint Stock Company, Tu Liem Urban Development Joint Stock Company is qualified to organize the 2026 Annual General Meeting of Shareholders.

2. After the flag raising ceremony, the Organizing Committee declared the opening of the meeting and introduced the delegates.

2.1 Mr. Nguyen Ngoc Thang - Head of the Organizing Committee of the General Meeting introduced the Chairman of the General Meeting, Mr. Le Minh Tuan - Chairman of the Board of Directors and invited the Presidium to run the General Meeting. The Presidium consists of the following members:

- Mr. Le Minh Tuan - Chairman of the Board of Directors – Chairman
- Mr. Dinh Quang Chien - Vice Chairman of the Board of Directors
- Mr. Tran Quang Hien - Independent Member of the Board of Directors

The Chairman of the General Meeting introduced the General Meeting Secretariat consisting of 2 people:

- Ms. Nguyen Thi Dieu Linh - In charge of Company Administration.
- Mr. Nguyen Hai Long - Accounting Specialist.

2.2 The Chairman of the General Meeting introduced the list of the Vote Counting Committee, including the following:

- Mr. Tran Xuan Cuong - Head of the Committee
- Ms. Do Thi Ngoc Kim – Member
- Ms. Nguyen Thuy Hanh - Member

2.3 Agenda of the General Meeting

Nguyen Ngoc Thang - Head of the Organizing Committee of the General Meeting, presented the agenda and content of the 2026 Annual General Meeting of Shareholders

2.4 Regulations on organizing the 2026 Annual General Meeting of Shareholders

Mr. Nguyen Ngoc Thang, Head of the Organizing Committee, summarized the key points of the Rules of Procedure for the 2026 Annual General Meeting of Shareholders.

2.5 After the voting on the opening session content was concluded, the Chief Vote Counter, Ms. Do Thi Ngoc Kim, on behalf of the Vote Counting Committee, reported the detailed vote counting results as follows:

No.	Voting contents	Voting results
1	Vote to approve the list of the Vote Counting Committee of the General Meeting	<i>Number of valid votes: 62.645.427 votes</i> <i>Number of invalid votes: 0 votes</i> <i>Approval: 62.631.860 shares corresponding to 99,9783% total number of shares participating in the vote.</i> <i>Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.</i> <i>No opinion: 13.567 shares corresponding to 0,0217% total number of shares participating in the vote.</i>
2	Vote to approve the General Meeting agenda and content	<i>Number of valid votes: 62.645.427 votes</i> <i>Number of invalid votes: 0 votes</i> <i>Approval: 62.631.860 shares corresponding to 99,9783% total number of shares participating in the vote.</i> <i>Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.</i> <i>No opinion: 13.567 shares corresponding to 0,0217% total number of shares participating in the vote.</i>
3	Vote to approve the General Meeting regulations	<i>Number of valid votes: 62.637.327 votes</i> <i>Number of invalid votes: 0 votes</i> <i>Approval: 62.622.760 shares corresponding to 99,9767% total number of shares participating in the vote.</i> <i>Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.</i> <i>No opinion: 14.567 shares corresponding to 0,0233% total number of shares participating in the vote.</i>

Thus, with the corresponding approval vote rate for the above contents, the General Meeting unanimously approved the List of the Vote Counting Committee, the General

Meeting agenda and the Regulations on organizing the 2026 Annual General Meeting of Shareholders of Tu Liem Urban Development Joint Stock Company.

II. CONTENTS ON REPORTS TO THE GENERAL MEETING

The contents were presented by the Presidium at the General Meeting, including:

• Report of the Board of Directors on activities in 2025 and development orientation in 2026
• Report on Performance Evaluation of Independent Board Members
• Statement on the approval of the audited financial statements in 2025 and the expected business plan for 2026
• Statement on the selection of an auditor for the financial statements 2026
• Report on the 2025 appropriation of funds, dividend payouts, and the remuneration, bonuses, and other benefits for the BOD; including the proposed plan for 2026.
• Statement on the authorization for the Board of Directors to decide on project investment, signing contracts and transactions.

III. DISCUSSION AND CONTRIBUTION OF SHAREHOLDERS' OPINIONS AT THE GENERAL MEETING

The Presidium of the General Meeting conducted the discussion and contribution of opinions.

The General Meeting held a discussion session with 35 contribution comments from shareholders/proxy representatives of shareholders attending the meeting. Specifically: 01 successful livestream question, 02 unsuccessful livestream questions due to connection issues, and 32 questions submitted via the Bvote online question box

A summary of the questions, discussions, and the responses of the Chairperson/Presiding Board is provided in Appendix 01 attached to these Meeting Minutes.

After the Presidium answered the questions, the General Meeting agreed with the answers and had no further comments. The General Meeting agreed to move on to voting on the contents of the General Meeting's agenda.

IV. Voting on the contents of the reports and statements by electronic voting

The previous General Meeting conducted electronic voting to vote on the contents of the reports and statements

The General Meeting conducted voting by the electronic voting to approve the contents of the reports and proposals to the General Meeting according to the Regulations and instructions. The voting results were as follows:

1. Report of the Board of Directors on 2025 operations and 2026 development orientation.

Contents: According to Report No. 01/BC-HDQT-LIDECO dated 24/04/2026

Number of valid votes: 72.472.939 votes

Number of invalid votes: 0 votes

Approval: 72.409.671 shares corresponding to 99,9127% total number of shares participating in the vote.

Disapproval: 1.600 shares corresponding to 0,0022% total number of shares participating in the vote.

No opinion: 61.668 shares corresponding to 0,0851% total number of shares participating in the vote.

2. Evaluation report on the activities of the independent member of the Board of Directors – Mr. Tran Quang Hien.

According to Report No. 02/BC-HDQT-LIDECO dated 24/04/2026

Number of valid votes: 72.464.839 votes

Number of invalid votes: 0 votes

Approval: 72.380.472 shares corresponding to 99,8836% total number of shares participating in the vote.

Disapproval: 10.000 shares corresponding to 0,0138% total number of shares participating in the vote.

No opinion: 74.367 shares corresponding to 0,1026% total number of shares participating in the vote.

3. Evaluation report on the activities of the independent member of the Board of Directors – Mr. Le Anh Tuan.

Contents: According to Statement No. 01/BC-HDQT-LIDECO dated 24/04/2026

Number of valid votes: 72.464.839 votes

Number of invalid votes: 0 votes

Approval: 72.390.472 shares corresponding to 99,8974% total number of shares participating in the vote.

Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.

No opinion: 74.367 shares corresponding to 0,1026% total number of shares participating in the vote.

4. Selection of the independent audit firm for the 2026 Financial Statements.

Contents: According to Statement No. 01/TTr-HDQT-LIDECO dated 24/04/2026

Number of valid votes: 72.464.839 votes

Number of invalid votes: 0 votes

Approval: 72.393.172 shares corresponding to 99,9011% total number of shares participating in the vote.

Disapproval: 10.000 shares corresponding to 0,0138% total number of shares participating in the vote.

No opinion: 61.667 shares corresponding to 0,0851% total number of shares participating in the vote.

5. The audited Financial Statements for the fiscal year 2025.

Contents: According to Statement No. 02/TTr-HDQT-LIDECO dated 24/04/2026

Number of valid votes: 72.464.839 votes

Number of invalid votes: 0 votes

Approval: 72.403.172 shares corresponding to 99,9149% total number of shares participating in the vote.

Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.

No opinion: 61.667 shares corresponding to 0,0851% total number of shares participating in the vote.

6. The 2026 Business Plan.

Contents: According to Statement No. 02/TTr-HDQT-LIDECO dated 24/04/2026

Number of valid votes: 72.464.839 votes

Number of invalid votes: 0 votes

Approval: 72.392.372 shares corresponding to 99,9% total number of shares participating in the vote.

Disapproval: 10.800 shares corresponding to 0,0149% total number of shares participating in the vote.

No opinion: 61.667 shares corresponding to 0,0851% total number of shares participating in the vote.

7. Plan for fund appropriation, dividend payment, remuneration, bonuses, and other benefits for the Board of Directors, the Audit Committee, and subcommittees assisting the Board of Directors for 2025.

Content: Report No. 03/TTr-HDQT-LIDECO dated April 24, 2026

Number of valid votes: 72.464.839 votes

Number of invalid votes: 0 votes

Approval: 72.338.172 shares corresponding to 99,8252% total number of shares participating in the vote.

Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.

No opinion: 126.667 shares corresponding to 0,1748% total number of shares participating in the vote.

8. Plan for dividend payment, remuneration, bonuses, and other benefits for the Board of Directors, the Audit Committee, and assisting subcommittees for 2026.

Content: Report No. 03/BC-HDQT-LIDECO dated April 24, 2026 attached to the draft contracts

Number of valid votes: 72.464.839 votes

Number of invalid votes: 0 votes

Approval: 72.322.872 shares corresponding to 99,8041% total number of shares participating in the vote.

Disapproval: 1.600 shares corresponding to 0,0022% total number of shares participating in the vote.

No opinion: 140.367 shares corresponding to 0,1937% total number of shares participating in the vote.

9. Approval of authorizing the Board of Directors to consider and approve project investments (including bidding, auctioning, investment cooperation, construction of projects, buildings, etc.) with a transaction value of 35% or more of the total assets recorded in the Company's latest financial statements, based on risk assessment to ensure safety for the Company, and to report to the General Meeting of Shareholders at the nearest session. (Appendix 01 attached to the Proposal)

Content: Statement No. 03/TTr-HDQT-LIDECO dated April 24, 2026

Number of valid votes: 72.541.839 votes

Number of invalid votes: 0 votes

Approval: 72.461.972 shares corresponding to 99,8899% total number of shares participating in the vote.

Disapproval: 17.200 shares corresponding to 0,0237% total number of shares participating in the vote.

No opinion: 62.667 shares corresponding to 0,0864% total number of shares participating in the vote.

10. Approval of authorizing the Board of Directors to consider, approve, and execute contracts and transactions regarding capital borrowing, capital mobilization, credit granting, and asset security (pledge, mortgage, guarantee, etc.) with a transaction value of 35% or more, or transactions leading to a total value of transactions arising within 12 months from the date of the first transaction of 35% or more of the total assets recorded in the Company's latest financial statements, with joint-stock commercial banks, credit institutions, and other legal sources. (The list of projects proposed for capital borrowing is in Appendix 01)

Number of valid votes: 72.541.839 votes

Number of invalid votes: 0 votes

Approval: 72.460.372 shares corresponding to 99,8877% total number of shares participating in the vote.

Disapproval: 18.800 shares corresponding to 0,0259% total number of shares participating in the vote.

No opinion: 62.667 shares corresponding to 0,0864% total number of shares participating in the vote.

Content: Statement No. 03/TTr-HDQT-LIDECO dated April 24, 2026

11. Approval of authorizing the Board of Directors to consider, approve, and execute economic contracts and construction contracting agreements for projects, buildings, and works with partners and contractors, with a transaction value of 35% or more, or transactions leading to a total value of transactions arising within 12 months from the date of the first transaction of 35% or more of the total assets recorded in the Company's latest financial statements, upon meeting the conditions for construction of works, buildings, and projects in accordance with regulations.

Number of valid votes: 72.541.839 votes

Number of invalid votes: 0 votes

Approval: 72.461.972 shares corresponding to 99,8899% total number of shares participating in the vote.

Disapproval: 17.200 shares corresponding to 0,0237% total number of shares participating in the vote.

No opinion: 62.667 shares corresponding to 0,0864% total number of shares participating in the vote.

Content: Statement No. 03/TTr-HDQT-LIDECO dated April 24, 2026

V. CLOSING PROCEDURES OF THE GENERAL MEETING

Ms. Nguyen Thi Dieu Linh – On behalf of the General Meeting Secretariat presented the full contents of the General Meeting Minutes and the General Meeting Resolution. The General Meeting voted to approve the contents of the General Meeting Minutes and General Meeting Resolution at the closing session by electronic voting with the following results:

1. The General Meeting Minutes

Number of valid votes: 72.623.239 votes

Number of invalid votes: 0 votes

Approval: 72.590.372 shares corresponding to 99,9547% total number of shares participating in the vote.

Disapproval: 7.200 shares corresponding to 0,0099% total number of shares participating in the vote.

No opinion: 25.667 shares corresponding to 0,0353% total number of shares participating in the vote.

2. General Meeting Resolution

Number of valid votes: 72.623.239 votes

Number of invalid votes: 0 votes

Approval: 72.591.372 shares corresponding to 99,9561% total number of shares participating in the vote.

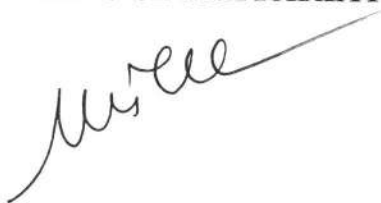
Disapproval: 7.200 shares corresponding to 0,0099% total number of shares participating in the vote.

No opinion: 24.667 shares corresponding to 0,034% total number of shares participating in the vote.

Therefore, the General Meeting Minutes and the draft General Meeting Resolution were approved by the General Meeting. The Head of the Organizing Committee expressed his thanks to the Presidium and shareholders and declared the closing of the General Meeting.

The 2026 Annual General Meeting of Shareholders of Tu Liem Urban Development Joint Stock Company was successfully held and closed at 11h15 on April 24, 2026.

**ON BEHALF OF THE GENERAL
MEETING SECRETARIAT**



**ON BEHALF OF THE PRESIDIUM
CHAIRMAN**



CHỦ TỊCH HĐQT
Lê Minh Xuân



APPENDIX 01 – DISCUSSION SECTION

No.	Shareholder Code	Content of Comments
1	NTL3133	Company's plan for proprietary trading of shares
2	NTL2039	1. Which stocks in the Company's Q1 securities investment portfolio have realized profits, especially DCM and TCH which saw strong increases from their bottoms? What is the Company's view on securities investment in 2026, given the impact of high interest rates and uncertainties, while the Company still has to borrow capital to implement the Dich Vong real estate project?
3	NTL2039	2. What is the expected profit from the Dich Vong project? When the project is eligible for sales, will the Company launch sales immediately, or will it wait for a more favorable market timing if conditions are not ideal? mới bán?
4	NTL2035	"Dear Board of Management, I would like to submit 2 questions to today's General Meeting as follows: For the NO11 condominium project, could the BOM please advise the estimated total construction value? Currently, the Company holds shares of TCH. Could the BOM share the Company's valuation view on this investment, as well as what price level is considered reasonable for TCH shares? How does the BOM assess the commercial value and revenue/profit contribution potential of the CC2 project in the coming years? Thank you very much."
5	NTL4261	1. The Company has invested a very large proportion in TCH. When does it plan to realize gains? Why didn't the Company sell all or partially when there was a gain of over VND 100 billion, and instead let TCH shares drop into a loss without any action? 2. Will the construction of NO11 be completed by 2028? What is the sales plan for NO11 after foundation completion? What is the expected selling price in million VND/m ² ? Will sales be conducted in phases, or will large volumes be sold only after topping out? 3. Regarding the HH building, does NTL have any obligations or interests there, or is it solely owned by Ha Do Company? 4. Last year, the CT2 Xuan Dinh project encountered issues with local authorities and the water and electricity corporation regarding fire prevention. Have those been resolved, and what is the result? 5. What is the Company's development direction from 2029 onwards? After the Quang Ninh social housing project and NO11 are completed, does the Company have any follow-up projects?"
6	NTL5336	Could you please explain the difference between the NO11 project and the new DHV urban area project?
7	NTL5336	What products are planned for the North National Highway project? What is the development area for each product type (in hectares), and what is the expected implementation timeline?

8	NTL5336	When does the Company plan to launch sales for the NO11 project?
9	NTL6415	Regarding the new residential area/new urban area project mentioned in Appendix 01, what is its detailed name, Chairperson?
10	NTL5336	Could the BOM provide detailed images of the land areas the Company plans to develop in the coming years within the DVH urban area?
11	NTL2035	"Dear BOM, Regarding the NO11 condominium project, a model of named/sold parking slots has appeared on the market, such as at the Vinhomes Giang Vo project (parking slots are sold separately to residents and investors). According to published information, that project has a named parking slot sales model with a large number of units and significant commercial value. Could the BOM advise whether the Company plans to implement a similar named parking slot sales model at the NO11 project? Thank you very much."
12	NTL5507	Does the Company still have any interests or obligations in the HH area within the Dich Vong urban zone?
13	NTL3815	Regarding the HH land plot next to N11, how is the cooperation with Ha Do structured? Has it been sold to Ha Do, or are you still co-investing? What is the current development progress of this land plot?
14	NTLKM	At what price does the BOM plan to sell NO11 apartments? Which market segment will the condominium target?
15	NTL5565	Could you provide information on the 14% investment into Bach Dang Construction Company?
16	NTL5507	Is it safe for the Company to allocate more than one-third of its total assets to securities investment while it needs capital for project development?
17	NTL3815	After the completion, construction, and sale of N11, what reasonable book value per share does the BOM project for NTL?
18	NTL4739	Where will the capital for NO11 come from? Does the Company have any follow-up project after NO11?
19	NTL5443	I have several questions: 1. Could the BOM share the Company's current securities investment portfolio? What is the BOM's assessment of the overall market risks? 2. What is the expected profit distribution plan for this year? Thank you.
20	NTL4739	At the time of NO11 groundbreaking, we did not see the Company disclose any information.
21	NTL2078	Could the BOM present the risk management framework for securities investment activities, including sector allocation ratios and selection of specific enterprises to mitigate risks?
22	NTL5336	How many plots are currently planned in the Dich Vong urban area, and how does the Company plan to implement this?

23	NTL2078	Could the BOM share its view on the current interest rate environment and real estate market situation – could conditions deteriorate further? Also, what is the BOM's perspective on the legal/regulatory environment for real estate enterprises in general and NTL in particular?
25	NTL5507	Could the BOM assess the impact of real estate title identification and taxes on second/third properties? Will these significantly affect NTL?
26	NTL0995	What will be the sales strategy for the NO11 condominium?
27	NTL3169	Could the BOM advise the expected revenue and profit from the new Dich Vong urban area project and the NO11 land plot?
28	NTL6378	When will the NO11 project be open for individual sales? I am interested in buying an apartment in the NO11 building.
29	NTL6378	Is it possible to place an early purchase reservation during the construction phase?

** Some questions with no content or duplicates have been omitted*





RESPONSES OF THE PRESIDING BOARD

Mr. Dinh Quang Chien – Vice Chairman of the Board of Directors of the Company – shared and responded to shareholders' comments as follows:

Regarding the investment view on TCH shares: TCH is an enterprise with several fairly large real estate projects. After research, we wish to wait for the business results of TCH's projects before deciding on the next course of action. We cannot fully anticipate market conditions.

Regarding the profit of CC2: We are unsure whether the shareholder is asking about the CC2 project in the Dich Vong New Urban Area or in the North National Highway 32 Urban Area. If it belongs to the North National Highway 32 project, we have already launched sales and handed over to customers, which is reflected in our business results. As for the CC2 project in Dich Vong, investment procedures are currently underway, so we cannot provide an assessment at this time.

Regarding the DHV New Urban Area project: I believe there may be some confusion with another company, as we do not have this project.

Assessment of 2025 business results: Although revenue and profit were not high, the Board of Directors considers 2025 a very successful year for the Company. The management focused on completing procedures and documents related to the Investor's responsibilities for our projects. We have three major projects:

- **The urban area project in Cao Thang, Ha Khanh, and Ha Lam wards, Ha Long City, Quang Ninh (23 hectares):** Investment, construction, and sales have been completed; infrastructure has been handed over to the local authorities; and pink books have been obtained for customers. The Investor's responsibilities for this project are essentially complete. Subsequently, we initiated procedures to reacquire the social housing portion to continue developing it as a new project.
- **North National Highway 32 Urban Area project:** The management has reviewed all Investor responsibilities for the allocated land. Infrastructure investment is complete, and handover to local authorities for management has been finalized. This is critical, as many of our projects face hurdles in infrastructure handover procedures. Approximately over 200 m² of land in this project is still pending site clearance, which we cannot do alone and requires coordination with local authorities. Therefore, we had to extend the investment policy. The purpose of this extension is to facilitate site clearance and simultaneously apply for socialization of the three remaining public works. To date, both the extension of the investment policy and the socialization of the three remaining works have been approved.

- **Dich Vong New Urban Area project:** Infrastructure handover has not yet been completed. For various reasons, the project was approved long ago with three joint venture participants. One participant withdrew, leaving Tu Liem Urban Development Joint Stock Company and Ha Do Group Joint Stock Company as the two joint venturers. The project faces difficulties in site clearance procedures as well as policy mechanisms. The long timeframe spanning multiple legal frameworks has created challenges in both policy mechanisms and site clearance, so investment has not yet been completed. Furthermore, some infrastructure works invested in over 20 years ago have now changed significantly, making handover very difficult. We are striving in the coming period to invest in subsequent works, gradually hand over infrastructure, and update procedures in compliance with current regulations, completing handover step by step.

Thus, we are currently focusing on completing all procedures and investing in two major projects:

1. The high-rise condominium construction project on the land plot designated NO-11, Cau Giay Ward, Hanoi City.
2. The social housing project on the land plot designated OXH-01 within the urban area project in Cao Thang, Ha Khanh, and Ha Lam wards, Ha Long City (now Cao Xanh and Ha Lam wards, Quang Ninh Province).

These projects will provide a very strong cash flow advantage in 2027–2028. Regarding future direction, we have explored several promising projects. Once we have cash flow, we will implement follow-up investments.

Regarding the HH building in the Dich Vong New Urban Area: In principle, we previously signed a transfer of the entire HH building to Ha Do Group Joint Stock Company (HDG). However, investor transfer procedures are very complex and difficult. If HDG were to invest under Tu Liem Urban Development Joint Stock Company's name, we would face difficulties because we would still bear responsibility for project implementation. Therefore, we will discuss with HDG a possible return to a joint venture to harmonize interests and responsibilities. It is infeasible for Tu Liem Urban Development Joint Stock Company to bear responsibility without corresponding benefits. This project has not yet reached the investment stage. We cannot confirm whether we will proceed together in the future.

Success in 2025: The Company successfully completed procedures to extend the lease of over 3,856 m² of land in Dong Ngac Ward for office use. The land use right certificate has also been obtained. This was a significant achievement in 2025, resolving many important matters. From this direction, regarding financial management, we have secured a stable

capital source to avoid difficulties in accessing credit for new projects, giving us some autonomy with our own capital.

NO11 project – business strategy: The NO11 project enjoys a prime location. The Company's strategy is to enhance the building's value. We have no plan to retain parking slots or basement floors for commercial purposes. This area will be returned to residents for public areas and common living spaces. Notably, we will dedicate two floors within the building for amenities, combined with a rooftop garden and landscaping to enhance the building's value.

NO11 project – expected launch: Sales are expected to begin around Q1 2027, once we meet all conditions for selling.

Investment in Bach Dang TMC Construction Investment Joint Stock Company (securities code BHT): After BHT was delisted, we had to make a provision. Possibly from Q2 2026 onwards, we may reverse the provision and realize some profit. BHT's current business performance is very strong. With a charter capital of only VND 46 billion, BHT is now constructing two 27-story condominium towers. One tower has been sold; the second is delayed but is expected to be very effective. We hold 15% of BHT's charter capital. Shareholders can be assured that this investment will yield returns in the coming years.

North National Highway 32 Urban Area project – public works socialization: We have completed business and handed over infrastructure to local authorities. We have now finalized procedures for socialized investment in three public works: one kindergarten and one school.

Capital and financial investments: In the current period, the Company does not require capital for project development. Our capital is temporarily placed in financial investments such as bank deposits and securities. Securities investment carries risks, but our Strategy Subcommittee under the Board of Directors has carefully calculated. To date, no risks have materialized, and the investments remain effective. The portfolio may include some profitable stocks and some loss-making ones, but currently within the Company's capacity without major impact. We are also considering investing in safe stocks.

Investment portfolio: As disclosed in the financial statements.

Risk acknowledgment: Securities investment requires acceptance that some stocks evaluated positively may not perform as expected. We cannot claim there is no risk. Therefore, while capital deployment for projects is not yet needed, we accept allocating a certain proportion to securities investment.

Proposed profit distribution for 2026: A dividend rate of 10% in cash has been proposed. If the financial situation permits, we may make advance payments.

Future book value: Real estate business depends on market conditions, so we cannot predict the Company's future book value after the NO11 project completion. The building area is approximately 4,600 m². The total commercial and residential floor area for the NO11 project is approximately 28,000 m².

Public disclosure of NO11 investment decision: We publicly disclosed the Board of Directors' resolution approving the investment in the NO11 high-rise condominium project on August 12, 2025, as required by regulations.

Groundbreaking ceremony: There is no regulatory requirement to disclose the groundbreaking ceremony. However, we posted a notice and photos of the groundbreaking ceremony on our website www.lideco.vn on March 4, 2026.

Remaining components of Dich Vong New Urban Area: After more than 20 years of investment and business, the remaining major components are NO11, CC2, and HH, in addition to parking and green areas. Essentially, the main remaining component is the NO11 building. Regarding the HH building, as shared, we previously transferred our participation to HDG. However, due to procedural difficulties, we may renegotiate to jointly invest.

Sales method for NO11: After completing procedures to meet sales conditions, given that this project has a prime location, only one condominium tower, and a limited number of units, we will sell directly to customers. However, we may offer priority policies for bulk purchasers, but the primary approach is retail. Our principle is to invest well in the project to sell to customers, as few projects with such a prime location exist at this time.

RESPONSES OF SHAREHOLDERS' COMMENTS BY MR. LE MINH TUAN – CHAIRMAN OF THE BOARD OF DIRECTORS

Regarding new urban area / new residential area projects planned for next year: These are presented in Appendi

x 01 to the General Meeting proposal document No. 03/TTr-HĐQT-LIDECO, which seeks the General Meeting's approval to authorize the Board of Directors to participate in auctions and bidding. Since these projects are still under research and review, we cannot currently provide further information to shareholders. Once results are confirmed, we will make public disclosures and report to you in detail.

NO11 high-rise condominium: This building, with 32 floors and 2 basement levels, is located within the Dich Vong New Urban Area. The building permit was granted by the Department of Construction in December 2025. Pile driving is currently underway,

expected to be completed by May 2026. Underground works will commence in June 2026. The ground floor (elevation 0.0) is expected to be completed by the end of Q4 2026. We are currently finalizing the finishing plan; therefore, we have not yet determined the selling price nor finalized the value of the finishing works. Once we have sufficient basis, we will notify shareholders of the expected project profit.

**RESPONSES OF SHAREHOLDERS' COMMENTS BY MR. TRAN QUANG HIEN
– INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS**

CT2 Xuan Dinh condominium project: This project was a joint venture established in 2004 between Tu Liem Urban Development Joint Stock Company and Electrical Water Installation Joint Stock Company. Fire prevention and fighting (PCCC) acceptance has been completed, and the building is in use. The current issues relate to common vs. private area usage between the primary investor, the secondary investor, and the building management board. These have been ruled upon by the Court of Region 4. This matter does not significantly affect the Company.

Clarification on NO11: The NO11 high-rise condominium construction project is located within the Dich Vong New Urban Area. Therefore, they are not two separate projects.

LIST OF SHAREHOLDERS ATTENDING THE GENERAL MEETING

No.	Shareholder Code	Shares Attending	Form of Attendance
1	NTL0055	7.900	Online
2	NTL0084	92.900	Online
3	NTL0199	60.000	Online
4	NTL0231	450	Online
5	NTL0275	2.000	Online
6	NTL0347	37.500	Online
7	NTL0365	30.000	Online
8	NTL0409	800	Online
9	NTL0416	940.000	Online
10	NTL0418	95.000	Online
11	NTL0439	8.167	Online
12	NTL0445	4.949	Online
13	NTL0565	827	Online
14	NTL0599	2.800	Online
15	NTL0608	10	Online
16	NTL0635	11.000	Online
17	NTL0638	51.200	Online
18	NTL0664	66.500	Online
19	NTL0668	100	Online
20	NTL0728	1.100	Online
21	NTL0748	200	Online
22	NTL0766	3.200	Online
23	NTL0783	3.200	Online
24	NTL0861	41.600	Online
25	NTL0924	200.000	Online
26	NTL0963	1.100	Proxy
27	NTL0989	3.715	Online
28	NTL0993	2.200	Online
29	NTL0995	14.700	Online
30	NTL1007	44.300	Online
31	NTL1014	2.000	Online
32	NTL1023	500	Online
33	NTL1093	26.000	Online
34	NTL1158	12.552	Online
35	NTL1211	65.300	Online
36	NTL1238	11.000	Online
37	NTL1250	45.000	Online
38	NTL1251	500	Online
39	NTL1252	68.000	Online
40	NTL1298	2.101.100	Online

41	NTL1299	10.000	Online
42	NTL1314	63.000	Online
43	NTL1344	47.000	Online
44	NTL1407	120.000	Online
45	NTL1449	6.008.500	Online
46	NTL1478	102.000	Online
47	NTL1480	7.200	Online
48	NTL1481	3.400	Online
49	NTL1490	33.000	Online
50	NTL1563	4.180	Online
51	NTL1597	7.700	Online
52	NTL1641	2.800	Online
53	NTL1673	16.500	Online
54	NTL1740	19.000	Online
55	NTL1750	10.000	Online
56	NTL1800	1.060.000	Online
57	NTL1826	133.300	Online
58	NTL1831	130.000	Online
59	NTL1832	6.936	Online
60	NTL1844	11.400	Online
61	NTL1845	20.000	Online
62	NTL1874	560	Online
63	NTL1944	5.000	Online
64	NTL2011	1.965	Online
65	NTL2012	10.000	Online
66	NTL2035	211.200	Online
67	NTL2077	95.900	Online
68	NTL2168	2.100	Online
69	NTL2187	163.000	Online
70	NTL2391	94.000	Online
71	NTL2460	3.000	Online
72	NTL2468	3.640	Online
73	NTL2579	502.072	Online
74	NTL2585	2.600	Online
75	NTL2589	24.300	Online
76	NTL2684	109.000	Proxy
77	NTL2701	500	Online
78	NTL2744	1.000	Online
79	NTL2763	4.100	Online
80	NTL2777	140	Proxy
81	NTL2787	2.500	Online
82	NTL2800	5.000	Online
83	NTL2810	140.000	Online
84	NTL2817	1.300	Online
85	NTL2837	20.639	Online
86	NTL2899	34.240	Online
87	NTL2918	13.800	Online

88	NTL2938	39.020	Online
89	NTL2971	4.500	Online
90	NTL3014	400	Online
91	NTL3030	5.000	Online
92	NTL3053	5.700	Online
93	NTL3067	5.000	Online
94	NTL3069	1.945.900	Online
95	NTL3133	1	Online
96	NTL3225	868.148	Online
97	NTL3245	923.824	Online
98	NTL3250	100.000	Online
99	NTL3268	35.000	Online
100	NTL3352	859.112	Online
101	NTL3357	3.000	Online
102	NTL3389	5.200	Online
103	NTL3391	66.000	Online
104	NTL3431	88.500	Online
105	NTL3513	2.899.088	Online
106	NTL3530	45.000	Online
107	NTL3540	500	Online
108	NTL3592	100.000	Online
109	NTL3628	30.000	Proxy
110	NTL3640	1.712	Online
111	NTL3687	240.000	Online
112	NTL3704	3.862.880	Online
113	NTL3753	24.100	Online
114	NTL3783	648.400	Online
115	NTL3798	100.000	Online
116	NTL3815	65.000	Online
117	NTL3907	600	Online
118	NTL3924	30.000	Online
119	NTL3957	12.500	Online
120	NTL3972	10.000	Online
121	NTL4002	1.300	Online
122	NTL4003	125.000	Online
123	NTL4039	3.500	Online
124	NTL4102	26.048	Online
125	NTL4125	11.824	Online
126	NTL4158	224.200	Online
127	NTL4216	25.000	Online
128	NTL4233	200	Online
129	NTL4261	1	Online
130	NTL4307	500	Online
131	NTL4457	55.360	Online
132	NTL4521	10.000	Online
133	NTL4537	9.000	Online
134	NTL4583	2.000	Online

135	NTL4672	3.500	Online
136	NTL4702	479.600	Online
137	NTL4704	79.600	Online
138	NTL4758	12.700	Online
139	NTL4807	1.186.900	Online
140	NTL4870	1.091.800	Online
141	NTL4885	20.000	Online
142	NTL4961	1.500	Online
143	NTL5027	107.800	Online
144	NTL5034	200	Online
145	NTL5040	95.000	Online
146	NTL5047	400	Online
147	NTL5049	348.900	Online
148	NTL5092	9.800	Online
149	NTL5108	203.000	Online
150	NTL5142	1.600	Online
151	NTL5144	4.380	Online
152	NTL5166	1.500	Online
153	NTL5241	25.000	Online
154	NTL5281	98.604	Online
155	NTL5336	230.000	Online
156	NTL5359	88.056	Online
157	NTL5367	8.000	Online
158	NTL5386	90.000	Online
159	NTL5439	42.720	Online
160	NTL5443	220.000	Online
161	NTL5468	7.300	Online
162	NTL5507	75.700	Online
163	NTL5528	7.000	Online
164	NTL5564	108.900	Online
165	NTL5572	906.000	Online
166	NTL5613	3.000	Online
167	NTL5647	950.000	Online
168	NTL5693	624.000	Online
169	NTL5715	1.000	Online
170	NTL5848	2.000	Online
171	NTL5878	235.000	Online
172	NTL5889	3.000	Online
173	NTL5918	1.638.600	Online
174	NTL5921	1.000	Online
175	NTL5965	1.000	Online
176	NTL6058	82.000	Online
177	NTL6099	2.030	Online
178	NTL6135	15.000	Online
179	NTL6159	1.000	Online
180	NTL6223	900	Online

181	NTL6260	29.800	Online
182	NTL6324	52.010	Online
183	NTL6399	7.386.624	Online
184	NTL6414	41.000	Online
185	NTL6427	7.500	Online
186	NTL6430	16.000	Online
187	NTL6450	3.000	Online
188	NTL6507	5.100	Online
189	NTL6524	12.500	Online
190	NTL6556	2.300	Online
191	NTL6593	18.000.000	Online
192	NTL6677	90.000	Online
193	NTL6686	4.529	Online
194	NTL6712	700	Online
195	NTL6729	1.000	Online
196	NTL6783	15.000	Online
197	NTL6909	32.700	Online
198	NTL6975	4.500	Online
199	NTL6992	1.100	Online
200	NTL6997	1.000	Online
201	NTL7005	95.000	Online
202	NTL7045	21.000	Online
203	NTL7059	1.700	Online
204	NTL7091	1	Online
205	NTL7150	51.000	Online
206	NTL7152	10	Online
207	NTL7156	15.000	Online
208	NTL7157	3.600	Online
209	NTL7175	560.000	Online
210	NTL7228	20.796	Online
211	NTL7251	12.000	Online
212	NTL7261	100	Online
213	NTL7465	9.493.700	Online
	Tổng cộng	71.940.120	58,977%

THI TỬ LIÊM

CÔNG TY CỔ PHẦN
PHÁT TRIỂN ĐÔ THỊ TỪ LIÊM

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

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Ha Noi, ngày 24 tháng 04 năm 2026

Ha Noi, day 24 month 04 year 2026



Số/ No.: 01/2026/BB-LIDECO

BIÊN BẢN KIỂM TRA TƯ CÁCH CỔ ĐÔNG
SHAREHOLDER STATUS VERIFICATION MINUTES
ĐẠI HỘI ĐỒNG CỔ ĐÔNG THƯỜNG NIÊN NĂM 2026
OF THE 2026 ANNUAL SHAREHOLDERS' MEETING

Kính thưa Quý cổ đông!

Dear Shareholders!

Hôm nay, ngày 24/04/2026 Công ty cổ phần Phát triển Đô thị Từ Liêm tổ chức cuộc họp ĐHĐCD thường niên năm 2026, sau khi kiểm tra các thành phần cổ đông tham dự, thay mặt Ban Kiểm tra tư cách cổ đông, tôi xin báo cáo với toàn thể Đại hội kết quả kiểm tra tư cách cổ đông, như sau:

Today, on the date 24/04/2026, Tu Liem urban development joint stock company held the 2026 annual General Meeting of Shareholders. After checking and reviewing the attending shareholders, on behalf of the Shareholder Qualification Examination Committee, I would like to report to the entire General Meeting the results of the shareholder qualification examination, as follows:

Kết quả kiểm tra tư cách cổ đông, như sau:

The results of the shareholder qualification check are as follows:

1. Tổng số cổ đông của Công ty theo danh sách chốt quyền ngày 23/03/2026 là: 7.471 cổ đông.

The total number of shareholders of the Company according to the record date of 23/03/2026 is: 7.471 shareholders.

1.1 Tổng số cổ phần đang lưu hành của Công ty là: 121.979.900 cổ phần.

The total number of outstanding shares of the Company is: 121.979.900 shares.

1.2 Tổng số phiếu biểu quyết là: 121.979.900 phiếu - Mỗi cổ phần tương ứng với một phiếu biểu quyết.

Total number of votes is: 121.979.900 votes - Each share corresponds to one vote.

2. Tổng số cổ đông và người được ủy quyền tham dự Đại hội là: 213 người, đại diện cho 71.940.120 cổ phần, chiếm 58,977% tổng số cổ phần có quyền biểu quyết của Công ty.

The total number of shareholders and authorized persons attending the Meeting is: 213 people, represented 71.940.120 shares, equivalent to 58,977% total number of voting shares of the Company.



Trong đó:

Inclusion

- Cổ đông trực tiếp tham dự Đại hội trực tuyến là: 209 cổ đông, đại diện cho **71.799.880** cổ phần, chiếm 58,8621% tổng số cổ phần có quyền biểu quyết của Công ty.

Shareholders attending the General Meeting online are: 209 shareholders, representing 71.799.880 shares, accounting for 58,8621% total number of voting shares of the Company.

- Cổ đông ủy quyền tham dự Đại hội là: 4 người, đại diện cho: 140.240 cổ phần, chiếm **0,115%** tổng số cổ phần có quyền biểu quyết của Công ty.

Shareholders authorized to attend the Meeting are: 4 people, representing: 140.240 shares, accounting for 0,115% total number of voting shares of the Company.

Ban kiểm tra tư cách cổ đông đã thực hiện kiểm tra, đăng ký đại biểu tham dự Đại hội, tất cả các cổ đông và người được ủy quyền đều đủ tư cách tham dự Đại hội theo quy định.

The Shareholder Qualification Examination Committee has conducted the examination and registration of delegates attending the General Meeting. All shareholders and authorized persons are qualified to attend the General Meeting according to regulations.

Căn cứ vào các quy định của Luật Doanh nghiệp và Điều lệ công ty, Đại hội đã đáp ứng đủ điều kiện để tiến hành.

Pursuant to the provisions of the Enterprise Law and the Company Charter, the Congress has met all the conditions to proceed.

Kèm theo Biên bản này là danh sách cổ đông tham dự Đại hội.

Attached to these Minutes is the list of shareholders attending the Meeting.

Biên bản này được lập hồi: 08 giờ 25 phút ngày 24 tháng 04 năm 2026

This record was made at: 08 hour 25 minute day 24 month 04 year 2026

**T/M. BAN KIỂM TRA TƯ CÁCH CỔ ĐÔNG
ON BEHALF OF THE SHAREHOLDER
QUALITY INSPECTION COMMITTEE
TRƯỞNG BAN
HEAD**


Nguyễn Thị Thuý Bình

**CÔNG TY CỔ PHẦN
PHÁT TRIỂN ĐÔ THỊ TỪ LIÊM**



LIDECO

Số/ No.: 01/2026/BB-LIDECO



CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

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Ha Noi, ngày 24 tháng 04 năm 2026

Ha Noi, day 24 month 04 year 2026

BIÊN BẢN KIỂM PHIẾU PHẦN KHAI MẠC ĐẠI HỘI
**MINUTES OF VOTE COUNTING OPENING SECTION OF THE GENERAL
MEETING**

ĐẠI HỘI ĐỒNG CỔ ĐÔNG THƯỜNG NIÊN NĂM 2026
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Ban kiểm phiếu đã thực hiện kiểm phiếu biểu quyết thông qua các thủ tục khai mạc Đại hội đồng Cổ đông thường niên năm 2026 của Công ty cổ phần Phát triển Đô thị Từ Liêm theo hình thức trực tuyến. Mỗi cổ phần tương ứng với một phiếu biểu quyết. Kết quả như sau:

The congress's baloot counting committee has conducted the vote counting through the procedures for opening the 2026 Annual General Meeting of Shareholders of the Tu Liem urban development joint stock company online. Each share corresponds to one vote. The results are as follows:

1. Biểu quyết thông qua Ban Kiểm phiếu Đại hội

Vote to approve The Congress's Ballot Counting Committee

Số phiếu hợp lệ: 62.645.427 phiếu

Số phiếu không hợp lệ: 0 phiếu

Tán thành: 62.631.860 cổ phần tương ứng với 99,9783% tổng số cổ phần tham gia biểu quyết.

Không tán thành: 0 cổ phần tương ứng với 0% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 13.567 cổ phần tương ứng với 0,0217% tổng số cổ phần tham gia biểu quyết.

Number of valid votes: 62.645.427 votes

Number of invalid votes: 0 votes

Approval: 62.631.860 shares corresponding to 99,9783% total number of shares participating in the vote.

Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.

No opinion: 13.567 shares corresponding to 0,0217% total number of shares participating in the vote.

2. Biểu quyết thông qua Chương trình Đại hội

Vote to approve The Congress agenda



Số phiếu hợp lệ: 62.645.427 phiếu

Số phiếu không hợp lệ: 0 phiếu

Tán thành: 62.631.860 cổ phần tương ứng với 99,9783% tổng số cổ phần tham gia biểu quyết.

Không tán thành: 0 cổ phần tương ứng với 0% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 13.567 cổ phần tương ứng với 0,0217% tổng số cổ phần tham gia biểu quyết.

Number of valid votes: 62.645.427 votes

Number of invalid votes: 0 votes

Approval: 62.631.860 shares corresponding to 99,9783% total number of shares participating in the vote.

Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.

No opinion: 13.567 shares corresponding to 0,0217% total number of shares participating in the vote.

3. Biểu quyết thông qua Quy chế tổ chức Đại hội

Vote to approve The Congress regulations

Số phiếu hợp lệ: 62.637.327 phiếu

Số phiếu không hợp lệ: 0 phiếu

Tán thành: 62.622.760 cổ phần tương ứng với 99,9767% tổng số cổ phần tham gia biểu quyết.

Không tán thành: 0 cổ phần tương ứng với 0% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 14.567 cổ phần tương ứng với 0,0233% tổng số cổ phần tham gia biểu quyết.

Number of valid votes: 62.637.327 votes

Number of invalid votes: 0 votes

Approval: 62.622.760 shares corresponding to 99,9767% total number of shares participating in the vote.

Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.

No opinion: 14.567 shares corresponding to 0,0233% total number of shares participating in the vote.

Ban kiểm phiếu cam kết về tính chính xác của việc kiểm phiếu trên.

The ballot counting committee commits to the accuracy of the above vote counting.

T/M BAN KIỂM PHIẾU
ON BEHALF OF THE BALLOT
COUNTING COMMITTEE
TRƯỞNG BAN
HEAD


Trần Nhân Cường

THÀNH VIÊN BAN KIỂM PHIẾU
BALLOT COUNTING COMMITTEE MEMBERS

THÀNH VIÊN
MEMBERS


Đỗ Thị Ngọc Kim

THÀNH VIÊN
MEMBERS


Nguyễn Thuý Hạnh



CÔNG TY CỔ PHẦN
PHÁT TRIỂN ĐÔ THỊ TỪ LIÊM

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

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Ha Noi, ngày 24 tháng 04 năm 2026

Ha Noi, day 24 month 04 year 2026

Số/ No. 02/2026/BB-LIDECO



BIÊN BẢN KIỂM PHIẾU THÔNG QUA CÁC NỘI DUNG ĐẠI HỘI
MINUTES OF VOTING ON APPROVAL OF THE CONTENTS OF
ĐẠI HỘI ĐỒNG CỔ ĐÔNG THƯỜNG NIÊN NĂM 2026
THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Ban kiểm phiếu Đại hội đồng Cổ đông thường niên năm 2026 của Công ty cổ phần Phát triển Đô thị Từ Liêm bao gồm các ông/bà sau:

The 2026 Annual General Meeting of Shareholders' Counting Committee of Tu Liem urban development joint stock company includes the following persons:

- | | |
|------------------------|--------------|
| 1. Ông Trần Xuân Cường | - Trưởng Ban |
| Mr/Mrs | - Head |
| 2. Bà Nguyễn Thúy Hạnh | - Thành viên |
| Mrs | - Member |
| 3. Bà Đỗ Thị Ngọc Kim | - Thành viên |
| Mrs | - Member |

Đã thực hiện kiểm phiếu biểu quyết thông qua các Báo cáo và Tờ trình tại Đại hội đồng Cổ đông thường niên năm 2026 theo hình thức trực tuyến. Mỗi cổ phần tương ứng với một phiếu biểu quyết. Kết quả như sau:

The voting for the Reports and Proposals at the 2026 Annual General Meeting of Shareholders was conducted online. Each share corresponds to one vote. The results are as follows:

1. Báo cáo của HĐQT về hoạt động năm 2025 và định hướng phát triển năm 2026.

Số phiếu hợp lệ: 72.472.939 phiếu

Số phiếu không hợp lệ: 0 phiếu

Tán thành: 72.409.671 cổ phần tương ứng với 99,9127% tổng số cổ phần tham gia biểu quyết.

Không tán thành: 1.600 cổ phần tương ứng với 0,0022% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 61.668 cổ phần tương ứng với 0,0851% tổng số cổ phần tham gia biểu quyết.



Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.

No opinion: 74.367 shares corresponding to 0,1026% total number of shares participating in the vote.

4. Thông qua việc lựa chọn Công ty TNHH Kiểm toán và tư vấn A&C – Chi nhánh Hà Nội là đơn vị Kiểm toán độc lập thực hiện việc kiểm toán và soát xét các báo cáo tài chính năm 2026 của Công ty cổ phần phát triển Đô thị Từ Liêm.

Số phiếu hợp lệ: 72.464.839 phiếu

Số phiếu không hợp lệ: 0 phiếu

Tán thành: 72.393.172 cổ phần tương ứng với 99,9011% tổng số cổ phần tham gia biểu quyết.

Không tán thành: 10.000 cổ phần tương ứng với 0,0138% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 61.667 cổ phần tương ứng với 0,0851% tổng số cổ phần tham gia biểu quyết.

Number of valid votes: 72.464.839 votes

Number of invalid votes: 0 votes

Approval: 72.393.172 shares corresponding to 99,9011% total number of shares participating in the vote.

Disapproval: 10.000 shares corresponding to 0,0138% total number of shares participating in the vote.

No opinion: 61.667 shares corresponding to 0,0851% total number of shares participating in the vote.

5. Thông qua Báo cáo tài chính tổng hợp cho năm tài chính kết thúc ngày 31/12/2025 được kiểm toán bởi Công ty TNHH Kiểm toán và Tư vấn A&C – Chi nhánh Hà Nội và kết quả hoạt động kinh doanh năm 2025.

Số phiếu hợp lệ: 72.464.839 phiếu

Số phiếu không hợp lệ: 0 phiếu

Tán thành: 72.403.172 cổ phần tương ứng với 99,9149% tổng số cổ phần tham gia biểu quyết.

Không tán thành: 0 cổ phần tương ứng với 0% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 61.667 cổ phần tương ứng với 0,0851% tổng số cổ phần tham gia biểu quyết.

Number of valid votes: 72.464.839 votes

Number of invalid votes: 0 votes

Approval: 72.403.172 shares corresponding to 99,9149% total number of shares participating in the vote.

Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.

No opinion: 61.667 shares corresponding to 0,0851% total number of shares participating in the vote.

Không tán thành: 1.600 cổ phần tương ứng với 0,0022% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 140.367 cổ phần tương ứng với 0,1937% tổng số cổ phần tham gia biểu quyết.

Number of valid votes: 72.464.839 votes

Number of invalid votes: 0 votes

Approval: 72.322.872 shares corresponding to 99,8041% total number of shares participating in the vote.

Disapproval: 1.600 shares corresponding to 0,0022% total number of shares participating in the vote.

No opinion: 140.367 shares corresponding to 0,1937% total number of shares participating in the vote.

- 9. Thông qua việc ủy quyền cho Hội đồng quản trị xem xét, quyết định phê duyệt đầu tư các dự án (gồm đấu thầu, đấu giá, hợp tác đầu tư, đầu tư xây dựng các dự án, tòa nhà... có giá trị giao dịch từ 35% tổng giá trị tài sản trở lên được ghi trong Báo cáo tài chính gần nhất của Công ty trên cơ sở đánh giá rủi ro, đảm bảo an toàn cho Công ty và báo cáo Đại hội đồng cổ đông vào kỳ gần nhất. (Phụ lục 01 kèm theo Tờ trình).**

Số phiếu hợp lệ: 72.541.839 phiếu

Số phiếu không hợp lệ: 0 phiếu

Tán thành: 72.461.972 cổ phần tương ứng với 99,8899% tổng số cổ phần tham gia biểu quyết.

Không tán thành: 17.200 cổ phần tương ứng với 0,0237% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 62.667 cổ phần tương ứng với 0,0864% tổng số cổ phần tham gia biểu quyết.

Number of valid votes: 72.541.839 votes

Number of invalid votes: 0 votes

Approval: 72.461.972 shares corresponding to 99,8899% total number of shares participating in the vote.

Disapproval: 17.200 shares corresponding to 0,0237% total number of shares participating in the vote.

No opinion: 62.667 shares corresponding to 0,0864% total number of shares participating in the vote.

- 10. Chấp thuận, thông qua việc ủy quyền cho Hội đồng quản trị xem xét, quyết định phê duyệt, ký kết các Hợp đồng, giao dịch vay vốn, huy động vốn, cấp tín dụng, bảo đảm tài sản (cầm cố, thế chấp, bảo lãnh...) có giá trị giao dịch từ 35% hoặc giao dịch dẫn đến tổng giá trị giao dịch phát sinh trong vòng 12 tháng kể từ ngày thực hiện giao dịch đầu tiên có giá trị từ 35% tổng giá trị tài sản trở lên được ghi trong Báo cáo tài chính gần nhất của Công ty với các NH TMCP, tổ chức tín dụng và các nguồn hợp pháp khác. (Danh sách các dự án dự kiến vay vốn có tại Phụ lục 01).**

T/M BAN KIỂM PHIẾU
ON BEHALF OF THE BALLOT
COUNTING COMMITTEE
TRƯỞNG BAN
HEAD


Trần Khanh Cường

THÀNH VIÊN BAN KIỂM PHIẾU
BALLOT COUNTING COMMITTEE MEMBERS

THÀNH VIÊN
MEMBERS


Đỗ Thị Ngọc Kim

THÀNH VIÊN
MEMBERS


Nguyễn Thủy Hằng



CÔNG TY CỔ PHẦN
PHÁT TRIỂN ĐÔ THỊ TỪ LIÊM



LIDECO

Số/No. 03/2026/BB-LIDECO



CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

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Ha Noi, ngày 24 tháng 04 năm 2026

Ha Noi, day 24 month 04 year 2026

BIÊN BẢN KIỂM PHIẾU PHÂN BÉ MẠC ĐẠI HỘI
MINUTES OF VOTE COUNTING OF THE CLOSING PART OF THE
GENERAL MEETING
TẠI ĐẠI HỘI ĐỒNG CỔ ĐÔNG THƯỜNG NIÊN NĂM 2026
THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS



Ban kiểm phiếu Đại hội đồng Cổ đông thường niên năm 2026 của Công ty cổ phần Phát triển Đô thị Từ Liêm, bao gồm các ông/bà sau:

The 2026 Annual General Meeting of Shareholders' Counting Committee of Company ..., includes the following persons:

- | | |
|------------------------|--------------|
| 1. Ông Trần Xuân Cường | - Trưởng Ban |
| Mr/Mrs | - Head |
| 2. Bà Nguyễn Thúy Hạnh | - Thành viên |
| Mrs | - Member |
| 3. Bà Đỗ Thị Ngọc Kim | - Thành viên |
| Mrs | - Member |

Đã thực hiện kiểm phiếu biểu quyết thông qua phân bé mặc Đại hội đồng Cổ đông thường niên năm 2026 theo hình thức trực tuyến. Mỗi cổ phần tương ứng với một phiếu biểu quyết. Kết quả như sau:

The vote counting for the closing of the 2026 Annual General Meeting of Shareholders was conducted online. Each share corresponds to one vote. The results are as follows:

1. Biên bản Đại hội:

Số phiếu hợp lệ: 72.623.239 phiếu

Số phiếu không hợp lệ: 0 phiếu

Tán thành: 72.590.372 cổ phần tương ứng với 99,9547% tổng số cổ phần tham gia biểu quyết.

Không tán thành: 7.200 cổ phần tương ứng với 0,0099% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 25.667 cổ phần tương ứng với 0,0353% tổng số cổ phần tham gia biểu quyết.

Number of valid votes: 72.623.239 votes

Number of invalid votes: 0 votes

Approval: 72.590.372 shares corresponding to 99,9547% total number of shares participating in the vote.

Disapproval: 7.200 shares corresponding to 0,0099% total number of shares participating in the vote.

No opinion: 25.667 shares corresponding to 0,0353% total number of shares participating in the vote.

2. Nghị quyết Đại hội:

Số phiếu hợp lệ: 72.623.239 phiếu

Số phiếu không hợp lệ: 0 phiếu

Tán thành: 72.591.372 cổ phần tương ứng với 99,9561% tổng số cổ phần tham gia biểu quyết.

Không tán thành: 7.200 cổ phần tương ứng với 0,0099% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 24.667 cổ phần tương ứng với 0,034% tổng số cổ phần tham gia biểu quyết.

Number of valid votes: 72.623.239 votes

Number of invalid votes: 0 votes

Approval: 72.591.372 shares corresponding to 99,9561% total number of shares participating in the vote.

Disapproval: 7.200 shares corresponding to 0,0099% total number of shares participating in the vote.

No opinion: 24.667 shares corresponding to 0,034% total number of shares participating in the vote.

Ban kiểm phiếu cam kết về tính chính xác của việc kiểm phiếu trên.

The counting committee guarantees the accuracy of the above vote counting.



T/M BAN KIỂM PHIẾU
ON BEHALF OF THE BALLOT
COUNTING COMMITTEE
TRƯỞNG BAN
HEAD


Trần Khanh Cường

THÀNH VIÊN BAN KIỂM PHIẾU
BALLOT COUNTING COMMITTEE MEMBERS

THÀNH VIÊN
MEMBERS


Đỗ Thị Ngọc Kim

THÀNH VIÊN
MEMBERS


Nguyễn Thuý Hạnh

