

BECAMEX URBAN DEVELOPMENT  
JOINTSTOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom – Happiness

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No: 18/HĐQT/UDJ/2025

Binh Duong, April 10, 2025

## ABNORMAL INFORMATION DISCLOSURE

To: The Stock Exchange of Hanoi

1. Name of Company: **Becamex Urban Development Joint Stock Company**
  - Stock symbol: **UDJ**
  - Address of headoffice: **C1-2-3, DT6 street, Industry – Service Complex of Binh Duong, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province.**
  - Telephone: 0274.3816681 Fax: 0274.3816655
  - Email: **becamexudj@gmail.com** Website: **becamexudj.com.vn**
2. Content of disclosed informations:
  - Becamex Urban Development Joint Stock Company discloses informations regarding to update and add documents for the 2025 Annual General Meeting of Shareholders.
3. This information is disclosed on April 10, 2025 at website of company as follow **www.becamexudj.com.vn**

We commit that disclosed informations mentioned above are true and we are fully responsible before the law for disclosed informations.

LEGAL REPRESENTATIVE  
GENERAL DIRECTOR

**Attached:**

- Documents for the 2025 annual general meeting of shareholders updated on April 10, 2025.



HUYNH GIA DAT



**GENERAL MEETING PROGRAM**  
**THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**  
**BECAMEX URBAN DEVELOPMENT JOINT-STOCK COMPANY**

Time: **8:30 AM on April 15, 2025**

Place: **Binh Duong Convention and Exhibition Center. No. 01 Le Loi Street, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province (Binh Duong New City).**

**I. PROCEDURES:**

No.	TIME	CONTENT
1	7h00 – 8h30'	Welcome Shareholders, Shareholder Registration
2	8h30'	Opening of the General Meeting
3	8h30' – 8h40'	Statement of reasons – introduction of Delegates
4	8h40' – 8h50'	Inspection Board of Delegate Status report number of shareholders attending the General Meeting.
5	8h50' – 9h00'	Introduction and approval of General Meeting program of the 2025 Annual General Meeting of Shareholders
6	9h00' – 9h10'	Approval of group chairman, The secretariat, vote counting committee and regulations on General Meeting organization.

**II. PROGRAM CONTENT**

No.	TIME	CONTENT
1	9h10' – 10h10'	Board of Directors' operation statement in the year 2024
2		Supervisory Board operation statement in the year 2024
3		General Director's statement about the 2024 business result and the 2025 business plan.
4		Submission of the 2024 audited financial statements
5	10h10' – 10h40'	Dismissal and Additional Election of a member of the Board of Directors for the 2022 – 2027 term.
6	10h40' – 11h00'	Opinions in the General Meeting
7	11h00' – 11h10'	Voting and approval of main contents: <ul style="list-style-type: none"><li>- Dismissal and Additional Election a member of the Board of Directors for the 2022 – 2027 term.</li><li>- The List of Candidate for the Board of Directors for the 2022 – 2027 term.</li><li>- Board of Directors' operation statement and Supervisory Board statement for 2024.</li><li>- General Director's statement about the 2024 business result and the 2025 business plan.</li><li>- Approval of the audited financial statements for 2024</li><li>- The plan of the 2024 profit distribution and the 2025 business plan.</li><li>- The 2024 remuneration for Board of Directors, Supervisory Board and Secretary and plan of the 2025 remuneration payment.</li><li>- Approval of the selection of independent auditing Firms for auditing the 2025 financial statements.</li><li>- Other contents under jurisdiction of General Meeting of Shareholders (if any)</li></ul>
8	11h10-11h20	Announce election results of additional members of Board of Directors for the 2022 – 2027 term.
9	11h20' – 11h30'	Approval of Resolution of the 2025 Annual Meeting of Shareholders.
10	11h30'	Closing of the General Meeting

Binh Duong, April 10, 2025  
**ON BEHALF OF BOARD OF DIRECTORS**  
**CHAIRMAN**



**NGUYỄN MINH DONG**



**REGULATION**  
**ORGANIZATION THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**  
**BECAMEX URBAN DEVELOPMENT JOINT-STOCK COMPANY**

Due to the arising matter regarding the dismissal and additional election of members of the Board of Directors for the 2022–2027 term, the Urban Development Joint Stock Company has amended and supplemented the content of the Regulations on the Organization of the 2025 Annual General Meeting of Shareholders in Article 7 as follows:

**The Company had disclosed this information on March 25, 2025.**

**Article 7. Rights and obligations of the vote counting committee**

1. The chairman introduces the vote counting committee and organizes to get voting opinions approved by GMS
2. The Vote Counting Committee's Tasks
  - To supervise of voting of shareholders or authorized representatives attending the meeting.
  - To collect the number of voting stock for each matter and announce result to the Chairman and Secretariat.

**Adjusted and supplementary company data:**

**Article 7. Rights and Duties of the Election and Vote Counting Committee**

1. The Chairperson shall introduce the Election and Vote Counting Committee and organize the vote for approval at the General Meeting.
2. The Election and Vote Counting Committee shall have the following duties:
  - To supervise the voting process conducted by shareholders or their authorized representatives attending the General Meeting.
  - To summarize the number of voting shares for each item and report the results to the Chairperson and the Secretariat of the General Meeting.
3. To carry out the vote counting process in accordance with the regulations on the supplementary election of members of the Board of Directors for the 2022–2027 term.





**BECAMEX URBAN DEVELOPMENT JOINT-STOCK COMPANY**

*C1-2-3, DT6 street, Industry–Service Complex of Binh Duong, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province*

*Tel: 0274. 3816681 3816661 Fax: 0274. 3816655 Web: [www.becamexudj.com.vn](http://www.becamexudj.com.vn)*

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**BOARD OF DIRECTORS' STATEMENT**

**To: THE ANNUAL GENERAL MEETING OF SHAREHOLDERS**

On the occasion of the congress, on behalf of Becamex Urban Development Joint Stock company's Board of Directors I wish respectfully shareholders much health, happy family and peace in the new year.

**Dear congress!**

The year 2024, It is a difficult year for the real estate business market, especially enterprises have restricted size and capital as our company. Law on Land 2024, Law on Housing 2023 and Law on Real Estate Business 2023 are effective earlier than January 01, 2025 that motivates to develop real estate market. Detailed: Law on Land 2024 also removed land price range, the issuance of Land Use Right Certificate for implicated cases such as land without certificate or issued wrong authority in the previous period July 01, 2014. However, that attaches regulations which are more binding than before such as: broker, deposit and especially investors must complete financial obligation of land for project ...Etc.

In real situation, majority of real estate projects are now legal issues needed to complete and remove early while investor's psychology is always careful consideration Etc. Therefore real estate transactions are happening slowly and weakly that leads to enterprises lacking of activity capital and encountering many difficulties.

Implementing the resolution's General Meeting of Shareholders, in the year 2024 Board of Directors concentrate to guide throughout the Board of Management implementing positively the 2024 business plan, detailed as follows:





## **I. INDICATORS, ACTIVITY RESULT IN THE YEAR 2024**

Unit: Billion VND

Indicators	Implementation 2023	Plan 2024	Implementation 2024	% Implementation 2024/ Plan 2024	% Implementation 2024/2023
Total revenue	83,86	93,57	42,82	45,8%	51%
Profit before tax	18,42	16,36	8,64	52,8%	47%
Profit after tax	14,61	12,96	6,78	52,3%	46%
Retained profit of the preceding year transfered	6,47	7,09	7,09		
Dividen rate (Prediction)	6%	6%	5%	83%	83%

## **II. BOARD OF DIRECTORS' ACTIVITIES IN THE YEAR 2024:**

### **1. Board of Directors' activities:**

Board of Directors had four meetings in the year 2024 to approve business plan and guide to implement the company's activities detailed as follows:

- Approval of the meeting organization plan for the 2024 Annual General Meeting of Shareholders.
  - Approval of the bonus with two months of salary for employee by the 2024 Lunar New Year.
  - Guiding and organizing the meeting of the General Meeting of Shareholders 2024.
  - Implementations of the General Meeting of Shareholders' Resolution 2024.
  - Approval of the value level of contract and transaction between Becamex Urban Development Joint-Stock Company and affiliated persons accordance to Law on Enterprises 2020 at Article 167; Decree No 155/2020/NĐ/CP and Charter of Company.
  - Selecting A & C Auditing and Consulting Company Limited to perform auditing mid year and annual financial statements.
  - Approval of the payment dividend 2023.
2. The Board of Directors supervise the Board of Management's activities of performance of works as follows:
- Supervising and guiding the Board of Management about tax self-declaration and tax self-settlement and annual report 2023.



- Supervising and guiding business activities.
- Supervising of financial statements on the first quarter, the second quarter, the third quarter, the fourth quarter in year 2024 and mid-year audited financial statements.

### 3. Board of Directors' Remuneration

According to the 2024 business result, profit after tax **6.777.210.849 VND**, remuneration of Board of Directors', Board of supervisors and secretary is expected to pay two percent (2%) against profit after tax, equivalent **6.777.210.849 x 2% = 135.544.217 VND**

### III. BUSINESS PLAN 2025

Real estate market is still quiet, trading of real estate products needs to complete necessary legal procedure in order to be issued land use right certificate at that time we have met conditions for transaction. While the company is concentrating to complete legal procedure in order to be issued land use right certificate we have encountered many difficulties especially working capital. Thereby the company must be harmonious consideration to shareholders' interest, stability and long term development of the company.

In that spirit, Investment and Industrial Development Joint Stock Corporation and Becamex Urban Development Joint Stock company's Board of Directors have guided to Board of Management trying their best to manage all capital sources to continue complete construction investment in order to transfer processing houses of Worker house project of Bau Bang and Green Pearl project; It is focused in the year to collaborate with relevant parties completing legal procedure in order to be issued land use right certificate for Bau Bang Worker House Project and Green Pearl Project; At the same time, to resolve definitively entanglements of Lake View Project and Hoa Loi Project.

### GENERAL INDICATORS IN THE 2025 PLAN

Indicators	Plan 2025 (Unit: billion VND)	Implementation 2024 (Unit: billion VND)	% Plan 2025/ Implementation 2024
Total revenue	116,52	42,82	272%
Profit after tax	10,84	6,78	160%
Appropriation of funds	2,49	1,83	
Retained profit after appropriation (1)	8,35	4,95	
Retained profit of the preceding year tranfered (2)	3,79	7,09	
<b>Total Profit (3) = (1) + (2)</b>	<b>12,14</b>	<b>12,04</b>	
Dividen rate (Prediction)	5%	5%	100%



#### **IV. CONCLUSION:**

Board of Directors always care, check, urge and guide to Board of Management concentrating to remove difficulties and entanglements especially legal and source of finance in order to implement and achieve completely indicators of the 2025 plan.

Respectfully!

*Hoa Phu, April 10, 2025*

**ON BEHALF OF THE BOARD OF DIRECTORS**

**CHAIRMAN**



**Nguyen Minh Dong**





**BECAMEX URBAN DEVELOPMENT JOINT-STOCK COMPANY**

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*Hoa Phu, April 10, 2025*

**STATEMENT  
 THE 2024 BUSINESS ACTIVITY RESULT  
 AND THE 2025 BUSINESS PLAN**

The Urban Development Joint Stock Company has adjusted and supplemented the content of the Business Performance Report & Business Plan for 2025 in Section A.I. as follows:

**Data previously disclosed by the Company on March 25, 2025:**

**A. TO SUMARIZE THE 2024 MAIN BUSINESS ACTIVITIES**

**I. The aggregate results of 2024 business activities**

Unit: Billion VND

Indicators	Implementation 2023	Plan 2024	Implementation 2024	% Implementation/ plan 2024	% Implementation 2024/2023
Total revenue	83,86	93,57	42,82	46%	51%
Profit before tax	18,42	16,36	8,64	53%	47%
Profit after tax	14,61	12,96	6,78	52%	46%
Appropriation of funds (28%)	2,92	3,63	1,90		
Retained profit after appropriation (1)	11,69	9,33	4,88		
Dividen rate achieved during period	7%	6%	2,96%	49%	42%
Retained profit of the previous years tranfered (2)	6,47		7,09		
Dividen rate (Prediction)*	6%	6%	5%	83%	83%

**Adjusted and supplementary company data:**

**A. TO SUMARIZE THE 2024 MAIN BUSINESS ACTIVITIES**

**I. The aggregate results of 2024 business activities**

Unit: Billion VND

Indicators	Implementation 2023	Plan 2024	Implementation 2024	% Implementation/ plan 2024	% Implementation 2024/2023
Total revenue	83,86	93,57	42,82	45,8%	51%
Profit before tax	18,42	16,36	8,64	52,8%	47%
Profit after tax	14,61	12,96	6,78	52,3%	46%
Appropriation of funds (27%)	2,92	3,63	1,83		
Retained profit after appropriation (1)	11,69	9,33	4,95		
Dividen rate achieved during period	7%	6%	2,96%	49%	42%
Retained profit of the previous years tranfered (2)	6,47	7,09	7,09		
Dividen rate (Prediction)*	6%	6%	5%	83%	83%

**BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY**

**GENERAL DIRECTOR**



Huỳnh Già Dạt





No. 01/TTr/DHĐCĐ/2025

## PROPOSAL

### Regarding: Approval of The plan of the 2024 profit distribution and the 2025 business plan

Dear shareholders.

- Based on Becamex Urban Development Joint-Stock Company's Resolution of the 2024 annual meeting of shareholders approved on April 16, 2024 about the 2024 business plan;
- Based on the 2024 business result and the 2025 business plan.

Board of Directors would like to submit to General Meeting of Shareholders approve the plan of the 2024 profit distribution and the 2025 business plan as follows:

#### 1. The 2024 profit distribution:

Indicators	Amount
Total profit after tax	6.777.210.849 VND
Appropriation of development investment fund twenty percent (20%)	1.355.442.170 VND
Appropriation of bonus and welfare fund five percent (5%)	338.860.542 VND
Remuneration for Board of Directors' Member, Board of Supervisors' Member and Secretary two percent (2%)	135.544.217 VND
Profit carried forward from last year to this year	7.095.139.451 VND
<u>Remaining profit</u>	<b>12.042.503.371 VND</b>
<u>Dividend payment 5%</u>	<b>8.250.000.000 VND</b>
<u>Retained profit</u>	<b>3.792.503.371 VND</b>

The Retained Earnings is changeable to depend on the result of tax settlement because of different opinions from Tax authority. After tax settlement, the Retained Profit is Retained Earnings which will be transfer to the next year.





## 2. The 2025 profit distribution:

<u>Indicators</u>	<u>Amount</u>
<b>Total profit after tax</b>	<b>10.840 million VND</b>
• Appropriation of development investment fund twenty percent (15%)	= 1.626 million VND
• Appropriation of bonus and welfare fund five percent (5%)	= 542 million VND
• Remuneration for Board of Directors' Member, Board of Supervisors' Member and Secretary two percent (2%)	= 217 million VND
• Bonus for Board of Management One percent (1%)	= 108 million VND
• Remaining profit	= 8.347 million VND
• Profit carried forward from the previous year	= 3.792.503.371 VND
• <b>Dividend rate</b>	= <b>5%</b>

Board of Directors would like to submit to shareholders consider and approve the matters mentioned above.

Bình Dương, April 10, 2025  
ON BEHALF OF THE BOARD OF DIRECTORS



NGUYEN MINH DONG







No. 04/TTTr/DHĐCĐ/2025

## PROPOSAL

### Regarding: Approval of dismissal and election additional members of Board of Directors for the 2022 – 2027 term

- Pursuant Law on Enterprise 2020 ratified on June 17, 2020 by the National Assembly of the Socialist Republic of Vietnam;
- Pursuant the Charter of Organization and Operation of Urban Development Joint Stock Company, as approved by the General Meeting of Shareholders on April 16, 2024;

Board of Directors would like to submit to General Meeting of Shareholders approval of dismissal and election additional members of Board of Directors for the 2022 – 2027 term (*submitted resignation letter*).

#### 1. To dismiss Board of Directors member for the 2022 – 2027 term

The company received Resignation Letter of Mr. Quang Van Viet Cuong. Based on point b, article 1, clause 160 of Enterprise Law and point c, article 1, clause 15 of Company Charter. Board of Directors would like to submit to shareholders approve dismissal Board of Directors member for Mr. Quang Van Viet Cuong from the date April 15, 2025.

#### 2. To elect additional member of Board of Directors for the 2022 – 2027 term.

To ensure the number of Board of Directors members specified in the Company Charter after Mr. Quang Van Viet Cuong resigns Board of Directors suggest General Meeting of Shareholders to elect additional members of Board of Directors for the 2022 – 2027 term, detailed as follows:

The quantity of members of Board of Directors need to be elected is **one member** Qualifications and conditions for a member of Board of Directors specified in article 1, clause 155 of Enterprise Law No. 59/2020/QH14 ratified on June 17, 2020.

The General Meeting will proceed to elect additional members of Board of Directors for the 2022 – 2027 term according to Regulation of election additional members of Board of Directors approved at the General Meeting.

**Attached: Regulation of election additional members of Board of Directors.**

Board of Directors would like to submit to esteemed shareholders consider and approve the matters mentioned above.

Binh Duong, April 10, 2025

ON BEHALF OF THE BOARD OF DIRECTORS  
CHAIRMAN



NGUYỄN MINH DONG



**DRAFT**

**REGULATIONS**

**ON THE ADDITIONAL ELECTION OF BOARD OF DIRECTORS MEMBERS**

**FOR THE 2022-2027 TERM**

**URBAN DEVELOPMENT JOINT STOCK COMPANY**

- Pursuant to the Enterprise Law 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 Urban Development Joint Stock Company, approved by the General Meeting of Shareholders on April 16, 2024.

The regulations on the additional election of Board of Directors members for the 2022-2027 term of Urban Development Joint Stock Company (the Company) at the 2025 Annual General Meeting of Shareholders shall be implemented as follows:

**I. ADDITIONAL ELECTION OF BOARD OF DIRECTORS (BOD) MEMBERS**

**1. Number of Additional BOD Members for the 2022 – 2027 Term**

The number of Board of Directors members to be additionally elected for the 2022 – 2027 term: **01 person.**

**2. Term of the Additional BOD Member**

The term of the additionally elected Board of Directors member shall be the remaining duration of the **2022 – 2027** term.

**3. Conditions for Becoming a Board of Directors Member**

A Board of Directors member must meet the following qualifications and conditions:

- Possess full civil capacity and not be subject to any prohibition from enterprise management under the **Enterprise Law**;
- Have professional qualifications and experience in business management or in the company's primary business sector.

**II. RIGHT TO NOMINATE AND RUN FOR THE BOARD OF DIRECTORS**

**1. Right to Nominate and Run for the Board of Directors**

Shareholders who meet the qualifications for Board membership have the right to run for election or be nominated as a Board member under the following conditions:

- A shareholder or group of shareholders holding from 10% to less than 20% of the total voting shares may nominate one (01) candidate.
- From 20% to less than 30%: up to two (02) candidates.
- From 30% to less than 40%: up to three (03) candidates.
- From 40% to less than 50%: up to four (04) candidates.
- From 50% to less than 60%: up to five (05) candidates.
- From 60% to less than 70%: up to six (06) candidates.
- From 70% to less than 80%: up to seven (07) candidates.
- From 80% to less than 90%: up to eight (08) candidates.



## 2. Other Regulations Regarding the Right to Nominate and Run for the Board of Directors

Nominations must be made in writing, specifying the name of the shareholder, the number and type of shares held, the name of the nominee, and the signatures of both the nominating shareholder and the nominee.

### III. APPLICATION DOCUMENTS FOR NOMINATION AND CANDIDACY FOR THE BOARD OF DIRECTORS

The application documents for nomination or candidacy for the Board of Directors include:

- A nomination or candidacy application form for the Board of Directors (as per the provided template);
- A curriculum vitae (CV) completed by the candidate (as per the provided template);
- A copy of the candidate's ID card or passport, along with diplomas and certificates proving educational background and professional qualifications.
- The application must be submitted to the Company no later than **4:30 PM on April 13, 2025**, at the following address:

**Organizing Committee of the 2025 Annual General Meeting of Shareholders  
Urban Development Joint Stock Company**

**Address: C1-2-3, DT6 (Le Loi) Street, Binh Duong Industrial-Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province.**

- The nomination/candidacy application must clearly state: **"Nomination/Candidacy Application for the Board of Directors Member for the 2022-2027 Term."**
- Only nomination/candidacy applications that meet the required conditions and are submitted to the Organizing Committee before the deadline, along with candidates who fulfill the legal and statutory requirements for Board of Directors membership as per the Company's Charter and applicable laws, will be included in the list of candidates announced at the General Meeting.

### IV. PRINCIPLES FOR ELECTING MEMBERS OF THE BOARD OF DIRECTORS

1. The election shall be conducted using the cumulative voting method. Accordingly, each shareholder has a total number of voting rights equivalent to the total number of shares they own multiplied by the number of members to be elected to the Board of Directors. Shareholders have the right to allocate all their voting rights to a single candidate or distribute them among multiple candidates.

**Total voting rights of each shareholder = Total shares owned by the shareholder × Number of members to be elected to the Board of Directors.**

Specifically:

**Total voting rights of each shareholder = Total shares owned by the shareholder × 1**

2. Shareholders must clearly indicate the number of voting rights allocated to each candidate they choose and mark an "X" for candidates they do not select.
3. Shareholders may distribute their voting rights among different candidates for the Board of Directors with varying voting rights, provided that the total allocated voting rights do not exceed their total available voting rights.

## **V. PRINCIPLES FOR ELECTING MEMBERS OF THE BOARD OF DIRECTORS**

Elected members of the Board of Directors are determined based on the number of voting rights received, ranked from highest to lowest. The selection starts with the candidate who receives the highest number of voting rights and continues until the required number of members, as stipulated in this Regulation and approved by the General Meeting, is reached.

A candidate is considered elected as a member of the Board of Directors only if they obtain at least 51% of the total voting shares of shareholders attending the General Meeting of Shareholders.

## **VI. SUPPLEMENTARY ELECTIONS**

1. In case the number of elected members is less than the number of members stipulated in this Regulation:
  - The Chairperson shall direct the organization to conduct a supplementary election for the remaining members immediately during the assembly.
  - The principles for nomination and candidacy in the supplementary election shall comply with the Charter on the organization and operation of the Urban Development Joint Stock Company.
2. In case the number of votes for candidates is equal:
  - Conditions for application: The number of elected members is still insufficient as stipulated in this Regulation.
  - A re-election shall be conducted for candidates who:
    - Have an equal number of votes; and
    - Have the highest number of votes among the remaining candidates.

## **VII. ANNOUNCEMENT OF ELECTION RESULTS**

1. Based on the Vote Counting Minutes, the election results for the Board of Directors members shall be announced by the Vote Counting Committee immediately at the General Meeting.
2. These results shall be recorded in the Resolution of the General Meeting.

## **VIII. EFFECTIVENESS**

This regulation takes effect immediately after being approved by the General Meeting of Shareholders and applies only to the additional election of members to the Board of Directors for the 2022–2027 term at the 2025 Annual General Meeting of Shareholders of the Urban Development Joint Stock Company.

**ON BEHALF OF THE GENERAL SHAREHOLDERS' MEETING  
CHAIRMAN**

**NGUYEN MINH DONG**



BECAMEX URBAN  
DEVELOPMENT JOINT-STOCK  
COMPANY  
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**APPLICATION FOR CANDIDACY  
TAKE PART IN BOARD OF DIRECTORS  
BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY**

**To: The Organizing Committee of the 2025 Annual General Meeting of shareholders  
Becamex Urban Development Joint Stock Company**

Full name (organization/Individual): .....

ID card No./Registration Certificate No.: ..... Date of issue .....

Place of issue: .....

Address: .....

Education level: ..... Professional: .....

Owned: ..... Shares (written:.....)

To match total face value (VND): .....

After researching regulations of shareholders' rights and requirements for Board of Directors members in the regulations of election, candidacy of Board of Directors members, The Urban Development Joint Stock Company's Charter and Enterprise Law, I consider myself qualified to run for the Board of Directors of Urban Development Joint Stock Company.

To suggest Organization Board of the 2025 Annual General Meeting of Shareholders of The Urban Development Joint Stock Company please for me registered to run for the Board of Directors of Urban Development Joint Stock Company in the term 2022 – 2027 to conduct elections in the Annual General Meeting of Shareholders on the date April 15, 2025.

If elected to become a Board of Directors' member by Shareholders, I will give all my ability and enthusiasm for development of the Urban Development Joint Stock Company.

To attach curriculum vitae of candidate.

....., date ..... month ..... year .....

**Shareholder**

(Signature, specify full name, stamp (if any))

**Note:**

This application is sent to Organizing Committee of the General Meeting of Shareholders before 16:30 PM on April 13, 2025 at address: Becamex Urban Development Joint Stock Company, C1-2-3 DT6 (Le Loi) street, Industry – Service Complex of Binh Duong, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province.

BECAMEX URBAN  
DEVELOPMENT JOINT-STOCK  
COMPANY  
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**APPLICATION FOR NOMINATION  
CANDIDATES TAKE PART IN THE BOARD OF DIRECTORS  
BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY**

**To: The Organizing Committee of the 2025 Annual General Meeting of shareholders  
Becamex Urban Development Joint Stock Company**

Full name (organization/Individual): .....  
ID card No./Registration Certificate No.: ..... Date of issue .....  
Place of issue: .....  
Address: .....  
Education level: ..... Professional: .....  
Owned/Representative: ..... Shares (written:.....)  
To match total face value (VND): .....

After researching regulations of shareholders' rights and requirements for Board of Directors members in the regulations of election, candidacy of Board of Directors members, The Urban Development Joint Stock Company's Charter and Enterprise Law, I/our Organization consider myself/ourselves qualified to nominate candidates for the Board of Directors of Urban Development Joint Stock Company.

To suggest Organization Board of the 2025 Annual General Meeting of Shareholders of The Urban Development Joint Stock Company please for me/us nominated candidates for the Board of Directors of Urban Development Joint Stock Company in the term 2022 – 2027 to conduct elections in the Annual General Meeting of Shareholders on the date April 15, 2025, as follows:

Mr./Ms.: .....  
Full name (organization/Individual): .....  
ID card No./Registration Certificate No.: ..... Date of issue .....  
Place of issue: .....  
Permanent Address: .....  
Education level: ..... Professional: .....  
Owned: ..... Shares (written:.....)  
To match total face value (VND): .....

To attach curriculum vitae of candidate.

Respectfully!

....., date ..... month ..... year .....

**Shareholder**

(Signature, specify full name, stamp (if any))

**Note:**

This application is sent to Organizing Committee of the General Meeting of Shareholders before 16:30 PM on April 13, 2025 at address: Becamex Urban Development Joint Stock Company, C1-2-3 DT6 (Le Loi) street, Industry – Service Complex of Binh Duong, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province.



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**BRIEF CURRICULUM VITAE**  
**(BOARD OF DIRECTORS CANDIDATE)**

1. Full name (organization/Individual): .....
2. Gender: .....
3. Date of birth: .....
4. Nationality: .....
5. ID/Passport number.: ..... Date of issue .....
- Place of issue: .....
6. Permanent Address: .....
7. Contact phone number : .....
8. Education background: .....
9. Professional qualifications: .....
10. Work experience:  
\* .....  
\* .....  
\* .....  
\* .....  
\* .....
11. Current Position and place of work: .....
12. Number of shares authorized or continuously held until the date: .....  
..... shares

I hereby declare that the information provided above is entirely accurate. If any of it is found to be false, I take full responsibility before the law.

*Date ..... Month ..... Year 2025*

**Declarant**



No. 05/TTr/ĐHĐCĐ/2025

DRAFT

## PROPOSAL

### Regarding: Approval of the list of Board of Directors Candidates for the 2022 – 2027 term

- Pursuant Law on Enterprise 2020 ratified on June 17, 2020 by the National Assembly of the Socialist Republic of Vietnam;
- Pursuant the Charter of Organization and Operation of Urban Development Joint Stock Company, as approved by the General Meeting of Shareholders on April 16, 2024;
- Based on application for candidacy and nomination of ..... regarding to take part in the Board of Directors of Becamex Urban Development Joint Stock Company.

Board of Directors would like to submit to the General Meeting of Shareholders consider and approve:

1. The list of Board of Directors Candidates for the 2022 – 2027 term

1/ Mr./Ms. ....

To submit to esteemed shareholders consider and approve the matters mentioned above.

Binh Duong, April 10, 2025

ON BEHALF OF THE BOARD OF DIRECTORS  
CHAIRMAN



NGUYEN MINH DONG





## BECAMEX URBAN DEVELOPMENT JOINT-STOCK COMPANY

C1-2-3, DT6 street, Industry–Service Complex of Binh Duong, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province  
Tel: 0274. 3816681 3816661 Fax: 0274. 3816655 Web: [www.becamexudj.com.vn](http://www.becamexudj.com.vn)

No. 01/NQ/ĐHĐCĐ/2025

Binh Duong, April 15, 2025

DRAFT

### RESOLUTION

#### ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025 BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;
- Pursuant to the Charter of Organization and Operation of Urban Development Joint Stock Company, as approved by the General Meeting of Shareholders on April 16, 2024;
- Pursuant to the Minutes of the Annual General Meeting of Shareholders 2025 held on April 15, 2025, of Urban Development Joint Stock Company.

### RESOLVES

**1. Approval of the audited financial statements for 2024, Board of Directors' statement, Board of Supervisors' statement, General Director's statement on business operations in 2024, with the following key indicators:**

Total revenue:	42.816.113.131 VND
Net revenue:	42.732.464.207 VND
Profit before tax	8.641.830.636 VND
Profit after tax:	6.777.210.849 VND
Basic Earnings Per Share (EPS):	378VND/Share
Total assets:	440.373.183.557 VND
Owner's equity:	231.275.672.472 VND

- Approval voting rate: .....%
- Disapproval voting rate: .....%
- No-opinion voting rate: .....%

**2. Approval of the profit distribution plan for 2024, as presented in the proposal:**

- Appropriation of Development investment fund: 20% of profit after tax = 1.355.442.170 VND;
- Appropriation of Welfare and Reward funds: 5% of profit after tax = 338.860.542 VND;
- Remuneration for the Board of Directors, Board of Supervisors and Secretary 2% of profit after tax = 135.544.217 VND;
- Dividen distribution rate: 5% of charter capital;
- Retained profit carried forward to 2025: 3.792.503.371 VND.



- Approval voting rate: .....%
- Disapproval voting rate: .....%
- No-opinion voting rate: .....%

**3. Approval of the 2025 business and profit distribution plan.**

- Total revenue: 116.523 Million VND
- Total profit after tax: 10.840 Million VND
- Appropriation of Development investment fund: 15% of profit after tax;
- Appropriation of Welfare and Reward funds: 5% of profit after tax;
- Remuneration for Board of Directors, Supervisory Board of and Secretary: 2% of profit after tax;
- Bonus for the Executive Board: 1% of profit after tax upon achieving the target;
- Dividen payout rate: 5%;

- Approval voting rate: .....%
- Disapproval voting rate: .....%
- No-opinion voting rate: .....%

**4. Approval of the list of independent auditing Firms for auditing the 2025 financial statements and the Semi-Annual Financial Review of the Urban Development Joint Stock Company, and Authorization for the Board of Directors to select the audit Firm from the following list:**

- A & C Auditing and Consulting Company Limited;
- KGMP Vietnam Company Limited;
- Ernst & Young Vietnam Company Limited.

- Approval voting rate: .....%
- Disapproval voting rate: .....%
- No-opinion voting rate: .....%

**5. Approval of Proposal No. 04/TTr/ĐHĐCĐ/2025 on the Dismissal and Additional Election of a Member of the Board of Directors for the 2022–2027 Term**

1. Dismissal of Mr. Quảng Văn Viết Cương from the Board of Directors (2022 – 2027 Term) upon his resignation request.
2. Election of an additional Board of Directors member for the 2022 – 2027 term as a replacement.

- Approval voting rate: .....%
- Disapproval voting rate: .....%
- No-opinion voting rate: .....%

**6. Approval of Proposal No. 05/TTr/ĐHĐCĐ/2025 on the List of Candidate for the Board of Directors for the 2022 – 2027 term.**



**List of Candidate for the Board of Directors (2022 – 2027 term).**

**Mr./Ms. ....**

➤ **Approval voting rate: .....%**

➤ **Disapproval voting rate: .....%**

➤ **No-opinion voting rate: .....%**

- 7. Approval of the Results of the Additional Election for Board of Directors for the 2022 – 2027 term.**

**The newly elected member of the Board of Directors of the Urban Development Joint Stock Company for the 2022–2027 term is Mr./Ms.**

**.....**

- 8. This resolution has been approved by the General Meeting of Shareholders and takes effect from the date of signing. All company shareholders, members of the Board of Directors, the Supervisory Board, and company employees are responsible for implementing this resolution.**

*Binh Duong, April 15, 2025*

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

**NGUYEN MINH DONG**