

Hanoi City, May 14th 2025

**DISCLOSURE OF INFORMATION ON THE STATE SECURITIES COMMISSION'S
PORTAL AND STOCK EXCHANGE PORTALS**

**To: - The State Securities Commission
- Hanoi Stock Exchange**

1. Organization name: THANG LONG INVEST GROUP JOINT STOCK COMPANY

- Stock code: TIG
- Address: 8th floors, Block B, Song Da Building, Pham Hung Street, My Dinh 1 Ward, Nam Tu Liem District, Hanoi City
- Contact phone: 024 6258 8555 Fax: 024 6256 6966
- Email: info@tig.vn
- Information disclosure type 24 hour Irregular On demand Periodic

2. Information disclosure content: Thang Long Invest Group Joint Stock Company is pleased to The Resolutions and The Minutes of the 2025 Annual General Meeting of Shareholders and other relevant documents.

3. This information was officially disclosed on the Company's website on 14/05/2025 and can be accessed at the following link: www.tig.vn

We hereby confirm that the information published above is accurate and we take full legal responsibility for its content.

Cc:

- As stated above ;
- Archived in documentation.

**LEGAL REPRESENTATIVE
CHAIRMAN**



Nguyen Phuc Long

No.01/2025/NQ/DHDCD-TIG

Phu Tho, May 13, 2025

RESOLUTION

ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2025

THANG LONG INVESTMENT GROUP JOINT STOCK COMPANY

Pursuant to the Law on Enterprises No.59/2020/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020 and guiding documents;

Pursuant to the Charter of Thang Long Investment Group Joint Stock Company;

Pursuant to the Minutes of the meeting and documents of the 2025 Annual General Meeting of Shareholders of Thang Long Investment Group Joint Stock Company on May 13, 2025.

HEREBY RESOLVES THAT

Article 1. The 2025 Annual General Meeting of Shareholders of Thang Long Investment Group Joint Stock Company approved the following contents:

1. Approving the 2024 Business Results Report and the 2025 Business Plan according to the attached Report No.01 /2025/BC-TGD dated April 21, 2025.
The number of votes in favor is: 94 votes, representing 139,457,640 shares, accounting for 100 % of the total number of shares with voting rights at the General Meeting.
2. Approving the 2024 Board of Directors Activity Report and the 2025 Operation Plan according to the attached Report No.02 /2025/BC-TIG dated April 21, 2025.
The number of votes in favor is: 94 votes, representing 139,457,640 shares, accounting for 100.% of the total number of shares with voting rights at the General Meeting.
3. Approved the Report of the Supervisory Board on the Company's business results, the Report on self-assessment of the operating results of the Supervisory Board and each member in 2024 according to Report No.03 /2025/BC-BKS dated April 21, 2025 attached.



The number of votes in favor is: 94 votes, representing 139,457,640 shares, accounting for 100% of the total number of shares with voting rights at the General Meeting.

4. Approving the Proposal for appointment of the General Director and change of the Company's legal representative according to the attached Report No.04 /2025/TTr-TIG dated April 21, 2025.

The number of votes in favor is: 94 votes, representing 139,457,640 shares, accounting for 100% of the total number of shares with voting rights at the General Meeting.

5. Approved the Audited Financial Statement for 2024 according to Report No.05/2025/TTr-TIG dated April 21, 2025 attached.

The number of votes in favor is: 93 votes, representing 139,414,640 shares, accounting for 99.969% of the total number of shares with voting rights at the General Meeting.

6. Approving the proposal for the selection of an independent auditing company for the 2025 financial statements according to the attached Report No.06/2025/TTr-TIG dated April 21, 2025.

The number of votes in favor is: 93 votes, representing 139.414.640 shares, accounting for 99,969% of the total number of shares with voting rights at the General Meeting.

7. Approving the Report on Remuneration of the Board of Directors, Supervisory Board in 2024 and the Remuneration Plan for 2025 according to the Report No.07/2025/TTr-TIG dated April 21, 2025 attached.

The number of votes in favor is: 94 votes, representing 139.457.640 shares, accounting for 100% of the total number of shares with voting rights at the General Meeting.

8. Approving the Report on the distribution of after-tax profits in 2024 and expected in 2025 according to the attached Report No.08 /2025/TTr-TIG dated April 21, 2025.

The number of votes in favor is: 93 votes, representing 139.455.740 shares, accounting for 99,998% of the total number of shares with voting rights at the General Meeting

9. Approving the Report on approving the plan for issuance and offering of shares to increase charter capital in 2025 according to 09/2025/TTr-TIG dated April 21, 2025 attached.

The number of votes in favor is: 90 votes, representing 139.408.271 shares,



accounting for 99,964% of the total number of shares with voting rights at the General Meeting

10. Approving the Report on the implemented transactions and approving the policy on investment and business activities in 2025 according to the attached Report No.10./2025/TTr-TIG dated April 21, 2025.

The number of votes in favor is: 93 votes, representing 139.453.640 shares, accounting for 99,997% of the total number of shares with voting rights at the General Meeting.

11. Approving the Report on issues to report to the General Meeting of Shareholders according to the Report No.11/2025/TTr-TIG dated April 21, 2025 attached.

The number of votes in favor is: 92 votes, representing 139.451.740 shares, accounting for 99,996% of the total number of shares with voting rights at the General Meeting.

Article 2. The General Meeting of Shareholders of Thang Long Investment Group Joint Stock Company assigned the Board of Directors to implement in accordance with the Company's regulations and current laws based on the above contents.

Article 3. The Board of Directors, the Supervisory Board, the Executive Board, heads of relevant units, departments and individuals shall be responsible for the implementation of this Resolution.

Article 4. This Resolution was approved by the 2025 Annual General Meeting of Shareholders of Thang Long Investment Group Joint Stock Company at the meeting on May 13, 2025 with an approval rate of 100% of the total number of shares with voting rights at the General Meeting.

Recipients:

- UBCKNN, HNX;
- Supervisory Board (for supervision);
- HĐQT, BĐH (for implementation);
- Archived: VT.

ON BEHALF OF GENERAL MEETING OF
SHAREHOLDERS
CHAIRMAN



Nguyen Phuc Long

No.01/2025/BBH/DHDCD-TIG

Phu Tho, May 13, 2025

MINUTES OF MEETING

ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2025 THANG LONG INVESTMENT GROUP JOINT STOCK COMPANY

I. COMPANY'S INFORMATION

Name of company: Thang Long Investment Group Joint Stock Company ("TIG")
Address of Head Office: 8th Floor, Tower B, Song Da Building, Pham Hung Street, My Dinh
Office: 1 Ward, Nam Tu Liem District, Hanoi City
Certificate of Business Registration: No.0101164614 issued by Business Registration Office – Hanoi City Authority for Planning and Investment for the first time on July 27, 2001 and adjustments

II. TIME AND PLACE OF THE GENERAL MEETING

Time: 08:50 a.m., Tuesday, on May 13, 2025
Location: Vuon Vua Resort & Villas, Dong Trung Commune, Thanh Thuy District, Phu Tho Province

III. PARTICIPANTS

1. Shareholders of Thang Long Investment Group Joint Stock Company.
 2. Representative of Thang Long Investment Group Joint Stock Company:
 - Mr. Nguyen Phuc Long : Chairman of the Board of Directors
 - Mr. Ho Ngoc Hai : Member of the Board of Directors, Acting General Director
 - Ms. Dao Thi Thanh : Member of the Board of Directors, Deputy General Director
 - Mr. Nguyen Viet Viet : Independent Member of the Board of Directors
 - Mr. Duong Quang Trung : Member of the Board of Directors
 - Ms. Nguyen Thi Anh Tuyet : Head of the Supervisory Board
- Together with members of the Board of Directors (BOD), Board of Supervisory (BOS), Executive Board (EB), representatives of press agencies and employees of Thang Long Investment Group Joint Stock Company.

IV. PROCEDURES AT THE GENERAL MEETING

1. Checking the conditions for conducting the General Meeting:
In order for the General Meeting to proceed in accordance with regulations, Ms. Pham Thi Hong Nhung - Head of the Shareholder Qualification Examination Committee presented the

Report on Examination of Shareholders' Eligibility to attend the General Meeting, specifically: At 08:50, there were 90 shareholders/authorized representatives present to attend the General Meeting, representing 121,767,706 shares, out of a total of 193,606,205 voting shares, accounting for 62.89% of the number of voting shares of Thang Long Investment Group Joint Stock Company.

Pursuant to the Law on Enterprises, the Charter of TIG, the 2025 Annual General Meeting of Shareholders (AGM) of TIG is eligible to proceed.

At 10:27 a.m., there were 07 more shareholders attending, bringing the total number of shareholders attending to 97 shareholders/authorized representatives present at the General Meeting, representing 139,457,947 shares, out of a total of 193,606,205 voting shares, accounting for 72.03% of the number of voting shares of Thang Long Investment Group Joint Stock Company.

2. The General Meeting of Shareholders voted to approve the composition of the Presidium at the rate of **100%** of the total number of voting shares at the General Meeting, including members:

- Mr. Nguyen Phuc Long - Chairman of the Board of Directors: Chairman of the General Meeting
- Mr. Duong Quang Trung - Member of the Board of Directors: Member
- Ms. Dao Thi Thanh - Member of the Board of Directors - Deputy General Director: Member

3. The Chairman appoints the Secretariat of the General Meeting, including the following members:

- Ms. Le Thi Minh Ngoc : Head of Department
- Ms. Pham Thi Mo : Member

4. The General Meeting of Shareholders voted to approve the composition of the Vote Counting Committee at the rate of **100%** of the total number of voting shares attending the General Meeting, including the following members:

- Ms. Bui Minh Trang : Head of Department
- Ms. Phan Thi Ngat : Member
- Ms. Le Thi Hoa : Member

5. In order for the General Meeting to be conducted, the MC of the General Meeting presented the Regulation on the organization of the General Meeting.

6. On behalf of the Presidium, the MC of the General Meeting presented the contents of the General Meeting program. Accordingly, the 2025 Annual General Meeting of Shareholders of TIG will include the following specific contents:

- 1) 2024 Business Results Report and 2025 Business Plan;
- 2) Report on the operation of the Board of Directors in 2024 and the operation plan for 2025;

- 3) Report of the Supervisory Board on the Company's business results; Self-assessment report on the performance of the Supervisory Board and each member in 2024;
- 4) Proposal approving the appointment of the General Director and change of the legal representative of the Company;
- 5) The submission for approval of the 2024 Financial Statements has been audited;
- 6) Proposal to approve the selection of auditing unit for the 2025 financial statements;
- 7) The report approving the remuneration report of the Board of Directors, the Supervisory Board in 2024 and the remuneration plan in 2025;
- 8) Report on Profit Distribution in 2024 and expected in 2025;
- 9) Proposal for approval of the stock issuance plan;
- 10) Report on the implementation of implemented transactions and approve investment and business policies in 2025.
- 11) Issues to be reported to the General Meeting of Shareholders

After listening to the presentation, the General Meeting of Shareholders voted to approve the content of the General Meeting program with the ratio of **100%** the total number of shares with voting rights to attend the General Meeting.

V. PRESENTATION OF THE CONTENTS OF THE GENERAL MEETING

1. On behalf of the Board of Directors, Mr. Nguyen Phuc Long - Chairman of the Board of Directors presented:
 - Board of Directors Activity Report in 2024 and Operation Plan in 2025
2. On behalf of the Company's Board of Directors, Mr. Duong Quang Trung - Member of the Board of Directors cum Deputy General Director presented:
 - 2024 Business Results Report and 2025 Business Plan;
 - Proposal for approval of the stock issuance plan;
 - Report on the implementation of implemented transactions and approve investment and business policies in 2025.
3. On behalf of the Board of Directors of the Company, Ms. Nguyen Thi Thin – Director of Human Resources Administration Department presented:
 - The proposal approves the appointment of the General Director and the change of the legal representative of the Company.
4. On behalf of the Supervisory Board, Ms. Nguyen Thi Anh Tuyet, Head of the Supervisory Board presented:
 - Report of the Supervisory Board on the Company's business results; Self-assessment report on the performance of the Supervisory Board and each member in 2024;
 - Submission for approval of the Audited Financial Statements in 2024;
 - Submission for approval of the selection of auditing unit for the 2025 financial statements.

5. On behalf of the Board of Directors, Ms. Dao Thi Thanh – Member of the Board of Directors cum Deputy General Director presented:
- The report approving the remuneration report of the Board of Directors, the Supervisory Board in 2024 and the plan for 2025;
 - Proposal for distribution of after-tax profits in 2024 and expected in 2025
 - Submission of issues to be reported to the general meeting of shareholders.

VI. DISCUSSION AND VOTING

The Presidium and the General Meeting listened to the opinions of shareholders and discussed the content of reports and proposals presented at the General Meeting. The General Meeting agreed on the contents of presentation and explanation at the General Meeting and had no other opinions.

Shareholders voted on the contents submitted at the General Meeting.

VII. VOTING RESULTS

The Vote Counting Committee has examined and synthesized the voting results of the 2025 Annual General Meeting of Shareholders of Thang Long Investment Group Joint Stock Company, the results are as follows:

Total number of votes issued: 97 votes, representing 139,457,947 voting shares

Total number of votes: 94 votes, representing 139,457,640 voting shares

In which:

Number of valid votes: 94 votes representing 139,457,640 voting shares

Number of invalid votes: 0 vote representing 0 voting shares

On behalf of the Vote Counting Committee, Ms. Bui Minh Trang, Head of the Vote Counting Committee, announced the results of the vote counting, as follows:

1. **Report on business results in 2024 and business plan for 2025 according to Report No.01/2025/BC-TGD dated April 21, 2025 attached.**
 - The number of votes in favor was: 94 votes, representing 139,457,640 shares, accounting for 100% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes to disagree is: 0 vote, representing 0 share, accounting for 0% of the total number of shares with voting rights to attend the General Meeting;
 - The number of without opinion is: 0 vote, representing 0 share, accounting for 0% of the total number of shares with voting rights to attend the General Meeting.
2. **Report on the operation of the Board of Directors in 2024 and the operation plan in 2025 according to Report No.02/2025/BC-TIG dated April 21, 2025 attached.**
 - The number of votes in favor was: 94 votes, representing 139,457,640 shares, accounting for 100% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes to disagree is: 0 vote, representing 0 share, accounting for 0% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes without opinion is: 0 vote, representing 0 share, accounting for 0% of

the total number of shares with voting rights to attend the General Meeting.

3. **Report of the Supervisory Board on the Company's business results, Report on self-assessment of the operating results of the Supervisory Board and each member in 2024 according to Report No.03/2025/BC-BKS dated April 21, 2025 attached..**
 - The number of votes in favor was: 94 votes, representing 139,457,640 shares, accounting for 100% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes to disagree is: 0 vote, representing 0 share, accounting for 0% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes without opinion is: 0 vote, representing 0 share, accounting for 0% of the total number of shares with voting rights to attend the General Meeting.
4. **Proposal for appointment of General Director and change of legal representative of the Company according to Report No.04/2025/TTr-TIG dated April 21, 2025 attached.**
 - The number of votes in favor was: 94 votes, representing 139,457,640 shares, accounting for 100% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes to disagree is: 0 vote, representing 0 share, accounting for 0% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes without opinion is: 0 vote, representing 0 share, accounting for 0% of the total number of shares with voting rights to attend the General Meeting.
5. **The report for approval of the 2024 Financial Statement has been audited according to Report No.05/2025/TTr-TIG dated April 21, 2025 attached**
 - The number of votes in favor was: 93 votes, representing 139,414,640 shares, accounting for 99.969% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes to disagree is: 0 vote, representing 0 share, accounting for 0% of the total number of shares with voting rights to attend the General Meeting;
 - The number of without opinion is: 01 vote, representing 43,000 shares, accounting for 0.031% of the total number of voting shares attending the General Meeting.
6. **Proposal for selection of an independent audit firm for the 2025 financial statements according to Report No.06/2025/TTr-TIG dated April 21, 2025 attached.**
 - The number of votes in favor was: 93 votes, representing 139,414,640 shares, accounting for 99.969% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes to disagree is: 0 vote, representing 0 share, accounting for 0% of the total number of shares with voting rights to attend the General Meeting;
 - The number of without opinion is: 1 vote, representing 43,000 shares, accounting for 0.031% of the total number of shares with voting rights to attend the General Meeting.
7. **Report on remuneration of the Board of Directors, Supervisory Board in 2024 and remuneration plan in 2025 according to Report No.07/2025/TTr-TIG dated April 21,**

2025 attached.

- The number of votes in favor was: 94 votes, representing 139,457,640 shares, accounting for 100% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes to disagree is: 0 vote, representing 0 share, accounting for 0% of the total number of shares with voting rights to attend the General Meeting;
 - The number of without opinion is: 0 vote, representing 0 share, accounting for 0% of the total number of shares with voting rights to attend the General Meeting.
- 8. The report on the distribution of after-tax profits in 2024 and expected in 2025 according to Report No.08/2025/TTr-TIG dated April 21, 2025 attached.**
- The number of votes in favor was: 93 votes, representing 139,455,740 shares, accounting for 99.998% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes against was: 1 vote, representing 1,900 shares, accounting for 0.012% of the total number of shares with voting rights to attend the General Meeting;
 - The number of without opinion is: 0 vote, representing 0 share, accounting for 0% of the total number of shares with voting rights to attend the General Meeting.
- 9. The report on approving the stock issuance plan in 2025 according to 09/2025/TTr-TIG dated April 21, 2025 attached.**
- The number of votes in favor was: 90 votes, representing 139,408,271 shares, accounting for 99.964% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes against was: 3 votes, representing 6,369 shares, accounting for 0.005% of the total number of shares with voting rights to attend the General Meeting;
 - Number of without opinion is: 01 vote, representing 43,000 shares, accounting for 0.031% of the total number of voting shares attending the General Meeting.
- 10. The report on the transactions implemented and approved the policy for investment and business activities in 2025 according to Report No.10/2025/TTr-TIG dated April 21, 2025 attached.**
- The number of votes in favor was: 93 votes, representing 139,453,640 shares, accounting for 99.997% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes to disapprove was: 1 vote, representing 4,000 shares, accounting for 0.003% of the total number of shares with voting rights to attend the General Meeting;
 - The number of without opinion is: 0 vote, representing 0 share, accounting for 0% of the total number of shares with voting rights to attend the General Meeting.
- 11. Report on issues to report to the General Meeting of Shareholders according to Report No.11/2025/TTr-TIG dated April 21, 2025 attached**
- The number of votes in favor was: 92 votes, representing 139,451,740 shares, accounting for 99.996% of the total number of shares with voting rights to attend the General Meeting;
 - The number of votes to disapprove was: 1 vote, representing 4,000 shares, accounting for

- 0.003% of the total number of shares with voting rights to attend the General Meeting;
- The number of without opinion is: 1 vote, representing 1,900 shares, accounting for 0.001% of the total number of shares with voting rights to attend the General Meeting.

VIII. APPROVING THE MINUTES OF THE GENERAL MEETING AND THE DRAFT RESOLUTION OF THE GENERAL MEETING

On behalf of the Secretariat of the General Meeting, Ms. Pham Thi Mo presented the Minutes and Draft Resolution of the 2025 Annual General Meeting of Shareholders.

This minutes is fully and honestly recorded by the Secretariat of the General Meeting, consisting of 07 (seven) pages, which has been read and approved by the General Meeting of Shareholders at the rate of 100% of the total number of shares with voting rights to attend the General Meeting.

The 2025 Annual General Meeting of Shareholders of Thang Long Investment Group Joint Stock Company ended at 12:000 on the same day.

**ON BEHALF OF SECRETARIAT
HEAD**



Le Thi Minh Ngoc

**ON BEHALF OF PRESIDUM
CHAIRMAN**



Nguyen Phuc Long

Recipients:

- SSC, VNX;
- Supervisory Board (for supervision);
- Board of Directors, Executive Board (for implementation);
- Archived VT.

REGULATION

ORGANIZATION OF THE ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2025 OF THANG LONG INVESTMENT GROUP JOINT STOCK COMPANY ("TIG")

CHAPTER I

GENERAL TERMS AND PROVISIONS

Article 1: Scope of application

This Regulation applies to the organization of the 2025 Annual General Meeting of Shareholders of Thang Long Investment Group Joint Stock Company.

Article 2: Content

This Regulation specifies the rights and obligations of the parties participating in the Congress, conditions and modes of conducting the Congress.

Article 3: Subjects of application

Shareholders and participants of the General Meeting shall comply with the provisions of this Regulation.

CHAPTER II

REGULATIONS FOR PARTICIPANTS IN THE CONGRESS

Article 4: Regulations for shareholders attending the General Meeting

4.1. Conditions for attending the Congress:

All shareholders who own TIG shares according to the list of shareholders closed by the Vietnam Securities Depository and Clearing Corporation ("VSDC") on **April 15, 2025** or those who are duly authorized to attend.

4.2. Shareholders or authorized persons to attend the General Meeting need to bring:

- Meeting Invitation Letter
- Citizen ID/Passport (for individual shareholders)/Copy of Business Registration Certificate/Establishment License (for institutional shareholders) registered with VSDC
- Power of attorney (in case authorized to attend the General Assembly)

(In case the shareholder is an individual, the power of attorney must be signed by that shareholder. In case the shareholder is a legal entity, the authorization document must be sealed and signed by the legal representative of that legal entity, in case the legal representative of the legal entity attends the General Meeting, a power of attorney is not required).

- After presenting the above papers to the Shareholder Qualification Examination Committee, shareholders/representatives of shareholders or persons authorized to attend the General Meeting shall receive voting cards and voting slips (inscribe the shareholder code and the number of voting shares of such shareholder). The value of voting cards and ballots that shareholders/representatives of shareholders or authorized persons attend the General Meeting corresponds to the ratio of the number of voting shares owned or represented by such shareholders registered to attend the General Meeting to the total number of voting shares of shareholders attending the General Meeting.
- 4.3. Shareholders are authorized in writing to the authorized person to attend and vote at the General Meeting on their behalf. The person authorized to attend the congress may not re-authorize another person to attend the congress.
- 4.4. Shareholders/persons authorized to attend the General Meeting (“Delegates”) who wish to express their opinions for discussion must obtain the consent/appointment of the Presidium. When agreed/appointed by the Presiding Delegation to express their opinions, delegates speak briefly and focus on the key contents to be discussed, in accordance with the content of the program of the Congress that has been approved. Issues that have been addressed by previous delegates should not be restated to avoid duplication. Delegates can also write the contents in the questionnaire, transfer them to the Secretariat for gathering and submitting to the Presidium for consideration and reply at the Congress or reply in writing after the end of the Congress (for issues not included in the agenda of the Congress).
- 4.5. Shareholders/authorized persons to attend the General Meeting may vote on all matters under the jurisdiction of the General Meeting of Shareholders in accordance with the Charter of organization and operation of TIG, except for cases of restriction of voting rights as prescribed by law and/or the Company’s Charter.
- 4.6. Shareholders/authorized persons to attend the General Meeting after hearing the report on the contents to be approved will discuss and approve by voting.
- 4.7. During the General Meeting, Shareholders/authorized persons to attend the General Meeting must comply with the guidance of the President, behave civilly and politely. In case the Shareholder/person authorized to attend the General Meeting causes disorder, affecting the safety of the General Meeting and the participants of the General Meeting or violates the above provisions, according to the provisions of law, the President has the right to request the person causing disorder to leave the venue of the General Meeting. In serious cases, the President has the right to postpone the Congress.
- 4.8. Shareholders/persons authorized to attend the General Meeting shall attend the meeting after the General Meeting has opened, after completing the registration procedures for attendance, may attend and vote on the remaining contents to be voted on according to the approved General Meeting program. In this case, the validity of the votes that have been cast is not affected.

Article 5: Regulations for Chairpersons and Presiding Delegations

The Presiding Delegation consists of the Chairperson who is the President of the Board of Directors and other members appointed by the Chairperson.



Tasks of the Presiding Delegation:

- To administer the activities of the Congress according to the program approved by the Congress. Carry out the necessary work for the General Meeting of Shareholders to take place in an orderly manner, reflecting the wishes of the majority of shareholders and representatives of shareholders attending.
- Guide the delegates and the Congress to discuss.
- Submit the draft and necessary contents for the Congress to vote.
- Answering the issues requested by the Congress.

Article 6: Regulations for the Shareholder Qualification Examination Board

The Shareholder Qualification Examination Board is nominated by the Company. The Shareholder Eligibility Examination Committee receives documents from Shareholders/persons authorized to attend the General Meeting to check the validity and compare with the list of shareholders entitled to attend the meeting as of **April 15, 2025**; Distribution of documents, ballot cards, ballot papers. Report to the General Meeting on the results of the examination of shareholder status before the General Meeting is officially conducted.

Article 7: Regulations on the Secretariat of the General Assembly

- 7.1. The Presidium nominated and introduced the Secretariat of the Congress.
- 7.2. The Secretariat shall assist the Presiding Delegation, including:
 - Fully and honestly record the contents of the Congress.
 - Assist the Presidium in announcing the draft Minutes and Resolutions of the General Meeting and the Presidium's notice to shareholders when requested.
 - Receive the delegates' question sheets and submit them to the Presiding Delegation for consideration and answer.

Article 8: Regulations for the Vote Counting Board

- 8.1. The Presiding Delegation introduced the Vote Counting Committee and organized a consultation for approval at the Congress.
- 8.2. The Vote Counting Board has the following tasks:
 - Dissemination of regulations on voting as assigned by the Presidium;
 - Conduct procedures and supervise the voting of Shareholders/authorized persons to attend the General Meeting;
 - Summarize the number of voting shares according to each content and notify the results to the Presidium and the Secretariat of the Congress;
 - Answering questions of delegates about voting on vote counting results as assigned by the Presidium.

CHAPTER III
CONDUCT THE CONGRESS



Article 9: Conditions for conducting the General Meeting

The General Meeting of Shareholders is conducted when the number of shareholders attending the meeting represents more than 50% of the total number of voting shares according to the list of shareholders of Thang Long Investment Group Joint Stock Company closed by the Vietnam Securities Depository and Clearing Corporation on **April 15, 2025**.

Article 10: Order of the Congress

- 10.1. Delegates coming to attend the Congress need to be polite.
- 10.2. Delegates attending the congress sit in the right position or area prescribed by the Organizing Committee of the Congress. Do not smoke in the Congress room.
- 10.3. Do not speak privately, do not use mobile phones during the Congress. The mobile phone should be turned off or not to ring.

Article 11: How to vote on issues at the General Meeting

All contents of the agenda of the General Meeting must be approved by public voting of all Shareholders/authorized persons attending the General Meeting by Voting Cards, Voting Papers corresponding to the number of shares owned/represented and authorized. Each shareholder/authorized person to attend is issued 01 Voting Card and 01 Voting Slip in which the following documents are written: Shareholder ID; The number of voting shares (owned/owned and/or authorized representatives) of shareholders and stamped with the hanging seal of TIG.

11.1. Voting card: Printed on white paper, used to vote on the following contents:

- Approving the Regulation on the organization of the Annual General Meeting of Shareholders in 2025;
- Approved the composition of the Presiding Delegation of the Congress;
- Approved the Congress Program;
- Approved the composition of the Vote Counting Committee;
- Approve the Minutes and Resolution of the General Meeting of Shareholders.

11.2. Ballot papers: Printed on yellow paper, used to vote on the following contents:

- Report on the 2024 business results and 2025 Business Plan;
- Report on the operation of the Board of Directors in 2024 and the operation plan for 2025;
- Report of the Supervisory Board on the Company's business results; Self-assessment report on the performance of the Supervisory Board and each member in 2024;
- The report approving the appointment of the General Director and the change of the legal representative;
- The submission for approval of the 2024 Financial Statements has been audited;
- Proposal to approve the selection of auditing unit for the 2025 financial statements;

- The report approving the remuneration report of the Board of Directors, the Supervisory Board in 2024 and the remuneration plan in 2025;
- The report approves the Profit Distribution in 2024 and is expected to be in 2025;
- Proposal for approval of the stock issuance plan;
- Report on the implementation of implemented transactions and approve investment and business policies in 2025;
- Proposal on matters to be reported to the General Meeting of Shareholders;
- Other matters under the jurisdiction of the General Meeting of Shareholders (if any).

Shareholders vote on an issue by holding up **the VOTING CARD**, ticking it into **the VOTING SHEET** to vote according to the following contents: Agree; Disagree; There are no comments.

Article 12: Approval of the Resolution of the General Meeting of Shareholders

- 12.1. Resolutions of the General Meeting of Shareholders on amendments and supplements to the Charter of the Company; reorganization and dissolution of the Company; investment or sale projects with assets valued at more than 35% of the total value of assets recorded in the Company’s accounting books must be represented by at least 65% of the total number of shares with voting rights at the General Meeting of Shareholders agreed.
- 12.2. Resolutions of the General Meeting of Shareholders on other issues in the agenda of the General Meeting shall be approved when approved by the number of shareholders representing more than 50% of the total number of shares with voting rights at the General Meeting.

**CHAPTER IV
END OF THE CONGRESS**

Article 13: Minutes and resolutions of the General Meeting of Shareholders

- 13.1. The minutes and resolutions of the General Meeting of Shareholders must be made and approved before the closing of the General Meeting.
- 13.2. Minutes and resolutions of the General Meeting of Shareholders must be kept at Thang Long Investment Group Joint Stock Company and disclosed in accordance with law.

Article 14: Enforcement effect

This Regulation consists of 14 (fourteen) Articles, which are read publicly before the General Meeting of Shareholders and take effect immediately after being voted and approved by the 2025 Annual General Meeting of Shareholders.

**ON BEHALF OF BOARD OF DIRECTORS
CHAIRMAN**


Nguyen Phuc Long

No *01* /2025/BC-TGD

Hanoi, *21* / *09* /2025

REPORT ON THE 2024 BUSINESS RESULTS AND THE 2025 BUSINESS PLAN

To: The 2025 Annual General Meeting of Shareholders

I. BUSINESS SITUATION IN 2024

1. Macroeconomic situation:

In 2024, the world situation has many fluctuations, the context of geopolitical conflicts and confrontations will increase, leading to the trend of cooperation and development in international relations facing many challenges. The world economy is deeply dominated by conflicts and competition of world powers, the global economic situation continues the recovery cycle, although inflation has cooled down, but the progress is still slow.

In Vietnam, the macroeconomy is stable, inflation is lower than the target level, major balances are ensured, social security is maintained, and results in many important fields meet and exceed the set targets, which is a bright spot for economic growth in the region and in the world. The GDP growth rate is set at 7.09%, GDP per capita will reach 4,700 USD/person (an increase of 377 USD compared to 2023). The CPI consumer price index increased by 3.63%, the realized capital of FDI projects was estimated at about 25.35 BILLION USD, up 9.4% over the previous year, marking the highest disbursement ever. The total value of export and import of goods reached a record of 786.29 billion USD. Import value increased by 16% over the same period; exports increased by 14% over the same period and the trade surplus reached 24.77 billion.

In addition, the real estate market has made a more positive recovery thanks to great strides in perfecting the legal corridor, along with the close direction and administration of the Party, State and Government, with increasingly transparent and clear information.

2. The Company's business activities

Although the economic situation in general and the real estate business in particular are subject to many fluctuations, Thang Long Investment Group Joint Stock Company ("TIG") still strives to successfully complete the set tasks, find its own directions and achieve many achievements in 2024.

2.1. Income statement in 2024:

Unit: million VND

Target	In 2023		In 2024		Implementation Proportion 2024/2023 (%)	
	Parent Company	Consolidation	Parent Company	Consolidation	Parent Company	Consolidation
Charter capital	1,936,062	1,936,062	1,936,062	1,936,062	100%	100%
Average charter capital	1,936,062	1,936,062	1,936,062	1,936,062	100%	100%
Total Revenue	1,111,155	1,414,405	1,405,121	1,618,084	126%	114%
Total cost	836,420	1,130,332	1,151,074	1,380,299	138%	122%
Profit before tax	274,735	284,073	254,047	237,785	92%	84%

- **Revenue:** In 2024, TIG will achieve total consolidated revenue of VND 1,618 billion, equal to 114% compared to 2023. The parent company's revenue reached VND 1,405.1 billion, equaling 126% compared to 2023.
- **Costs:** In 2024, cost of capital, selling costs, business management costs, and financial costs will increase due to an increase in revenue in 2024 compared to 2023.
- **Profit:** In terms of profit, in 2024, the consolidated profit before tax and the parent company will reach VND 237,8 billion and VND 254 billion, respectively, equaling 84% and 92% compared to 2023. In 2024, under the influence of the world and domestic economic situation, TIG's consolidated business results will exceed the set plan, but the profit before tax has not been achieved.

2.2. Basic financial indicators

a. Net revenue growth in the period 2023-2024

Target	In 2023	In 2024
Net sales	1.232.618	1.495.660

b. Consolidated profit after tax growth 2023 – 2024

Quota	In 2023	In 2024
Growth in Profit after Tax of Shareholders	226.422	176.325

c. Gross profit margin by manufacturing business segment in 2024

Target	Business and Real Estate Brokerage	Trade	Other Services
Gross Profit	117.5	18.22	120.2

3. Financial situation

Unit: Million VND

Target	Year 2023 (million VND)		In 2024 (million VND)		Increase or decrease (%)	
	Parent Company	Consolidation	Parent Company	Consolidation	Parent Company	Consolidation
TOTAL ASSETS	2,822,690	4,141,564	2,993,836	4,073,401	106.06%	98.35%
SHORT-TERM ASSETS	939,979	1,421,213	865,768	2,039,611	92.11%	143.51%
Cash and cash equivalents	466,241	520,228	472,796	534,993	101.41%	102.84%
Short-term receivables	369,099	538,863	313,262	1,027,255	84.87%	190.63%
Inventory	104,185	345,840	79,476	467,002	76.28%	135.03%
Other short-term assets	454	16,282	234	10,361	51.54%	63.63%
LONG-TERM ASSETS	1,882,711	2,720,351	2,128,068	2,033,790	113.03%	74.76%
Long-term receivables	686,414	1,592,597	23,217	477,310	3.38%	29.97%
Fixed assets	5,495	163,932	4,307	141,112	78.38%	86.08%
Investment Real Estate				78,335		
Long-term unfinished assets	86,795	95,521	26,855	272,663	30.94%	285.45%
Long-term financial investments	1,103,712	809,215	2,073,549	413,128	187.87%	51.05%
Other long-term assets	294	59,086	140	651,242	47.62%	1102.19%

Consolidated short-term assets: Increased sharply from VND 1,421 billion to VND 2,039 billion in 2024, equivalent to an increase of 43.5% mainly due to fluctuations in short-term receivables.

Consolidated long-term assets: Decreased from VND 2,720 billion to VND 2,033 billion, equivalent to a decrease of 25.24% mainly due to fluctuations from long-term receivables and long-term financial investments.

Total consolidated short-term and long-term debts: Short-term debt increased from VND 546 billion to VND 1,110 billion, long-term debt decreased from VND 1,012 billion to VND 868 billion.

Solvency and operational capacity indicators:

Quota	Unit	In 2023		In 2024	
		Parent Company	Consolidation	Parent Company	Consolidation
Solvency Indicator					
Short-term debt service ratio	Time	2.46	2.6	2.01	1.84
Short-Term assets/Short-Term Debt					
Quick Payment Ratio = Current assets- Inventory/Short-term Debt	Time	2.19	1.97	1.83	1.42
Capital Restructuring Targets					
+ Debt ratio/Total assets	Time	0.09	0.24	0.17	0.49
+ Debt ratio/Equity	Time	0.11	0.38	0.2	0.94
Operational capacity indicators					
Inventory turnover (Cost of goods sold/Average inventory)	round	7.37	2.74	10.88	3.05
+ Net Revenue/Total Average Assets	Time	0.34	0.29	0.42	0.36
Profitability indicators					
+ Profit after lease ratio/Net revenue	%	23.60%	18.40%	16.66%	11.79%
Profit after tax ratio/Equity	%	9.60%	8.80%	8.09%	8.42%
+ Profit after tax ratio/Total assets	%	7.80%	5.50%	6.74%	4.33%
+ Profit coefficient from business contracts/net revenue	%	12.70%	12.00%	21.39%	16.85%

Short-term payment ratio: decreased from 2.46 times (for the parent company) to 2.01 times. decreased from 2.6 to 1.84 times (consolidated); Quick payment ratio decreased from 2.19 times to 1.83 times (parent company); decreased from 1.97 times to 1.42 times (consolidated). The short-term payment ratio and quick payment ratio (consolidated) tended to decrease compared to the previous year

due to the company's reduction in short-term savings deposits. However, the company's situation and solvency are still very good and high compared to companies operating in the same industry.

Ratio of liabilities/total assets: In 2024, it will increase from 0.09 times to 0.17 times (for the parent company) and 0.24 times to 0.49 times (consolidated company) compared to 2023.

Ratio of liabilities/equity: In 2024, it will increase from 0.11 times to 0.2 times (for the parent company) and 0.38 times to 0.94 times (for the consolidated company) compared to 2023.

Inventory turnover ratio: In 2024, it will be 3.05 rounds (consolidated company).

Net revenue ratio/total assets: Increased from 0.34 to 0.42 for the parent company and increased from 0.29 to 0.36 times consolidated.

4. General overview of the personnel situation in 2024

4.1. Recruitment and training of personnel

- The recruitment is carried out in accordance with the Company's Recruitment Regulations, in order to recruit personnel in accordance with the requirements given: supplementing the missing positions and replacing unsuitable personnel, meeting the requirements of the Company's business activities.

- Training: The Company continues to focus on training for employees through internal training and external training. The training content focuses on the following aspects:

+ Integration training: in order to help new employees quickly integrate into the company's culture, all new employees will be trained on the company's rules, policies, organizational structure, business activities and related operations. Thereby helping employees quickly integrate and promote their capacity, contributing to the development of the Company

+ Professional training: The Company focuses on in-depth training for Employees to improve their knowledge and professional qualifications, support Employees to develop their personal careers as well as increase efficiency at work while serving the Company's sustainable development goals.

+ Executive management training: Aware of the importance of Executive Officers, the Company has focused on in-depth professional training to perform well the role of the Company's executive managers.

4.2. Salary, bonus and welfare policies

- The Company promulgates the Regulation on salaries and bonuses applied to all employees and adjusts salaries and bonuses, in accordance with capacity, volume and work efficiency, in order to encourage employees to work actively, complete well and improve work efficiency.

- The company fully maintains a holiday bonus regime for employees, rewarding individuals with good performance at work.

- Policies on leave, maternity benefits, insurance (social insurance, health, occupational accidents, occupational diseases) and benefits (allowances for work support, health care, cultural development, etc.) are still ensured according to the general policies of the State and the Company's own regimes.

- Organize periodic health checks for employees, and at the same time focus on occupational safety and health, labor protection, and fire prevention and fighting.

- Organizing holidays, movement activities, volunteer programs... so that employees have the opportunity to meet, exchange and show interest in each other.

4.3. Personnel management and evaluation

- In 2024, TIG will continue to use Misa software to manage personnel according to the policy of digitizing governance approved by the Board of Directors.
- Continue to improve the system of management and evaluation of employees' work performance: application of task assignment and work management software Misa Amis: all departments and employees must make a work plan at the beginning of each month, regularly update the progress of work processing on the software, managers easily control work progress, support work handling, control completion time anytime, anywhere and at the end of the month, the company has a well-founded evaluation of work performance results.
- Implement the policy of retaining talents and developing the team according to the Company's long-term development strategy.
- As of December 31, 2024: The total number of employees of TIG is: 453 people with an average income: 11 million VND/person.

5. Investment and implementation of projects:

5.1. Project of King's Garden Resort & Villas:

Investor: Thang Long Phu Tho Investment Joint Stock Company (TIG accounts for 94.3%).

Location: Dong Trung Commune, Thanh Thuy District, Phu Tho Province.

Scale: The project is planned into a high-class eco-resort and entertainment complex according to international standards with a scale of 558 villas, eco-garden houses, 03 Condotel buildings with 24-30 floors and 81 shophouses and the entire resort service system with complete resort tourism and entertainment.

Total investment: 4,247.8 billion VND.

Project implementation: The project has completed and put into use hundreds of items of technical infrastructure, landscape architecture and construction work items including:

- Nearly 300 villas have been completed, bringing the total capacity up to now to over 500 rooms with a full system of auxiliary works such as a swimming pool complex of nearly 300 large and small four-season swimming pools, 15 restaurants with diverse Asian and European culinary styles and bars, cafes, spa areas, entertainment, sports fields... The company has officially put into operation the 4-star Golden Lotus Palace standard restaurant, buffet & conference, seminar and event center with a capacity of more than 1,000 guests, is the first choice for events, conferences, seminars, weddings and theme restaurants of various scales.
- Completed and put into operation the system of 5-star resort villas of Kim Lien, Thanh Lien, Bich Lien brand "Wyndham Vuon Vua Thanh Thuy".
- Complete and put into operation the system of 4-star resort villas branded "King Garden Thanh Thuy, BW Signature Collection by Best Western".
- Completion, delivery and operation of Onsen hot mineral services and VIP Villas Onsen. Continue to

build an Onsen complex including restaurants and spas in Japanese style and standards.

- Completing and handing over the Shophouse townhouse area along with auxiliary works, neighboring entertainment areas.

- Completing and gradually handing over the Imperial Lotus villa area according to the Semi-first home model with a garden and a private indoor swimming pool; the largest Onsen waterfall, swimming pool and jacuzzi in the project; floating meditation garden; a system of restaurants, cafes, minimarts in the area...

- Continue to expand the construction of Kim Lien Royal villas, Diamond Lotus, Thanh Lien Wyndham villas phase 2 and 5-star standard service areas.

5.2. TIG Tower Office Tower & Hotel Apartment Project

On the basis of research and evaluation, in 2024 the Company has invested in the TIG Tower Hotel & Office Tower Project invested by Thang Long Investment Group, the land area has a total area of 2.930m², including 200 business hotel apartments, built with 29 floors and 3 basements. In which:

✓ Floors 1 - 4: High-class offices. trade and services.

✓ Floors 5-29: 5-star hotel apartments. area from 57 - 100m²

- Base block construction area: 1,333m²

- Construction area of tower block: 1,197m²

- Total construction floor area: 37,187m²

- Total business floor area: 26,154m²

Location: No.108 Nguyen Trai. Thuong Dinh Ward. Thanh Xuan District. Hanoi

Total investment: ~1,682 billion VND.

Project implementation status: The project has been adjusted by the People's Committee of Hanoi City on June 10, 2017, allocated land on August 04, 2017, approved additional land price on June 26, 2024, issued a construction permit on December 21, 2017...The investor held a groundbreaking ceremony in early 2025 and coordinated with contractors to implement synchronous construction. It is expected that the project will be completed and put into operation in the fourth quarter of 2026.

5.3. TIG Dai Mo Adjacent Garden House Project (TIG DAI MO GREEN GARDEN)

The project has been completed, granted a Land Use Right Certificate for each land lot, sold more than 80% and handed over the house. It is currently in the process of being completed and put into use. Although most of the projects have been sold. TIG has taken advantage of the declining market opportunity to accumulate a number of cheap products. creating a source of goods for sales when the real estate market in Hanoi recovers and prospers in 2025.

5.4. Investment Project for the Construction of a Residential, Office, and Commercial Service Complex at 202 Ho Tung Mau

Investor: Project development is being carried out in cooperation with Hanoi Agricultural Investment and Development One Member Limited Liability Company.

Location: 202 Ho Tung Mau Street, Phu Dien Ward, Bac Tu Liem District, Hanoi City

Land area: 12,669 m²

Project implementation status: Legal procedures for the project are being carried out in accordance with new policies:

- On May 27, 2024, the Government issued Resolution No. 80/NQ-CP approving the proposal of the Ministry of Natural Resources and Environment on piloting the implementation of commercial housing projects through agreements on acquiring land use rights or using existing land use rights on land that is not classified as residential land. The Government has submitted this to the National Assembly for decision-making and resolution issuance to address legal obstacles. The pilot period is expected to last 5 years.
- On November 30, 2024, the National Assembly approved Resolution No. 171/2024/QH15, allowing the pilot to begin from April 1, 2025.
- On April 1, 2025, the Government issued Decree No. 75/2025/NĐ-CP detailing the implementation of Resolution No. 171/2024/QH15 dated November 30, 2024, by the National Assembly regarding the pilot of commercial housing projects through agreements on acquiring or using existing land use rights.
- Currently, the project is awaiting an official notice from the provincial land management authority regarding the registration of interest in implementing the pilot project.

5.5. Van Tri Thang Long Project (Van Tri Ecoland)

The project is located on the banks of Van Tri Lake, with a view overlooking Van Tri Golf Course. It borders the southern side of Road 23B and is about 5 kilometers from the foot of Nhật Tân Bridge. Covering an area of approximately 36 hectares, the project spans across Nam Hồng and Vân Nội Communes, Đông Anh District, Hanoi. The development is designed as an ecological tourism area and resort-style villa complex combined with an amusement park. The project aims to create a green living, accommodation, and resort space that meets resort standards right in the heart of Hanoi, while also serving as a hub for cultural exchange, shopping, cuisine, entertainment, and a space for youth to develop innovative and entrepreneurial ideas.

Investor: Joint venture between TIG Group and Hadico

Location: Nam Hong an Van Noi Commues, Dong Anh Dicstrict, Ha Noi

Land area: Appoximately 36 hectares

Project imlementation status: On October 28, 2010, the Hanoi People's Committee issued Official Letter No. 8685/UBND-TNMT, approving in principle the proposal by Hanoi Agricultural Investment and Development One Member Limited Liability Company and Thang Long Investment Group Joint Stock Company. The letter granted permission to implement an investment project for an ecological tourism area with resort villas, restaurants, hotels, and high-end apartments, and to convert the land use purpose of approximately 32 hectares located on the southern side of Road 23B, in Van Noi Commune, Đông Anh District. The project is currently awaiting planning adjustments in order to proceed with further required procedures as per regulations.

5.6. Residential Project at Lot 8.1 My Dinh

Investor: HIDC/HANDIC – TIG (TIG holds a 50% stake)

Location: Lot 8-1, Xom Chua area, My Dinh II Ward, Nam Tu Liem District, Hanoi

Land area: 3,657 m²

Construction footprint: 1,767 m²

Total floor area: 30,821.6 m²

Height and scale: A 21-story apartment building (209 units) + garden-style housing area (9 units)

Project implementation status: The site clearance has been completed. Legal procedures regarding the joint venture, investment cooperation, and project investment proposal are currently being carried out in accordance with regulations. The project is currently under legal review by the Hanoi People's Committee.

5.7. Thang Long Huong Son 1 and Thang Long Huong Son 2 Wind Power Projects

The project has been approved by the People's Committee of Quang Tri Province for the policy, agreement, location arrangement to propose the Ministry of Industry and Trade to be included in the National Wind Power Plan. the National Power System Dispatching Center, the Department of Industry and Trade of Quang Tri Province has appraised the dossier and completed the construction of the wind measuring pole and has implemented wind measurement with good wind flow to ensure sufficient conditions implementation and investment feasibility are highly effective.

In 2024. the Company will continue to evaluate the investment efficiency and feasibility of the project. look for domestic and foreign partners to study investment cooperation in project development and coordinate with state agencies to complete investment legal procedures. Currently, it is coordinating with the provincial Department of Industry and Trade and the Ministry of Industry and Trade on procedures to submit to the Government for approval the adjustment of the Power Plan VIII. the additional plan for the implementation of the Power Plan VIII, and the allocation of electricity development targets as planned in the Power Plan VIII

5.8 Planning project of 18-hole golf course combined with King's Garden Resort & Villas

The project has been approved by the People's Committee of Phu Tho Province for the policy of assigning TIG to finance the formulation of a construction zoning plan at the scale of 1/2000 according to the idea plan submitted by TIG. The zoning planning project 1/2000 has been completed.

According to the Prime Minister's Decision approving the Phu Tho Provincial Planning for the 2021-2030 period: The project has been included in the list of golf course development plans (Appendix XV - STT 13) and in the list of priority projects for implementation (Appendix XXII - STT 3.36).

Currently. it is coordinating with the authorities to implement the next steps to complete the procedures for approving the zoning plan and conducting project formulation and bidding to select investors.

5.9. European Real Estate Investment Projects

In 2024. continue to promote strategic cooperation, development, distribution and sales for European and Vietnamese customers and immigrant real estate investors and exploit and manage the business of leasing many real estate including: Apartments, Hotels, Office, Shophouses and apartments

in the central districts of Budapest (Hungary). At the same time, TIG is promoting market expansion to other countries in the EU such as Germany, Bulgaria, Slovenia, etc.

5.10. In 2024, the Company will still make efforts in the process of finding and promoting investment cooperation, joint ventures, land use right auctions or proposing investment policies for new projects to invest/own and develop a number of projects in Hanoi, Bac Ninh, Hoa Binh, etc ...in order to implement the plan to expand the development scale of more than 1.000 hectares. create a land fund and investment strategic projects in the next 10 years.

6. Emulation and commendation:

In 2024, TIG has achieved encouraging achievements and has received the following certificates of merit/awards:

- Top 50 Enterprises with the fastest growth rate in Vietnam 2024 (Fasst 500); Vietnam Gold Star Award 2024 – Top 100 typical brands in Vietnam (ranked 44/100);
- Top 10 Value Creators in Vietnam 2024 (Real Estate Developers) in Real Estate - Construction - Construction Materials (Value 10 - Top 10 Vietnam Value Creators 2024) and Top 500 Value Creators in Vietnam in 2024 (Value 500 - Top 500 Vietnam Value Creators 2024);
- The Certificate of Merit of the People’s Committee of Hanoi City commended Thang Long Investment Group Joint Stock Company for its achievements in the emulation movement to celebrate the 30th anniversary of the Hanoi Young Business Association.

II. BUSINESS PLAN IN 2025

Unit: million VND

No.	Target	Implementation in 2024		Plan for 2025	
		Parent Company	Consolidation	Parent Company	Consolidation
1	Charter capital	1,936,062	1,936,062	3,872,124	3,872,124
2	Average charter capital	1,936,062	1,936,062	2,097,400	2,097,400
3	Total Revenue	1,405,120	1,618,083	1,000,000	1,100,000
4	Total cost	1,151,070	1,377,296	760,000	850,000
5	Profit before tax	254,047	237,785	240,000	250,000
6	Profit margin before tax/Average charter capital	13,12%	12,28%	11,44%	11,92%
7	Expected dividend payout ratio	0	0	10%	10%

(Note: The capital plan outlined above is formulated based on the scenario in which TIG successfully implements its charter capital increase in December 2025 through a rights offering at a 1:1 ratio to existing shareholders. Regarding the proposed private placement of 50,000,000 shares, the Company plans to complete the requisite procedures within 2025 and proceed with the issuance in 2026.)

In the coming years, the General Management has submitted a report to the Board of Directors of TIG to develop development plans with specific goals to strive to make TIG a multi-industry business enterprise, highly efficient, financially sound and owning a potential business ecosystem, long-term sustainable development and create green products and services, which are really essential and useful for the community and society. The development plan has been presented by the Board of Directors in the Report of the Board of Directors at the 2025 Annual General Meeting of Shareholders. The Board of Directors determined to concentrate all resources. drastically implement the plans. orientations and development goals assigned by the General Meeting of Shareholders and the Board of Directors.

4. CONTENTS OF VOTING FOR APPROVAL AT THE GENERAL MEETING

The above is the report on production and business results in 2024, production and business plan in 2025 of the General Management of the Company submitted to the General Meeting of Shareholders. We would like to request the General Meeting of Shareholders to consider and approve.

Sincerely./.

Recipients:

- As above;
- Archived: VT, HĐQT, BKS.



Ho Ngoc Hai



No. 02/2025/BC-TIG

Hanoi, date 21 month 04 2025

**BOARD OF DIRECTORS' ACTIVITY REPORT IN 2024
AND ORIENTATION OPERATIONAL IN 2025**

To: General Meeting of Shareholders

The Board of Directors of Thang Long Investment Group Joint Stock Company ("BOD") respectfully reports to the General Meeting of Shareholders on the results of operations in 2024 and the direction of operations in 2025 as follows:

I. THE COMPANY'S ACTIVITIES IN 2024

1. Macroeconomic situation in 2024

According to the report of the General Statistics Office, the gross domestic product (GDP) in 2024 is estimated to increase by 7.09% compared to the previous year. In the increase in the total added value of the whole economy, the agriculture, forestry and fishery sector increased by 3.27%, contributing 5.37%; the industrial and construction sector increased by 8.24%, contributing 45.17%; the service sector increased by 7.38%, contributing 49.46%. Accordingly, the scale of GDP at current prices in 2024 is estimated at 11,511.9 trillion VND, equivalent to 476.3 billion USD; GDP per capita in 2024 at current prices is estimated at 114 million VND/person, equivalent to 4,700 USD, an increase of 377 USD compared to 2023.

Generally, in 2024, the number of enterprises entering and re-entering the market in 2024 is 233,419 enterprises. On average, 19,452 new enterprises were established and returned to operation in a month. At the same time, in 2024, Vietnam also recorded a significant increase in the number of enterprises withdrawing from the market, with about 173 thousand enterprises shutting down or dissolving (as of December 2024), an increase of 21.5% over the same period in 2025. This partly reflects the difficulties in operating costs, capital sources and competitive pressure in the market. Many small and medium-sized enterprises are affected by rising production costs and competitive pressure from large enterprises.

In addition to the achieved results, Vietnam's economy still has limitations and continues to face many difficulties and challenges. Macroeconomic stability still has potential risks and is under great pressure; credit growth is still difficult, bad debts are at risk of increasing; disbursement of public investment capital is lower than the same period in 2023. The real estate market has changed but is not clear; great pressure to repay maturing corporate bonds. Agricultural production and tourism in some localities were severely affected by natural disasters, storms and floods. Production

and business activities in a number of industries and fields are still difficult; increased competitive pressure. Exports are forecast to be more difficult in the coming time due to external factors. Many projects face difficulties and legal problems but have not been promptly removed.

Although in the context of many difficulties in the economy, the real estate market in 2024 has had positive recovery results thanks to great strides in perfecting the legal corridor and the direction of the State, creating a foundation for the real estate market to develop in the New Era – the Era of the nation’s growth. Up to now, The real estate market is still experiencing positive changes, liquidity is decreasing slightly in the high-end segment but still gradually recovering and maintaining a stable growth momentum of real estate products such as housing, especially resort tourism. With a development strategy based on sustainability and adapting to the fluctuations of the domestic and world situation, the State has gradually perfected the legal corridor, invested in the construction of infrastructure, convenient transportation system, visa relaxation policy, etc. to stimulate the tourism industry to promote tourism exploitation based on the available strengths that nature has favored Vietnam.

2. Regarding the results of production and business activities

2024 is the year that TIG firmly overcomes the turbulence, affirms TIG’s position in the business community, strives to successfully complete the set tasks, finds its own directions and achieves many achievements in 2024.

Unit: million VND

Quota	In 2023		In 2024		Implementation Proportion 2024/2023 (%)	
	Parent Company	Consolidation	Parent Company	Consolidation	Parent Company	Consolidation
Charter capital	1,936,062	1,936,062	1,936,062	1,936,062	100%	100%
Average charter capital	1,936,062	1,936,062	1,936,062	1,936,062	100%	100%
Total Revenue	1,111,155	1,414,405	1,405,121	1,618,084	126%	114%
Total cost	836,420	1,130,332	1,151,074	1,380,299	138%	122%
Profit before tax	274,735	284,073	254,047	237,785	92%	84%

- **Revenue:** In 2024, TIG achieved total consolidated revenue of VND 1,618 billion, equal to 114% compared to 2023. The parent company's revenue reached VND 1,405.1 billion, equal to 126% compared to 2023.

- **Costs:** In 2024, cost of capital, selling costs, business management costs, and financial costs will increase due to an increase in revenue in 2024 compared to 2023.

- **Profit:** In terms of profit, in 2024, the consolidated and parent company's pre-tax profit will reach VND 237.8 billion and VND 254 billion, respectively, equal to 84% and 92% compared to 2023. In 2024, with the influence of the world and domestic economic situation, TIG's consolidated business results will exceed the set plan, but the pre-tax profit has not been achieved as planned.

II. BOARD OF DIRECTORS ACTIVITIES IN 2024

1. Members of the Board of Directors:

By December 31, 2024, the TIG's Board of Directors has 05 members, including:

No.	Member of the Board of Directors	Position	Start/no longer a member of the Board of Directors		Term
			Date of Appointment	Date of dismissal	
1	Mr. Nguyen Phuc Long	President of the Board of Directors	April 29, 2011		2021-2026
2	Mr. Duong Quang Trung	Member of the Board of Directors	April 19, 2023		2021-2026
3	Mr. Nguyen Viet Viet	Member of the Board of Directors	May 15, 2018		2021-2026
4	Mr. Ho Ngoc Hai	Member of the Board of Directors	June 29, 2020		2021-2026
5	Ms. Dao Thi Thanh	Member of the Board of Directors	June 29, 2020		2021-2026

2. Activities of the members of the Board of Directors:

2.1. Activities of the Board of Directors

In the past 2024, the Board of Directors has made efforts to improve the company's governance capacity in compliance with the provisions of the law and the Company's Charter. Specifically:

- Ensure the number of meetings of the Board of Directors, the number of members attending the meeting meet the requirements of legality and efficiency, determine the role of each member of the Board of Directors, between independent members of the Board of Directors and members of the Executive Board to ensure legal interests for shareholders.
- The Board of Directors fully and regularly supervises the Company's operating activities of the Board of Directors, especially in the implementation of the Resolutions of the General Meeting of Shareholders and the Board of Directors, ensuring compliance with the provisions of the Law on Enterprises, the Law on Securities and the Company's Charter.
- The Board of Directors provides regular orientation and direction to the activities of the Board of Directors as well as supporting departments to ensure the management in accordance with the law and internal regulations of the company.

2.2. Activities of each member of the Board of Directors

The activities of the members of the Board of Directors are assigned specific tasks, creating democracy and collective intellectual strength; verify the contents and resolutions under the jurisdiction of the Board of Directors, and at the same time supervise, direct and urge the Company's Executive Board to implement the Resolutions of the Board of Directors, specifically:

- Mr. Nguyen Phuc Long - President of the Board of Directors:

As President of the Board of Directors, Mr. Nguyen Phuc Long convened, chaired and directed the meetings of the Board of Directors, discussed and voted to approve the contents of the Board of Directors in 2024; Supervising, directing and supporting the activities of the Board of Directors, the Executive Board and business units. Directly direct the implementation of the project development strategy; external affairs, connection with superior management agencies and international relations and general leadership of all aspects of the Company's activities.

- Mr. Duong Quang Trung – Member of the Board of Directors:

As a member of the Board of Directors, Mr. Duong Quang Trung has fully participated in meetings of the Board of Directors, advised and voted on the contents of the Board of Directors; participate in supervising financial work and managing capital sources; In charge of information technology and management of the Company.

- Mr. Nguyen Viet Viet: Member of the Board of Directors

As a member of the Board of Directors, Mr. Nguyen Viet Viet has fully participated in Board of Directors meetings, advised and voted on the contents of the Board of Directors' opinions; In charge of the company's image and communication.

- Mr. Ho Ngoc Hai: Member of the Board of Directors:

As a member of the Board of Directors, Mr. Ho Ngoc Hai has fully participated in Board of Directors meetings, advised and voted on the contents of the Board of Directors. In charge of the construction and construction of the Company's projects.

- Ms. Dao Thi Thanh: Member of the Board of Directors

As a member of the Board of Directors, Ms. Dao Thi Thanh has fully participated in Board of Directors' meetings, advised and voted on the contents of the Board of Directors. In charge of finance and accounting, capital sources. Prevent and resolve conflicts that may arise between shareholders or managers of the Company.

2.3. The resolutions of the Board of Directors in 2024 are as follows:

No.	Number of Resolutions	Date	Content	Adoption Rate
1	02/2024/NQ/HDQT-TIG	January 3, 2024	Dismissal of the head of the Company's branch in Hungary	100%
2	03/2024/NQ/HDQT-TIG	January 3, 2024	Appointment of the head of the Company's branch in Hungary	100%
3	11/2024/NQ/HDQT-TIG	January 4, 2024	Closing the list of shareholders for the purpose of serving and serving as a basis for corporate governance activities	100%
4	13/2024/NQ/HDQT-TIG	January 4, 2024	Appointment of Director at TLG International Korlátolt Felelősségű Társaság	100%
5	25/2024/NQ/HDQT-TIG	February 19, 2024	Plan to organize the Annual General Meeting of Shareholders in 2024	100%
6	29/2024/NQ/HDQT-TIG	March 22, 2024	Approval of the Program and Documents of the 2024 Annual General Meeting of Shareholders	100%
7	31/2024/NQ/HDQT-TIG	March 30, 2024	Extension of time for submission and disclosure of financial statements in 2023	100%
8	36/2024/NQ/HDQT-TIG	April 3, 2024	Extension of the time to hold the 2024 Annual General Meeting of Shareholders of the Company	100%

9	45/2024/NQ/HDQT-TIG	April 24, 2024	Closing the list of shareholders for the purpose of serving and serving as a basis for governance activities	100%
10	109/2024/NQ/HDQT-TIG	April 5, 2024	Plan to transfer adjacent garden houses under the Low-rise Housing Project, Dai Mo Ward, Nam Tu Liem District, Hanoi City	100%
11	125/2024/NQ/HDQT-TIG	June 11, 2024	Selection of auditing and reviewing the Company's 2024 Financial Statements	100%
12	128/2024/NQ/HDQT-TIG	June 11, 2024	Through the sale of real estate owned by TLG International Korlátolt Felelősségű Társaság Co., Ltd. – a subsidiary of Thang Long Investment Group Joint Stock Company in Hungary	100%
13	135/2024/NQ/HDQT-TIG	July 23, 2024	Approval of the implementation of the Stock Issuance Plan to pay dividends in 2023	100%
14	145/2024/NQ/HDQT-TIG	September 25, 2024	Through the transfer of the Company's shares in Ha Thanh Real Estate Investment Joint Stock Company	100%
15	147/2024/NQ/HDQT-TIG	October 1, 2024	Through the purchase of shares in the form of a private placement of shares in Kim Lan Financial Investment Joint Stock Company	100%
16	148/2024/NQ/HDQT-TIG	October 1, 2024	Through the purchase of issued shares to existing shareholders in Tig Holdings Joint Stock Company	100%
17	149/2024/NQ/HDQT-TIG	October 1, 2024	Approved the purchase of issued shares to existing shareholders in Ha Thanh Real Estate Joint Stock Company	100%
18	151/2024/NQ/HDQT-TIG	November 1, 2024	Dismissal and appointment of the titles of Company Secretary and Person in Charge of Corporate Administration	100%
19	159/2024/NQ/HDQT-TIG	November 26, 2024	Change of authorized representative to manage the Company's contributed	100%

			capital at Thang Long Phu Tho Investment Joint Stock Company	
20	161/2024/NQ/HDQT-TIG	December 11, 2024	Approval of the suspension of the implementation of the plan to issue shares to pay dividends in 2023	100%
21	163/2024/NQ/HDQT-TIG	December 13, 2024	Through the transfer of all shares of the Company in a number of other companies	100%
22	164/2024/NQ/HDQT-TIG	December 13, 2024	Through the transfer of all shares of the Company in Associated Companies	100%
23	166/2024/NQ/HDQT-TIG	December 13, 2024	Through the transfer of shares in Thang Long Phu Tho Investment Joint Stock Company	100%
24	168/2024/NQ/HDQT-TIG	December 18, 2024	Through the transfer of shares in Hoa Anh Dao Real Estate Joint Stock Company	100%
25	170/2024/NQ/HDQT-TIG	December 31, 2024	Approved the policy of cooperation with Hanoi Agricultural Investment and Development Co., Ltd. to implement, research and develop the Project at 202 Ho Tung Mau, Phu Dien Ward, Bac Tu Liem District, Hanoi City	100%

2.4. Report of the Board of Directors on the direction and supervision of the implementation of the business plan

The Board of Directors directly directs and supervises the Board of Directors and managers to implement the Resolution of the General Meeting of Shareholders and the Resolution of the Board of Directors in business activities; strategic orientation for the development of projects; Direct and supervise the management and use of capital sources and cost management; the investment in construction, operation and exploitation of projects...

2.5. Implementation and implementation of the Resolution of the Annual General Meeting of Shareholders in 2024

The Board of Directors and the Company's Executive Board have implemented the directions of the 2024 Annual General Meeting of Shareholders. However, there are 03 contents that have not been completed, specifically:

- ✓ Regarding the issuance of dividends in 2023: In July 2024, the Board of Directors has implemented the plan to issue shares to pay dividends in 2023 to existing shareholders and submit documents to competent state agencies. However, due to some inappropriate conditions, the Board of Directors has decided to suspend the implementation of the plan to issue shares to pay dividends in 2023.
- ✓ Regarding the issuance of shares to increase charter capital in 2024: Due to the slower progress of implementing new projects than the expected plan, the implementation of project legal administrative procedures related to design adjustments, planning, etc. has not been removed, plus the market situation is not favorable, therefore, in 2024, the Board of Directors has not implemented the share issuance plan approved by the 2024 Annual General Meeting of Shareholders. In 2025, when market conditions are more favorable, the Board of Directors is expected to continue to implement the plan to issue shares to increase charter capital to serve the plan and goals that the Company has set for investment and development.
- ✓ The listing of the Company's shares on the HOSE: The assessment of the stock market in 2024 is not favorable, leading to the Board of Directors not yet listing on this exchange.

2.6. Supervision of the Board of Directors of the Company and managers:

In 2024, the Board of Directors will continue to stand side by side with the Board of Directors to coordinate, support, supervise and urge business activities, promptly direct the resolution of all urgent issues. In 2024, the Board of Directors has made many efforts in the administration, directly and seriously implementing the strategic orientations of the General Meeting of Shareholders and the directions of the Board of Directors, complying with statutes, regulations, and operating principles in financial management, etc project management, investment, sales, human resource organization,....

2.7. Evaluation of the Board of Directors on personnel work, emulation and reward and activities for the social community:

- Regarding human resources: The company attaches great importance to internal personnel training and development. Internal training helps employees deeply understand the goals and corporate culture, educate employees to share with the business, and better understand the requirements of the job. Through this activity, employees can improve their professional skills and improve their working awareness and attitude, contributing positively and effectively to the development of TIG.
- In 2024, TIG will continue to actively participate in social activities and community activities such as: Supporting the "Tet of kindness" program of the Red Cross Society of Thanh Thuy District; Giving Tet gifts to disadvantaged families in Dong Trung Commune, Thanh Thuy

District, Phu Tho Province and districts of Ha Tinh Province; Supporting funds of the Fatherland Front Committee of Thanh Thuy District, Phu Tho Province; Visiting and giving gifts to patients at the National Children's Hospital in Hanoi,...

III. 2025 BOARD OF DIRECTORS' ACTION PLAN

1. About Real Estate

1.1. King's Garden Resort & Villas:

- Commenced construction and sales of the *Condotel The Palm Forest* twin towers, with a scale of nearly 900 tourist apartments.
 - Commenced construction and sales of the *Japanese Village* villa subdivision, comprising nearly 200 resort villas.
 - Completed construction, began sales, and handed over the *5-star Royal Lotus* villa subdivision and the *De Lien Villas*, along with the *Osen wellness spa* hot mineral service complex.
- 1.2. TIG Tower – Office tower & hotel apartment is located at 108 Nguyen Trai, Thanh Xuan, Hanoi.

Project implementation status: The project has been adjusted by People's Committee of Hanoi City on June 10, 2017, allocated land on August 04, 2017, approved additional land price on June 26, 2024, issued a construction permit on December 21, 2017... The investor has held a groundbreaking ceremony in early 2025 and coordinated with contractors to implement synchronous construction. The project is expected to launch for sale in Q3–Q4/2025 (Quarter III – IV/2025); construction will be accelerated to ensure timely progress, aiming for completion by Q4/2026 (Quarter IV/2026).

- 1.3. Investment Project for the Construction of a Residential, Office, and Commercial Service Complex at 202 Ho Tung Mau: In coordination with Hadico, working with relevant authorities to carry out investment procedures for the project in accordance with legal regulations.
- 1.4. Development of Social Housing Projects for Armed Forces Personnel in Ho Chi Minh City and Ha Noi, etc,...: Coordinate with partners to carry out legal procedures in accordance with regulations, aiming to commence constructions of 1-2 projects during 2025-2026.
- 1.5. Transfer and Realization of Real Estate Projects and Products in Europe (Hungary) with Participated Investment, Entrusted Management, etc....
- 1.6. Promote the completion of legal procedures, investment cooperation agreements, and equitization processes with HADICO for the development of urban, resort, and industrial park projects in Hanoi, Bac Ninh, Hoa Binh, etc.; and with Viettronics for the implementation of projects in Ho Chi Minh City, etc.
- #### 2. About renewable energy

Thang Long Huong Son 1 and Thang Long Huong Son 2 Wind Power Projects are currently coordinating with the provincial Department of Industry and Trade and the Ministry of Industry and Trade on procedures to submit to the Government for approval the adjustment of the National Wind Power Plan, the Supplementary Plan for the implementation of Power Plan 8, and the allocation of power development targets as planned in Power Plan VIII. In the process of waiting for approval, the Company continues to evaluate the investment efficiency and feasibility of the project, looking for domestic and foreign partners to study and cooperate in investment and development of the project.

3. Financial Investment, Securities

In 2025, TIG will continue to orient its financial investment activities with the following goals: M&A investment, strategic investment, capital contribution to ownership of companies, valuable and potential stocks, in the fields of production and business, essential basic services, etc.; Carry out restructuring, support governance, consultancy to promote enterprises to develop and list stocks on the stock market; Invest in companies that own land funds and high-value real estate projects to accumulate assets for the Group's strategy to develop real estate products and expand the Group's business scale. In which, priority is given to the securitization of real estate projects to increase liquidity for projects and facilitate investment capital mobilization.

Regarding securities activities, TIG continues to participate in the management and operation of Vietnam Financial Investment Securities Joint Stock Company (stock code: VIG).

4. Regarding trade, services and other investment

Continue to build Vietnamese brands: HDE/HYUNDAI VN Co., Ltd, owned by Hyundai Vietnam Household Electronics Co., Ltd., has developed a number of private brands in the field of household goods, electrical appliances, and civil appliances,...

5. Regarding corporate finance and capital sources

Continue to structure and consolidate the corporate financial system in a sustainable and healthy direction, ensuring high financial security. In particular, focusing on cash flow management, prioritizing the implementation of appropriate sales/divestment activities to accumulate finance, quick capital turnover to create good cash flow for development investment. In addition, focus on completing the project settlement to soon convert the suspended capital into assets in accordance with the real value of the market, of the investment norm estimate in accordance with the law. In addition, continue to strengthen risk control, reduce costs, and manage costs well to improve the competitiveness of product prices and sustainable accumulation for businesses.

Depending on the actual implementation of investment projects, TIG's Board of Directors will proactively implement solutions to mobilize, create appropriate and timely capital sources to ensure project progress and business opportunities. In which, priority is given in the order of the following

capital sources: Source of customer mobilization - Source of CSH capital (issuance of stocks, convertible bonds) - Source of credit loans/corporate bonds...

6. Governance orientation in 2025

In 2025, the Company will focus on promoting the implementation of enterprise digitalization activities, applying technology to management and operation in the core business and management segments, approaching and keeping pace with the trend of the Technological Revolution 4.0. Thereby, it will aim to comprehensively improve the management and administration, develop human resources, build a reputable and transparent brand image of a basic business enterprise and a basic stock.

The Board of Directors of the Company continues to maintain the principle of “Board of Directors in Action” - directly participating in the organization of operations, focusing on revenue and profit growth, promoting the company’s core investment activities, reducing financial leverage to improve the balance sheet and cutting financial costs, reduce the ownership rate of non-core business segments to simplify the group’s structure.

Sincerely./.

Recipients:

- As above;
- Archived: VT, HĐQT

ON BEHALF OF BOARD OF DIRECTORS



CHAIRMAN
Nguyen Phuc Long



**THANG LONG INVESTMENT
GROUP JOINT STOCK
COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No. *03*/2025/BC-BKS

Hanoi, *21/11*/2025

**REPORT OF THE SUPERVISORY BOARD
REGARDING THE RESULTS OF SUPERVISION OF BUSINESS ACTIVITIES, THE
REPORT ON SELF-ASSESSMENT OF THE ACTIVITIES OF THE SUPERVISORY
BOARD AND EACH MEMBER IN 2024**

To: 2025 Annual General Meeting of Shareholders

Based on the audited business results report, financial statements for 2024, the operation report of the Board of Directors in 2024 and the plan for 2025, the Supervisory Board (“SB”) submits to the Annual General Meeting of Shareholders in 2025: Report on the results of supervision of business activities, activities of the Board of Directors, the General Management and the Supervisory Board in 2024 are as follows:

I. Report on the results of the supervisory work of the Supervisory Board in 2024

1. Review of the Company’s financial statements in 2024

On the basis of the appraisal of the Company’s Separate Financial Statements and Consolidated Financial Statements for 2024 audited by UHY Auditing and Valuation Co., Ltd., the Supervisory Board would like to report as follows:

- The separate and consolidated financial statements have honestly and in detail reflected in key aspects of the Company’s financial situation as of December 31, 2024; results of business activities and cash flows in the fiscal year ending on the same day.
- The financial statements for 2024 have been presented clearly and fully with information that accurately reflects the actual situation of the Company’s operations in 2024. The disclosure of information complies with the provisions of law and in accordance with Vietnamese accounting standards. The financial statements have been independently audited and have an appropriate audit opinion from UHY Auditing and Valuation Co., Ltd.
- The Supervisory Board agreed that the figures shown in the separate report and the Company’s 2024 Consolidated Financial Statements have been implemented by UHY Auditing and Valuation Co., Ltd.

2. Results of supervision of business activities

The Supervisory Board has supervised business activities, appraised the Company’s 2024 performance report and agreed to evaluate in the context of the market, coordinating with the Board of Directors to come up with the right solutions in a timely manner to basically complete the tasks and objectives set out by the General Meeting of Shareholders.

2.1. Some basic indicators of business results

Target	Year 2023 (million VND)		In 2024 (million VND)		Implementation Proportion 2024/2023 (%)	
	Parent Company	Consolidation	Parent Company	Consolidation	Parent Company	Consolidation
Charter capital	1,936,062	1,936,062	1,936,062	1,936,062	100%	100%
Average charter capital	1,936,062	1,936,062	1,936,062	1,936,062	100%	100%
Total Revenue	1,111,155	1,414,405	1,405,121	1,618,084	126%	114%
Total cost	836,420	1,130,332	1,151,074	1,380,299	138%	122%
Profit before tax	274,735	284,073	254,047	237,785	92%	84%

- **Revenue:** In 2024, Thang Long Investment Group Joint Stock Company (TIG) will achieve total consolidated revenue of VND 1,618 billion, equal to 114% compared to 2023. The parent company's revenue reached VND 1,405.1 billion, equaling 126% compared to 2023.

- **Costs:** In 2024, cost of capital, selling costs, business management costs, and financial costs will increase due to an increase in revenue in 2024 compared to 2023.

- **Profit:** In terms of profit, in 2024, the consolidated profit before tax and the parent company will reach VND 237.8 billion and VND 254 billion, respectively, equaling 84% and 92% compared to 2023. In 2024, despite being affected by the volatile global and domestic economic situation, TIG's consolidated business results still exceed the set plan, although the pre-tax profit has not been achieved as planned.

2.2. Some indicators on asset structure and capital sources

Target	Year 2023 (million VND)		In 2024 (million VND)		Increase or decrease (%)	
	Parent Company	Consolidation	Parent Company	Consolidation	Parent Company	Consolidation
TOTAL ASSETS	2,822,690	4,141,564	2,993,836	4,073,401	106.06%	98.35%
SHORT-TERM ASSETS	939,979	1,421,213	865,768	2,039,611	92.11%	143.51%
Cash and cash equivalents	466,241	520,228	472,796	534,993	101.41%	102.84%
Short-term receivables	369,099	538,863	313,262	1,027,255	84.87%	190.63%
Inventory	104,185	345,840	79,476	467,002	76.28%	135.03%
Other short-	454	16,282	234	10,361	51.54%	63.63%

term assets						
LONG-TERM ASSETS	1,882,711	2,720,351	2,128,068	2,033,790	113.03%	74.76%
Long-term receivables	686,414	1,592,597	23,217	477,310	3.38%	29.97%
Fixed assets	5,495	163,932	4,307	141,112	78.38%	86.08%
Investment Real Estate				78,335		
Long-term unfinished assets	86,795	95,521	26,855	272,663	30.94%	285.45%
Long-term financial investments	1,103,712	809,215	2,073,549	413,128	187.87%	51.05%
Other long-term assets	294	59,086	140	651,242	47.62%	1102.19%

Consolidated short-term assets: Increased from VND 1,421 billion to VND 2,039 billion in 2024, equivalent to 43.5%, mainly due to fluctuations in short-term receivables.

Consolidated long-term assets: Decreased from VND 2,720 billion to VND 2,033 billion, equivalent to a decrease of 25.24% mainly due to fluctuations from long-term receivables and long-term financial investments.

Total consolidated short-term and long-term debts: Short-term debt increased from VND 546 billion to VND 1,110 billion, long-term debt decreased from VND 1,012 billion to VND 868 billion.

3. Results of supervision of the operation of the Board of Directors

Through the process of supervising the management and administration activities of the Board of Directors, the Supervisory Board commented as follows:

- The Board of Directors has held regular and extraordinary meetings to promptly issue resolutions and decisions on the orientation of business activities, investment, finance, human resources and other important issues of the Company. Decisions are issued on the basis of fully synthesized information from the Executive Board and professional departments, ensuring legality and suitability with the actual situation.
- In 2024, the Board of Directors has conducted 25 meetings, issued 25 Resolutions/Decisions. Meetings of the Board of Directors with the number of members attending ensure compliance with the provisions of law and the Company's Charter.
- The Board of Directors has closely supervised the Board of Directors in operating business activities in 2024 in accordance with the market situation and the Company's medium-term development orientation.

- The Board of Directors has coordinated with the Supervisory Board to provide sufficient information and create conditions for the Supervisory Board to perform the independent supervisory function.
- In 2024, the Supervisory Board did not receive any letters or complaints related to the Board of Directors, nor did it detect any abnormalities in the management and operating activities of the Board of Directors.

4. Results of supervision of the operation of the Board of Directors

- The Supervisory Board highly appreciates the efforts of the Board of Directors in organizing the implementation of the approved business operation plan.
- Members of the Board of Directors have effectively implemented the Resolution of the Annual General Meeting of Shareholders and the Resolution of the Board of Directors.
- The Board of Directors shall issue decisions within its competence specified in the Company's Regulations and Charter and promptly report to the Board of Directors for arising issues that need direction in the process of operating business activities.
- In 2024, the Supervisory Board will not receive any letters or complaints related to any member of the Board of Directors.

5. Coordination between the Supervisory Board and the Board of Directors, the Board of Directors and other managers

In 2024, the Supervisory Board has maintained a close coordination relationship with the Board of Directors, the Board of Directors and functional departments performing supervision and inspection tasks.

- The Supervisory Board is facilitated to attend meetings of the Board of Directors when necessary and is provided with minutes, resolutions and decisions to monitor and supervise the implementation. The two sides have had a transparent exchange of information, respect and mutual support in supervision and administration.
- The Board of Directors has stepped up the supervision of the activities of the Board of Directors and professional departments to ensure the proper implementation of the Resolutions of the General Meeting of Shareholders and the Board of Directors and compliance with the provisions of law.
- The Supervisory Board has coordinated well with the Board of Directors and the Board of Directors to carry out inspection and supervision at member units. Through the inspections, the Supervisory Board announces the results of inspection and supervision to the Board of Directors and the Executive Board to take timely measures to handle existing problems to improve management efficiency.

II. Self-assessment report on the performance of the Supervisory Board and controllers

1. Structure of the Supervisory Board

The Supervisory Board consists of 03 members, including:

Ms. Nguyen Thi Anh Tuyet	Head of Department
Ms. Ho Thi Thu Ha	Member
Mr. Vu Ngoc Anh	Member

Members of the Supervisory Board do not hold any management positions in the executive apparatus, do not work in the accounting and internal audit departments, nor participate in the audit unit independently audit the Company's financial statements.

2. Evaluation of the Supervisory Board's performance

Based on the powers and tasks specified in the Company's Charter, the Supervisory Board has successfully fulfilled its assigned functions and tasks, contributing to ensuring transparency, efficiency and sustainable development of the Company's operations in 2024. Specifically, as follows:

- The Supervisory Board has well promoted the role of independent supervision of the activities of the Board of Directors and the Board of Directors in the governance and administration of the Company, ensuring compliance with the law and resolutions of the General Meeting of Shareholders.
- The Supervisory Board has completed the appraisal of the Separate Financial Statements and the Consolidated Financial Statements for 2024 according to Vietnam Accounting Standards (VAS), audited by UHY Auditing and Valuation Co., Ltd. The report is assessed to be reliable and honestly reflects the Company's financial situation.
- In the process of performing its tasks, the Supervisory Board has proactively put forward opinions and recommendations to the Board of Directors in order to improve governance efficiency, gradually improve the internal control system, and meet the requirements of sustainable development of the Company. The recommendations have received attention, direction, and serious implementation from the Board of Directors and the Board of Directors.
- The Supervisory Board has clearly assigned tasks to each member of the Supervisory Board, organized periodic meetings in accordance with the provisions of the Law on Enterprises, the Company's Charter and the Internal Governance Regulation. In addition to official meetings, the Supervisory Board also maintains regular exchanges via email, Skype and phone to promptly handle arising work.
- The activities of the Supervisory Board are carried out in accordance with the prescribed powers and responsibilities. Decisions and conclusions are issued in accordance with the order and procedures prescribed by law and the Company's Charter.

3. Evaluation of the performance of members of the Supervisory Board

- Pursuant to the Company's Charter, the Supervisory Board's Operation Regulation and the specific task assignment table, members of the Supervisory Board have fully and seriously performed their assigned duties. In 2024, members of the Supervisory Board all show a high

sense of responsibility, actively participate in meetings of the Board of Directors and the Supervisory Board, and actively monitor and grasp the Company's operations to perform supervisory tasks in accordance with the law.

- In the process of working, members of the Supervisory Board have closely coordinated with each other, participated in contributing many constructive opinions at meetings to ensure objectivity, honesty and strict compliance with the provisions of the Company's Charter as well as the internal regulations of the Supervisory Board successfully completing the tasks assigned by the General Meeting of Shareholders, contributing to improving the efficiency of supervision and enhancing transparency in corporate governance.

III. Some recommendations of the Supervisory Board

The Supervisory Board proposes a number of recommendations to the Board of Directors and the Board of Directors as follows:

- Complete the archiving of legal documents and documents to ensure scientific archiving.
- Continue to review the working process, complete personnel to ensure the coordination in providing documents, explaining to members of the Supervisory Board to ensure the progress and requirements of the Board of Directors and the tasks of the Supervisory Board.
- It is necessary to further strengthen the inspection of the implementation of resolutions of the Board of Directors at the executive level.

IV. 2025 operational plan and orientation of the Supervisory Board

In order to continue to promote the role of independent supervisor, ensure that the Company's operations are transparent, law-abiding and in accordance with the resolutions of the General Meeting of Shareholders, the Supervisory Board sets out the operation plan for 2025 as follows:

- Monitor the progress and review the audit of the Financial Statements in 2025.
- To appraise the separate financial statements and semi-annual consolidated financial statements for 2025 and make a written report to the Board of Directors.
- Fully attend regular meetings of the Board of Directors to capture timely information and supervise the Company's governance and administration activities.
- Review the reasonableness and legality of internal management documents issued by the Company;
- Supervise and inspect the implementation of the Resolutions of the 2025 Annual General Meeting of Shareholders.
- Consider the signing and implementation of economic contracts, the implementation of investment projects, as well as the development and implementation of regulations such as salary payment regulations, internal management regulations, etc. ensure compliance with the provisions of law and the Company's Charter.

- Maintain close coordination with the Board of Directors, the Board of Directors and professional departments in the process of performing supervisory tasks.

Respect./.

Recipient:

- General Meeting of Shareholders in 2025;
- The Board of Directors, the General Management;
- Archived: VT, BKS.

**ON BEHALF OF SUPERVISORY BOARD
HEAD OF BOARD**



Nguyen Thi Anh Tuyet



PROPOSAL

Ref: Appointment of General Director and Change of Legal Representative of the Company

To: The 2025 Annual General Meeting of Shareholders

Pursuant to the Law on Enterprises No.59/2020/QH14 passed by the 14th National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

Pursuant to the Charter of Thang Long Investment Group Joint Stock Company.

Pursuant to current legal regulations and practical requirements on organization and operation of Thang Long Investment Group Joint Stock Company (“the Company”), the Board of Directors (“BOD”) respectfully submits to the 2025 Annual General Meeting of Shareholders (AGM) for consideration and approval of the Appointment of the Company’s General Director and Change of Legal Representative as follows:

1. Appointment of the Company’s General Director

Based on the capacity profile and working process of Mr. Ho Ngoc Hai in the position of Acting General Director in the past time, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the appointment of the title of General Director for Mr. Ho Ngoc Hai. Specifically, as follows:

a. Details

Full name: **HO NGOC HAI**

Gender: Male

Date of birth: December 17, 1980

Ethnic group: Kinh Nationality: Vietnamese

Citizen ID Card No.: 025080000021 issued by The Police Department for Administrative Management of Social Order on April 25, 2021

Permanent address: Residential Group No.1, My Dinh 1 Ward, Nam Tu Liem District, Hanoi City

Qualification: Civil Engineer

b. Rights, Obligations and Responsibilities

Mr. Ho Ngoc Hai exercises his rights, obligations and responsibilities in accordance with the Company’s Charter and the provisions of law.

c. Term of office: 05 years

2. Change of Legal Representative



In order to meet the needs of the Company's governance, the Board of Directors respectfully submits to the 2025 Annual General Meeting of Shareholders for approval of the change of legal representative as follows:

a. Changeable contents

Content	Current legal representative	The legal representative proposes to change
Amount	01	02
Title	Mr. Nguyen Phuc Long - President of the Board of Directors	<ul style="list-style-type: none"> - The first legal representative: Full name: Mr. Nguyen Phuc Long Title: President of the Board of Directors. - Second legal representative: Full name: Mr. Ho Ngoc Hai Title: General Director <p>The rights, obligations and responsibilities of each legal representative are specified in detail in the Company's Charter and in accordance with the provisions of law.</p>

b. Approve the amendment of Article 3 (Legal representative of the Company of the Charter), assign and authorize the Board of Directors to implement after completing the change of the legal representative of the Company. Details of amendments and supplements are specified in the attached Appendix.

c. To authorize the Board of Directors to decide on the appropriate change time, ensuring that it is not later than 06 months from the date of approval by the General Meeting of Shareholders; carry out procedures at competent state agencies to change the legal representative of the Company in accordance with the provisions of law on the Business Registration Certificate and other licenses. At the same time, the Company's charter was amended.

Respectfully submit to the General Meeting of Shareholders for consideration and vote for approval.

Recipients:

- As above;
- Archived: VT, HDQT.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN



Nguyen Phuc Long



ADDENDIX

AMENDMENTS/SUPPLEMENTS TO THE COMPANY'S CHARTER

No.	Contents of the current Charter	Amendments and supplements	Reason
1.	<p>Article 3. Legal representative of the Company The company has one (01) legal representative. The President of the Board of Directors or the General Director is the legal representative of the Company. The Board of Directors decides on this issue based on the actual personnel situation of the Company from time to time. The President of the Board of Directors and the General Director of the Company have the rights and obligations specified in this Charter.</p>	<p>Adjust: Article 3. Legal representative of the Company 1. Number of legal representatives: The company has 02 (two) legal representatives. 2. Legal representative: a) The first legal representative: Full name: Mr. Nguyen Phuc Long Title: President of the Board of Directors Date of birth: 09/03/1974 Citizen ID Card No: 042074000278 Date of issue: 07/05/2021 Expiration date: 09/03/2034 Permanent address: P502 – 27 Huynh Thuc Khang Tower, Lang Ha Ward, Dong Da District, Hanoi City Rights and obligations of the legal representative specified in Article 29 of the company's charter and in accordance with the provisions of law b) The second legal representative: Full name: Mr. Ho Ngoc Hai Title: General Director Date of birth: 17/12/1980 Citizen ID Card No: 025080000021 Date of issue: 25/04/2021 Expiration date: 17/12/2040 Permanent address: Residential Group No.1, My Dinh 1 Ward, Nam Tu Liem District, Hanoi City The rights and obligations of the legal representative are specified in Article 35 of the company's charter.</p>	<p>Due to the change of legal representative</p>



**THANG LONG INVESTMENT
GROUP JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. *05*/2025/TTr-TIG

Hanoi, *21/09*/2025

PROPOSAL

Ref: Approval of the Audited Financial Statements for 2024

To: 2025 Annual General Meeting of Shareholders

Implementing the regulations on the preparation and audit of annual financial statements, Thang Long Investment Group Joint Stock Company ("TIG") has requested an independent auditor, UHY Auditing and Consulting Co., Ltd., to audit TIG's 2024 financial statements.

The Board of Directors respectfully submits to the 2025 Annual General Meeting of Shareholders for approval the contents of the Audited Parent Company's Separate Financial Statements and TIG's Audited Consolidated Financial Statements for 2024 (the Report is attached to the Dispatch).

Sincerely./.

Recipient:

- As above;
- Archived: VT, HĐQT

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN**



Nguyen Phuc Long



**THANG LONG INVESTMENT
GROUP JOINT STOCK
COMPANY**

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

No. 06/2025/TTr-TIG

Hanoi, date 21..month 042025

PROPOSAL

Ref: Proposal to choose an independent audit firm

To: 2025 Annual General Meeting of Shareholders

Pursuant to the Law on Enterprises No.59/2020/QH14 promulgated on June 17, 2020;

Pursuant to the Charter of organization and operation of Thang Long Investment Group Joint Stock Company.

The Supervisory Board respectfully submits to the General Meeting of Shareholders for approval the following contents:

1. List of qualified independent audit firms at the request of the regulatory agency (details in the attached Appendix);
2. Authorize the Board of Directors to select an independent auditing company from the above list to audit the Financial Statements and Financial Safety Indicators Report for 6 months and the whole year of 2025 (Including the Parent Company's separate financial statements and the Consolidated financial statements).

Sincerely./.

Recipients:

- As above;
- Archived: VT, BKS.

**ON BEHALF OF SUPERVISORY BOARD
HEAD OF BOARD**

Nguyen Thi Anh Tuyet



**LIST OF AUDITING FIRMS APPROVED FOR AUDITING UNITS WITH
PUBLIC INTEREST IN THE FIELD OF SECURITIES IN 2025**

1. KPMG CO., LTD (KPMG)
2. Ernst & Young Vietnam Co., Ltd. (E&Y)
3. Deloitte Vietnam Auditing Company Limited (DELOITTE)
4. A&C Auditing and Consulting Co., Ltd. (A&C)
5. AASC Auditing Firm Limited (AASC)
6. PWC (Vietnam) Co., Ltd. (PWC)
7. Grant Thornton (Vietnam) Co., Ltd. (GT)
8. AAC Auditing and Accounting Co., Ltd. (AAC)
9. AFC Vietnam Auditing Co., Ltd. (AFC)
10. Moore AISC Auditing and Informatics Services Co., Ltd. (AISC)
11. UHY Auditing and Consulting Co., Ltd. (UHY)
12. RSM Vietnam Auditing and Consulting Co., Ltd. (RSM)
13. VACO Auditing Co., Ltd. (VACO)
14. An Viet Auditing Co., Ltd. (An Viet)
15. BDO Auditing Co., Ltd. (BDO)
16. FAC Auditing Co., Ltd. (FAC)
17. Vietnam Auditing and Valuation Co., Ltd. (VAE)
18. ECOVIS AFA Vietnam Auditing - Valuation and Consulting Co., Ltd.
(ECOVIS AFA Vietnam)
19. International Auditing Company Limited (ICPA)
20. DFK Vietnam Auditing Co., Ltd. (DFK)
21. CPA Vietnam Auditing Co., Ltd. (CPA Vietnam)
22. Standard Viet Auditing and Consulting Co., Ltd. (Standard Viet)
23. ASCO Auditing and Valuation Firm Limited (ASCO)
24. Southern Accounting and Auditing Financial Consulting Services Co., Ltd.
(AASCS)
25. Nhan Tam Viet Auditing Co., Ltd. (NTV)
26. S&s Consulting – Auditing Co., Ltd. (S&S)
27. International Auditing and Valuation Co., Ltd. (IAV)
28. Vietnam Auditing and Valuation Co., Ltd. (AVA)



No. 07 /2025/TTr-TIG

Hanoi, date 21 month 04, 2025

DISPATCH

**Ref: Report on remuneration of the Board of Directors, Supervisory Board in 2024 and
Remuneration Plan in 2025**

To: General Meeting of Shareholders

Pursuant to the Law on Enterprises No.59/2020/QH14 passed by the 14th National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

Pursuant to the Charter of Thang Long Investment Group Joint Stock Company.

The Board of Directors respectfully submits to the General Meeting of Shareholders (GMS) for approval the Remuneration Report of the Board of Directors, the Supervisory Board in 2024 and the Remuneration Plan in 2025, specifically as follows:

No.	Title	Payment of remuneration in 2024 (VND/month)	Remuneration payment plan in 2025 (VND/month)
1	Chairman of the Board of Directors	6,000,000	6,000,000
2	Member of the Board of Directors	4,000,000	4,000,000
3	Head of the Supervisory Board	4,000,000	4,000,000
4	Member of the Supervisory Board	2,000,000	2,000,000

Sincerely!

Recipients:

- As above;
- Archived: VT, HĐQT

**ON BEHALF OF THE BOARD OF
DIRECTORS
CHAIRMAN**



Nguyen Phuc Long

No. 08/2025/TTr-TIG

Hanoi, 21/09/2025

PROPOSAL

Ref: Profit distribution in 2024 and expected in 2025

To: 2025 Annual General Meeting of Shareholders

Based on the audited Separate Financial Statements and Consolidated Financial Statements for 2024, the Board of Directors respectfully submits to 2025 Annual General Meeting of Shareholders for consideration and approval of 2024 after-tax profit distribution plan as follows:

Profit distribution plan:

No.	Target	Value (VND)	
		Parent company	Consolidation
I	BUSINESS RESULTS		
1	Total revenue	1,405,121,068,089	1,618,083,962,245
2	Total expenses	1,151,074,050,959	1,374,298,719,165
3	Profit before corporate income tax	254,047,017,130	237,785,243,080
4	Current corporate income tax	52,210,617,161	61,460,563,751
5	Deferred corporate income tax	0	0
6	Profit after corporate income tax	201,836,399,969	176,324,679,329
II	Expected to submit to the General Meeting of Shareholders on the distribution of profit after tax		
1	Total Undistributed Profit after Tax	535,870,969,252	36,069,757,597
1.1	Undistributed Profit after Tax accumulated to the end of the previous period	334,034,569,283	345,138,550,690
1.2	Undistributed Profit after Tax in 2024	201,836,399,969	(309,068,793,093)
2	Expected distribution as follows	204,000,000	204,000,000
2.1	Appropriation to bonus and welfare fund 0% from Profit after Tax	0	0
2.2	Payment of remuneration to non-professional Board of Directors; Supervisory Board	204,000,000	204,000,000
2.3	Payment of dividends	0	0

Respectfully request 2025 Annual General Meeting of Shareholders to consider and approve.

Sincerely./.

Recipients:

- As above;
- Archived: VT

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN



Nguyễn Phúc Long

PROPOSAL

(Ref: Approval of the plan to issue and offer shares to increase charter capital in 2025)

To: 2025 Annual General Meeting of Shareholders

- Pursuant to the Law on Enterprises No.59/2020/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020 and effective from January 01, 2021 and relevant guiding documents;
- Pursuant to the Law on Securities No.54/2019/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019 and effective from January 01, 2021 and relevant guiding documents;
- Pursuant to the Government's Decree No.155/2020/ND-CP detailing a number of articles of the Law on Securities dated 31/12/2020;
- Pursuant to the Ministry of Finance's Circular No.118/2020/TT-BTC dated December 31, 2020 guiding a number of contents on securities offering, issuance, public tender offer, share repurchase, and public company registration in the Government's Decree No.155/2020/ND-CP dated December 31, 2020 detailing a number of articles of the Securities Law;
- Pursuant to the current Charter of Thang Long Investment Group Joint Stock Company (TIG) (the "Company");
- Based on the Company's business activities.

The Board of Directors respectfully submits to the 2025 Annual General Meeting of Shareholders for consideration and approval the plan to issue and offer shares to existing shareholders, private placement of shares to professional securities investors to increase charter capital with the following contents:

I. SUMMARY OF THE PLAN TO INCREASE CHARTER CAPITAL IN 2025

A. Pre-issue stock information		
- Current charter capital	1,936,062,050,000	VND
- Issued Shares	193,606,205	shares
- Outstanding Shares	193,606,205	shares

- Number of shares before the issuance time	193,606,205	shares
B. Total number of shares expected to be issued		
- Offering additional shares to existing shareholders	193,606,205	shares
- Private placement for professional securities investors	50,000,000	shares
C. Expected stock information after the issuance		
- Expected outstanding shares	437,212,410	shares
- Expected charter capital after issuance	4,372,124,100,000	VND

II. GENERAL INFORMATION ABOUT THE ISSUER

Name: **Công ty Cổ phần Tập đoàn Đầu tư Thăng Long (Thang Long Investment Group Joint Stock Company)**

International trading name: **Thanglong Invest Group.**

Abbreviation: **TIG**

Address: 8th Floor, Tower B, Song Da Building, Pham Hung Street, My Dinh I Ward, Nam Tu Liem District, Hanoi City.

Tel: 024.35558855

Fax: 024.62566966

Charter capital: **1,936,062,050,000 VND** (*One thousand nine hundred and thirty six billion, zero hundred and sixty two million, zero hundred and fifty thousand VND*).

Name of shares offered for sale: Shares of Thang Long Investment Group Joint Stock Company

Ticker: TIG

Type of shares offered: Common shares

Par value: 10,000 VND/share (Ten thousand VND/share)

Total number of issued shares: **193,606,205 shares**

Number of shares outstanding: **193,606,205 shares**

Number of treasury shares: **0 share**

Expected time of issuance: After being approved by the State Securities Commission ("SSC"). Specific implementation time: authorize the Board of Directors to decide.

Procedure of implementation: The Company offer additional shares to existing shareholders first, then conducting a private offering to professional securities investors..

III. PLAN TO OFFER ADDITIONAL SHARES TO EXISTING SHAREHOLDERS

1. Expected number of shares to be offered: **193,606,205 shares** (*One hundred ninety-three million, six hundred six thousand, two hundred five shares*).
2. Total value of shares offered at the expected par value: **1,936,062,050,000 VND** (*One trillion, nine hundred thirty-six billion, sixty-two million, fifty thousand Vietnamese dong*s).
3. Form of issuance: Public offering of shares to existing shareholders.
4. Issuer: Issued to existing shareholders according to the list of Stock Holders closed by the Vietnam Securities Depository and Clearing Corporation (VSDC) at the last registration date for exercising the right to buy.
5. Principles for determining the offering price:

The Company uses a combination of Book Value (BV) and Market Price (P) methods as a basis for determining the offering price of shares:

 - ✓ The book value of the Company according to the audited consolidated financial statements as of December 31, 2024 is VND 10,790/share
 - ✓ The book value of the Company according to the audited separate financial statements as of December 31, 2024 is VND 13,048/share
 - ✓ The average trading price of TIG shares in the last 20 sessions (from March 17, 2025 to April 15, 2025) is 9,700 VND/share.
 - Thus, the offering price is determined to be equal to 76.64% of the Company's book value according to the latest audited or reviewed separate financial statements and equal to 92.67% of the Company's book value according to the latest audited or reviewed consolidated financial statements.
6. Offering price: 10,000 VND/share
7. Expected exercise ratio: 1:1 (on the closing date of the list of shareholders to exercise the right to purchase additional issued shares: Specifically, each shareholder owning 01 (one) share will be entitled to 01 (one) right and 1 right to buy 01 (one) new share.
8. Plan to handle shares that are not fully offered:
 - ✓ The handling of stocks due to shareholders not exercising the right to buy or exercising the right to buy without exhaustion (if any) must ensure compliance with the provisions of Article 42 of Decree No.155/2020/ND-CP dated December 31, 2020.
 - ✓ The number of shares that are not registered by existing shareholders or exercise the right to buy (if any) is authorized by the General Meeting of Shareholders to the Board of Directors to decide on the selection of distribution objects, criteria, distribution methods, offering price (provided that it must be greater than or equal to 10,000 VND/share) and the number of redistributed shares will be restricted from transfer for a period of 01 year from the end of the offering.

- ✓ In case of expiration of the distribution of shares in accordance with the provisions of law (including the extended period if any), if there are still undistributed shares, these undistributed shares shall be canceled and the Board of Directors shall issue a decision to terminate the offering.
9. Transfer of stock purchase rights:
- ✓ Additional shares offered to existing shareholders are not subject to transfer restrictions.
 - ✓ Existing shareholders are entitled to transfer the one-time purchase right to other subjects during the period of registration to purchase shares. The transferee of the right to purchase may not be further transferred to a third party.
 - ✓ The right to buy shares is allowed to be divided to transfer to many different investors according to the agreement of the two parties.
10. Estimated time of offering:
- The General Meeting of Shareholders authorizes the Board of Directors to choose an appropriate time to conduct the offering after being approved in writing by the State Securities Commission in accordance with law.
11. Minimum successful offering rate and plan to make up for the shortfall of capital expected to be mobilized from the offering:
- ✓ The minimum successful offering rate for the issuance of shares is 70% of the number of shares expected to be offered.
 - ✓ In case the shares are not fully distributed and the amount of mobilized capital is not sufficient as expected, the Board of Directors will consider mobilizing loans from banks and financial institutions; issuing bonds or seeking other additional sources of financing to offset.
 - ✓ In case the successful offering rate does not reach 70%, the issuance of shares to existing shareholders will be canceled if prescribed by law. In case the compulsory issuance is canceled in accordance with the law, the issuer will refund the money to the investor within 15 days from the date the offering is canceled and the General Meeting of Shareholders authorizes the Board of Directors to develop the cancellation process (if any) and refund the money to the investor (if any) in accordance with the provisions of law.
12. Plan to ensure that the offering of shares meets the foreign ownership ratio:
- The General Meeting of Shareholders authorized the Board of Directors to implement a plan to ensure that the offering of shares meets the regulations on foreign ownership.
13. Assessment of the degree of dilution of shares due to the effect of further issuance:
- The offering of shares will cause the risk of diluting the share price, diluting the book value per share, diluting the net income per share after the offering, diluting the holding ratio and voting rights, summarized as follows:

(a) The degree of dilution of the stock price after the offering

On the ex-dividend date for the right to purchase the offered shares (“Ex-dividend trading date”), the reference price of the shares will be adjusted by the Hanoi Stock Exchange according to the following formula:

$$P' = \frac{P + (P_{\alpha} * \alpha) - C}{1 + \alpha + \beta}$$

In which:

P: Current price

P': Price on the day of education

P_α: Price of additional shares issued

α : Ratio of additional shares issued

β : Bonus share dividend ratio (dividends in shares)

C : Cash dividend

(b) Risk of dilution of earnings per share after the offering

When the Company issues more shares to increase capital, the earnings per share (EPS) may be reduced due to the increase in the total number of outstanding shares compared to the current and the use of capital obtained from the issuance has not immediately generated revenue. profit as expected. At that time, EPS is calculated as follows:

$$\text{Average EPS period} = \frac{\text{Total profit after tax in the period}}{\text{Total average outstanding shares in the period}}$$

$$\text{Total average outstanding shares in the period} = \frac{X*12 + Y*T}{12}$$

In which:

X: Volume of shares outstanding before issuance

He: Volume of additional shares issued

T: Actual outstanding period in the year of additional shares (months)

The difference in the growth rate of profits with the rate of increase in the number of shares: the number of shares increases but the profit after tax does not increase or increases at a slower rate will cause the income per share to decrease. The level of income dilution will be overcome when the company's business results are good, and the efficiency of capital use is high.

(c) Risk of dilution of book value

Upon completion of the issuance, the book value of each share will be subject to change in the event that the issue price is lower than the book value of each share at the time of issuance.

(d) Dilution risk of shareholding and voting rights

For the issuance to existing shareholders, in case the shareholder exercises all of his or her purchasing rights, the shareholder's ownership ratio and voting rights will not change. In the event that a shareholder relinquishes or transfers its rights, the ownership rate and voting ratio will be reduced accordingly. The General Meeting of Shareholders authorized the Board of Directors to conduct a detailed assessment of the degree of dilution of the shares expected to be issued and report to the SSC, disclosing information in the prospectus of the public offering of securities.

14. Purpose and plan to use the capital obtained from the offering:

All proceeds from the offering will be used to repay bank loans and implement the project "Tourist area, eco-villas - resort of the King's Garden" - phase 2 in Dong Trung Commune, Thanh Thuy District, Phu Tho Province", details are as follows:

No.	Purpose of use of capital	Expected allocation amount (VND)	Expected progress of capital use
I	Bank Debt Repayment	200,000,000,000	In 2025
II	Implementing the project "Tourist area, eco-villas - resort of the King's Garden" - phase 2, specifically:	1,736,062,050.000	
1	Construction of technical infrastructure systems	149,757,221,512	In 2025
2	Construction of architectural works	1,267,376,994,957	2025 - 2026
3	Investment in hot mineral supply technology and equipment system, hot mineral swimming pool technology system	120,000,000,000	2025 - 2025
4	Investment in the procurement of furniture and equipment for villas and serviced houses	90,000,000,000	2025 - 2026
5	Tree system, landscape Project	16,000,000,000	Year 2025

6	Project management costs, consultancy costs and other expenses	92,927,833,531	2025 - 2026
Total	I+II+III	1,936,062,050,000	

(*). Depending on the actual conditions and fluctuations of the market as well as the actual business situation of the Company, the disbursement value and disbursement time for activities stated in the detailed capital use plan may change. The General Meeting of Shareholders authorizes the Board of Directors to proactively adjust the plan to use the post-issue capital to implement the Company's business activities in order to minimize risks and maximize benefits for shareholders.

IV. PRIVATE PLACEMENT PLAN

1. Number of shares to be issued: **50,000,000** shares
2. Value of issued shares at par value: **VND 500,000,000,000**
3. Offering price: **10,000** VND/share
4. Objects for sale:
 - ✓ Criteria for selecting investors: Being a professional securities investor according to the provisions of Article 11 of the Law on Securities in 2019 No.54/2019/QH14 dated November 26, 2019.
 - ✓ Number of Investors: No more than 100 investors
 - ✓ List of subjects of offering: The General Meeting of Shareholders authorizes the Board of Directors to search, select and determine the status of professional securities investors and approve the List of professional securities investors who are allowed to participate in buying shares for private placement. the number of shares offered for sale to each investor, but still ensure that the number of investors who can buy individual shares does not exceed 100 investors.
5. Handling of shares of investors who do not register to buy, do not pay the purchase money, and the number of odd shares:

The General Meeting of Shareholders authorizes the Board of Directors to search, identify and select investors to distribute the number of shares of investors who do not register, do not pay the purchase money, and the number of odd shares to one or several investors to determine that they are in accordance with the criteria for selecting investors approved by the General Meeting of Shareholders to purchase undistributed shares at a price not lower than the initial offering price, and comply with relevant provisions of law. In case of expiration of the distribution of shares in accordance with the provisions of law (including the extension period

if any), if there are still undistributed shares, this number of undistributed shares will be canceled and the Board of Directors shall issue a decision to terminate the offering.

6. Transfer restrictions

The issued shares are restricted from transfer within 01 year from the date of completion of the offering, except for the case of transfer between professional securities investors or implementation of legally effective court judgments or decisions, arbitration decisions or inheritance in accordance with law.

7. Estimated time of offering

The General Meeting of Shareholders authorizes the Board of Directors to choose an appropriate time to conduct the offering after being approved by the State Securities Commission for the Company to have the right to offer individual shares.

8. Ensure that the offering of shares meets the regulations on foreign ownership ratio

According to Official Letter No.4583/UBCK-PTTT dated July 20, 2022 of the State Securities Commission dated July 20, 2022 on the dossier of notification of change in the maximum foreign ownership ratio of Thang Long Investment Group Joint Stock Company is 49%.

In order to ensure compliance with the provisions of the law, the General Meeting of Shareholders approved not to distribute shares to foreign investors in this issuance. In case investors who have been selected to participate in buying shares in this offering do not register to buy/pay money to buy part or all of the approved number of shares, the remaining shares will only be distributed to domestic professional securities investors.

9. Plan to make up for the shortfall of capital expected to be mobilized from the offering for the implementation of the Project:

In case the shares are not fully distributed and the amount of capital mobilized is not sufficient as expected, the Board of Directors will consider mobilizing loans from banks, financial institutions, bond issuance or seeking other additional funding sources to compensate.

10. Purpose and plan to use the capital obtained from the offering:

The total proceeds from the private placement are: **VND 500,000,000,000** will be used by the Company to: Supplement working capital and invest in the construction of works under the Vuong Raja eco-resort and eco-resort project, specifically as follows:

No.	Purpose of use of capital/Items	Expected amount to be used (VND)	Expected progress of capital use
I	Supplementing working capital sources	100.000.000.000	

1	Payment of salaries, bonuses and allowances to officials and employees	10.000.000.000	2025 - 2026
2	Paying office rent	3.000.000.000	2025 - 2026
3	Interest payment	20.000.000.000	2025 - 2026
4	Repayment of working capital loans of banks	67.000.000.000	2025 - 2026
II	Investment in the construction of works under the project of tourist resorts and eco-villas, specifically as follows:	400.000.000.000	2025 - 2026
1	Renovation, repair and upgrade of villas that have been built and operated in phase 1	7.500.000.000	2025 - 2026
2	Renovation, repair and upgrading of restaurants and service works that have been operated and exploited in phase 1	400.000.000	2025 - 2026
3	Construction of a new high-rise tourist apartment building - Condotel No. 2	373.052.380.953	2025 - 2026
4	Project Management Expenses, Consulting Expenses and Other Expenses	19.047.619.048	2025 - 2026
Total	I+II	500.000.000.000	

(*) Depending on the actual conditions and business activities of the Company as well as market fluctuations, the General Meeting of Shareholders authorizes the Board of Directors to proactively adjust the plan to use the capital after the successful issuance to implement business activities in order to minimize risks and maximize benefits for shareholders.

V. DEPOSITORY AND ADDITIONAL LISTING OF ADDITIONALLY ISSUED SHARES

All additional shares will be registered for additional securities at the Vietnam Securities Depository and Clearing Corporation and registered for additional trading on the Hanoi Stock Exchange after the completion of the stock offering.

VI. AUTHORIZATION

The General Meeting of Shareholders authorizes the Board of Directors to perform tasks related to the issuance as follows:

- Develop a detailed offering plan. Choose the right time and carry out the necessary procedures to implement the offering plan;
- Proactively develop and explain dossiers of application for securities issuance permits and send them to the State Securities Commission and other functional agencies. At the same time, proactively adjust the offering plan and other relevant documents according to the actual situation of the Company and/or at the request of the State Securities Commission and other functional agencies;
- Carry out procedures for finalizing the list of shareholders to exercise their rights;
- Selection and decision on selection of issuance consultancy organization/securities company to advise in the issuance (if any);
- Formulate a plan to handle the number of odd shares arising (if any) and shares that are not fully offered due to shareholders refusing the right to buy (if any) in accordance with the provisions of law. Select investors, conduct negotiations, decide on conditions and terms, determine criteria and list of investors to be distributed to buy the number of shares that existing shareholders have not registered to buy in the public offering of securities to existing shareholders with the selling price must be greater than or equal to **VND 10,000/share** or cancel and conclude to promote the offering. The selection of investors ensures that the offering of shares meets the maximum foreign ownership ratio in the Company in accordance with current laws;
- Decide on the specific capital use plan and proactively adjust the use of the collected capital, the time of disbursement of capital and the purpose of using capital in accordance with the actual situation of the Company;
- Carry out necessary procedures with the authorities to register for stock offering, securities registration and registration for additional trading of additional shares to increase charter capital;
- Proactively amend the charter capital and amend the Company's Charter according to the new capital scale;
- Carry out procedures to adjust the Company's Business Registration Certificate after the end of the offering in accordance with the law.

- In addition to the above internal authorization contents, in the process of implementing the issuance plan, the General Meeting of Shareholders authorizes the Board of Directors to supplement, modify, complete or change the issuance plan at the request of the state management agency so that the capital mobilization is carried out legally and in accordance with regulations.
- Proactively decide and implement other tasks related to the offerings to ensure the success of the offering.

Submit to the 2025 Annual General Meeting of Shareholders for consideration and vote for approval.

Sincerely thank you and respectfully!

Recipients:

- As above;
- Archived: VT.

ON BEHALF OF BOARD OF DIRECTORS



CHAIRMAN

Nguyen Phuc Long



No.: 10/2025/TTr-TIG

Hanoi, date 21 month 11 2025

PROPOSAL

Ref: Report on transactions implemented and approved for business investment activities in 2025

To: 2025 Annual General Meeting of Shareholders

Pursuant to the Law on Enterprises No.59/2020/QH14 approved by the 14th National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

Pursuant to the Charter of Thang Long Investment Group Joint Stock Company.

In order to be proactive in the process of business activities, the Board of Directors respectfully submits to the 2025 Annual General Meeting of Shareholders (AGM) for approval the Report on transactions implemented in 2024 and the policy on investment and business activities in 2025, specifically as follows:

1. Report on implemented transactions

In the course of business activities, the Board of Directors (“BOD”) and the Board of Directors of the Company have made efforts to research, seek opportunities, and carry out investment activities within the authority of the Board of Directors in order to diversify investment activities and optimize the Company’s capital sources. In order to ensure the completion of the set plan and be proactive in investment decisions, the Board of Directors respectfully submits to the General Meeting of Shareholders for approval of the following transactions:

- Approved the investment plan to contribute capital/buy shares in 02 subsidiaries: Invest in buying shares in Thang Long Phu Tho Investment Joint Stock Company, increasing the ownership rate to 94.3% of charter capital with an investment value of VND 998.4 billion; Invested in buying 28,000,000 shares in Hoa Cherry Real Estate Joint Stock Company, accounting for 80% of charter capital with an investment value of VND 840 billion.
- Approve the plan to divest capital in associated companies to recover investment capital for key projects;
- Through short-term and long-term loan transactions with strategic customers/partners by trust, without collateral;
- Through investment trust transactions to receive the transfer of land use rights for the purpose of project development; advance construction money to contractors who are subsidiaries by trust without collateral or guarantee of financial institutions, banks or individuals.

2. Approving the policy on investment and business activities in 2025



Continue to implement the transactions that have been carried out and look for new investment opportunities to earn profits for the Company and shareholders through the execution of relevant contracts and transactions.

Transaction objects: Customers/strategic and potential partners.

Authorize and delegate in full to the Board of Directors the authority to decide on investments and to execute contracts and transactions within the authority of the General Meeting of Shareholders as prescribed by law and the Company's Charter, including but not limited to the following matters:

- The Board of Directors shall actively choose the form of investment (such as capital contribution, share acquisition, joint ventures, etc.) or other business plans, including the transfer of the Company's owned shares, in order to ensure the completion of the set 2025 plan.
- Determine the specific value of each contract or transaction at the relevant time, based on ensuring the Company's best interests and in compliance with legal regulations. The value of each transaction shall be decided by the Board of Directors.
- Decide the timing of investment and business activities at each point in time in accordance with the Company's financial situation
- To decide on specific terms and conditions of such contracts, transactions, agreements and documents related to these contracts and transactions, including agreements to amend, supplement, terminate or replace such contracts and transactions (if any).
- Signing and executing contracts, transactions and relevant documents, including agreements to amend, supplement, terminate or replace such contracts and transactions (if any).

Implementation time: From the effective date of the Resolution of the 2025 Annual General Meeting of Shareholders to the time of promulgation of the Resolution of the 2026 Annual General Meeting of Shareholders.

Respectfully submit to the General Meeting of Shareholders for consideration and approval.

Sincerely./.

Recipients:

- As above;
- Archived: VT, HDQT.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN 

Nguyen Phuc Long



No. 11/2025/TTr-TIG

Hanoi, 21/04/2025

PROPOSAL

Ref: Issues of reporting to the 2025 Annual General Meeting of Shareholders

To: 2025 Annual General Meeting of Shareholders

Pursuant to the Law on Enterprises No.59/2020/QH14 approved by the 14th National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

Pursuant to the Law on Securities No.54/2019/QH14 dated 26/11/2019;

Pursuant to the Resolution of the 2024 Annual General Meeting of Shareholders No.118/2024/NQ/DHDCD-TIG dated 13/05/2024;

Pursuant to the Charter of Thang Long Investment Group Joint Stock Company;

The Board of Directors reports on relevant issues and submits them to the 2025 Annual General Meeting of Shareholders (AGM) for approval as follows:

1. The 2024 Annual General Meeting of Shareholders approved the plan to transfer the Company's stock listing from HNX to HOSE in 2024 and authorized the Board of Directors to be responsible for developing a plan, preparing documents and considering and deciding on an appropriate time in 2024 to transfer the listing of shares from HNX to HOSE. HOSE floor in accordance with the actual situation of the stock market and the Company's business activities. At the same time, it fully meets the requirements of procedures of the Ho Chi Minh Stock Exchange, Vietnam Securities Depository and Clearing Corporation and the provisions of current laws related to the transfer of the stock exchange and listing registration of the Company. However, the Board of Directors realizes that the stock market in 2024 has many fluctuations and is not favorable for implementing the plan to move the stock exchange to the HOSE. Therefore, the Board of Directors respectfully submits to the Annual General Meeting of Shareholders in 2025 to approve the suspension of the plan to transfer the listing of shares from HNX to HOSE. The Board of Directors will submit a plan to transfer the Company's stock exchange to the General Meeting of Shareholders when the conditions are really the most favorable in the future.

2. On July 23, 2024, the Board of Directors approved Resolution No.136/2024/NQ/HDQT-TIG



on the implementation of the plan to issue shares to pay dividends in 2023 to existing shareholders, and at the same time submit documents at state agencies. However, due to the time of issuing shares to pay dividends in 2023 is not suitable for the conditions and business activities of the Company, the company is currently focusing its capital resources on the development of the TIG Tower project – an office and hotel-apartment tower located at 108 Nguyen Trai, Thanh Xuan District, Hanoi and the construction of a condotel tower at the Vuon Vua Resort & Villas project in Thanh Thuy, Phu Tho. Therefore, on December 11, 2024, the Board of Directors approved Resolution No.161/2024/NQ/HDQT-TIG on suspending the implementation of the plan to issue shares to pay dividends in 2023. Therefore, the Board of Directors respectfully submits to the 2025 Annual General Meeting of Shareholders to approve the suspension of the implementation of the Plan to issue shares to pay dividends in 2023 to existing shareholders approved in Resolution No.118/2024/NQ/DHDCD-TIG dated May 13, 2024.

Sincerely./.

Recipients:

- As above;
- Archived: VT, HDQT

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN



Nguyen Phuc Long

