

No. *28* /2025/CV- LMH

Nha Trang, September 09, 2025

EXTRAORDINARY INFORMATION DISCLOSURE

Kính gửi: - State Securities Commission
 - Hanoi Stock Exchange

1. Company name: Quocte Holding Joint Stock Company

- Stock code: LMH
- Address: No. 51, An Phu street, An Phu ward, Thu Duc city, Ho Chi Minh city, Vietnam
- Telephone: 0914 200 200
- Email: *info@quocteholding.vn*

2. Information disclosure content: Announcement of documents for the 2025 Annual General Meeting of Shareholders of Quocte Holding Joint Stock Company.

3. This information was published on the company's website on *September 09, 2025* at the link <https://quocteholding.vn/vi/cong-bo-thong-tin>.

We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.

Attached documents:

- Resolution of the 2025 Annual General Meeting of Shareholders No. 01/2025/NQ/ĐHĐCĐ-LMH
- Report on checking shareholder qualifications of the 2025 Annual General Meeting of Shareholders.
- Minutes of the 2025 Annual General Meeting of Shareholders No. 03/2025/BB/ĐHĐCĐ – LMH.
- Report of the Supervisory Board of the 2025 Annual General Meeting of Shareholders.
- Report on business performance in 2024 and business plan in 2025.
- Report of the Board of Directors of the 2025 Annual General Meeting of Shareholders

Recipient:
- As above;
- File: HC.

GENERAL DIRECTOR



Dang Thuy Vy

RESOLUTION

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025 HOLDING QUOCTE JOINT STOCK COMPANY

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;
- Pursuant to the Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019.
- Pursuant to the Charter of organization and operation of Quocte Holding Joint Stock Company;
- Pursuant to the Minutes of the 2025 Annual General Meeting of Shareholders of Quocte Holding Joint Stock Company dated June 30, 2025.

RESOLUTION

Article 1: Approval of the 2024 business performance report and 2025 plan (attached with report No. 01/2025/BC/ĐHĐCĐ-LMH)

Article 2: Approval of the Board of Directors' 2024 Operational Report and 2025 Orientation (attached with report No. 02/2025/BC/ĐHĐCĐ-LMH)

Article 3: Approval of the Board of Supervisors' Report on 2024 activities and 2025 plan (attached with report No. 03/2025/BC/ĐHĐCĐ-LMH)

Article 4: Approval of the 2024 Financial Statements audited by Southern Auditing and Accounting Financial Consulting Services Company Limited (AASCS).

Article 5: Approval of the 2025 Business Plan

- Total revenue: 25.000.000.000VND
- Net profit: .1.500.000.000VND
- Net profit/Revenue ratio: 6-12%

Article 6: Select Southern Accounting and Auditing Financial Consulting Services Company Limited (AASCS) as the auditor for the 2025 financial statements.

Article 7: Approval of the 2025 remuneration plan of the Board of Directors and the Board of Supervisors

- | | |
|---------------------------------------|------------------------------|
| - Chairman of the Board of Directors: | : 5.000.000 VND/person/month |
| - Member of the Board of Directors | : 4.000.000 VND/person/month |
| - Head of the Supervisory Board: | : 3.000.000 VND/person/month |
| - Member of the Supervisory Board: | : 2.000.000 VND/person/month |

Total: 240,000,000 VND (Two hundred and forty million VND)

Article 8 Implementation provisions:


The General Meeting of Shareholders unanimously assigns the Board of Directors and the Board of General Directors of the Company to be responsible for implementing the tasks stated in this Resolution, ensuring the interests of shareholders, the Company and in accordance with the provisions of law.

The Resolution consists of 2 pages, 8 Articles. The full text of the Resolution has been approved by the General Meeting of Shareholders and takes effect from the date of signing.

Recipients:

- State Securities Commission (for reporting);
- Hanoi Stock Exchange (for reporting);
- Members of the Board of Directors, Supervisory Board, and Executive Board;
- HC archives.

**PRESIDENTIAL BOARD
CHAIRMAN**



Nguyen Thi Bich Phuong

**QUOCTE HOLDING
JOINT STOCK COMPANY**



No: 01/2025/BB/DHĐCD-LMH

THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Nha Trang, September 08, 2025

SHAREHOLDER ELIGIBILITY VERIFICATION REPORT

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025

At 08:30 AM on September 08, 2025, the Shareholder Eligibility Verification Committee, consisting of:

- Mr. Nguyen Van Tai – Head of the Committee
- Ms. Truong Thi Thu Vi – Member
- Ms. Ho Phuong Thao – Member

Conducted the verification of shareholders eligible to attend the 2025 Annual General Meeting of Shareholders and hereby reports the following results:

1. The total number of shareholders and shareholder representatives entitled to attend the 2025 Annual General Meeting of Shareholders, based on the finalized shareholder list dated May 27, 2025, is 2,278 shareholders, holding and representing a total of 25,629,995 shares.

2. The actual number of shareholders attending the 2025 Annual General Meeting of Shareholders is 09 shareholders.

Of which:

- Attending in person: 06 shareholders..
- Attending via proxy: 06 shareholders..

They represent the ownership of 21.800 shares, equivalent to 0.085% of the total voting shares of Quocte Holding Joint Stock Company as of the finalized shareholder list on May 27, 2025.

According to the Law on Enterprises and the Company's Charter, the 2025 Annual General Meeting of Shareholders of Quocte Holding Joint Stock Company meets the conditions to proceed. The shareholders and shareholder representatives in attendance are entitled to vote according to the number of shares they own or represent.

This Shareholder Eligibility Verification Report was prepared at 08:30 AM on June 30, 2025. The Shareholder Eligibility Verification Committee respectfully submits this report to the General Meeting of Shareholders..

Respectfully submitted,

**SHAREHOLDER ELIGIBILITY
VERIFICATION COMMITTEE
HEAD OF COMMITTEE**

A handwritten signature in blue ink, consisting of a large, stylized 'O' followed by several loops and a long horizontal stroke.

Nguyen Van Tai

**MINUTES
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025
QUOCTE HOLDING JOINT STOCK COMPANY**

At 8:00 AM on *September 08, 2025*, at the Boardroom – 4th floor – Quinter Central Hotel (86/4 Tran Phu Street, Nha Trang Ward, Khanh Hoa Province), Quocte Holding JSC held its Annual General Meeting of Shareholders for 2025 with the following details:

I. PART 1: OPENING OF THE MEETING

1. Participants:

*** Guests:**

*** Company leadership:**

- Along with shareholders of Quocte Holding JSC.

2. Legality and validity of the Meeting

Mr. Nguyen Van Tai – Head of the Shareholder Eligibility Verification Committee – reported that the number of shareholders and authorized representatives attending the Meeting was: 09 persons, representing 21.800 shares, accounting for 0.085%.

Authorized representatives completed all procedures as per the Meeting regulations. All attendees were eligible to participate.

Based on the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and the current Charter of Quocte Holding JSC, the Meeting met the conditions for lawful and valid proceedings and full authority to make decisions.

3. Approval of the Presidium, Secretariat, and Voting Committee:

Authorized by the Board of Directors, the Organizing Committee introduced Ms. Nguyen Thi Bich Phuong as the Chairperson of the Meeting.

The proposed Presidium members:

1. Ms. Nguyen Thi Bich Phuong – Chairperson
2. Mr. Pham Duc Tho
3. Ms. Nguyen Thi Duyen

Voting method: Shareholders raised their cards.

Results:

- + 100% in favor
- + 0% against.
- + 0% abstained.

The Presidium composition was approved..



The Chairperson nominated the following:

Secretariat:

1. Ms. Le Thi My Nghiem – Head
2. Mr. Dang Hong Duong Tu – Member

Voting Committee:

1. Ms. Le Thi My Nghiem – Head
2. Ms. Khuong Thi My Linh – Member
3. Ms. Nguyen Thi Le Thu – Member

Voting method: Shareholders raised their cards.

Results:

- + 100% in favor
- + 0% against
- + 0% abstained

The Secretariat and Voting Committee were approved..

4. Approval of the Meeting Agenda and Working Regulations:

Ms. Nguyen Thi Bich Phuong - Chairwoman delivered the opening speech of the Congress.

Ms. Nguyen Thi Bich Phuong presented and asked for the Congress's opinion on:

- Approval of the Meeting Agenda (published on the Company's website on May 31, 2025)
- Approval of the Working Regulations (published on the website on June 20, 2025)

Voting form: shareholders raise voting cards at the General Meeting.

Voting results:

- 100% in favor
- 0% against
- 0% abstained

Agenda and regulations were approved.

II. PART 2: PRESENTATIONS AT THE MEETING

1. Reports and proposals presented:

Ms. Dang Thuy Vy presented the 2024 business performance report and 2025 business plan.

Ms. Nguyen Thi Bich Phuong presented the 2024 activities report and 2025 orientation of the Board of Directors.

Ms. Pham Thi Hang presented the Supervisory Board's 2024 report and 2025 plan.

Ms. Nguyen Thi Duyen presented the following proposals:

- Approval of the audited 2024 financial statements.

- Approval of the 2025 business plan.
- Selection of the auditing firm for 2025.
- Approval of 2024 remuneration finalization and 2025 remuneration plan for the BOD and Supervisory Board.

2. Q&A session for shareholders.

3. Thảo luận và trả lời các câu hỏi của cổ đông.

4. Voting results:

Mr. Nguyen Van Chuyen – Head of the Voting Committee – presented the results:

No.	Content	Decisive opinion			Conclusion
		In Favor	Against	Abstained	
1	Report on production and business results in 2024 and plan for 2025	Number of votes: 09	Number of votes: 0	Number of votes: 0	Approved
		Proportion: 100%	Proportion: 0%	Proportion: 0%	
2	Board of Directors' 2024 Operational Report and 2025 Orientation	Number of votes: 09	Number of votes: 0	Number of votes: 0	Approved
		Proportion: 100%	Proportion: 0%	Proportion: 0%	
3	Board of Supervisors' Report on 2024 Activities and 2025 Plan	Number of votes: 09	Number of votes: 0	Number of votes: 0	Approved
		Proportion: 100%	Proportion: 0%	Proportion: 0%	
4	Approval of 2024 Audited Financial Statement	Number of votes: 09	Number of votes: 0	Number of votes: 0	Approved
		Proportion: 100%	Proportion: 0%	Proportion: 0%	

No.	Content	Decisive opinion			Conclusion
		In Favor	Against	Abstained	
5	Approval of 2025 Business Plan	Number of votes: 09	Number of votes: 0	Number of votes: 0	Approved
		Proportion: 100%	Proportion: 0%	Proportion: 0%	
6	Selection of Auditing Firm for 2025	Number of votes: 09	Number of votes: 0	Number of votes: 0	Approved
		Proportion: 100%	Proportion: 0%	Proportion: 0%	
7	Submission for approval of 2024 remuneration settlement and 2025 remuneration plan of the Board of Directors and the Board of Supervisors	Number of votes: 09	Number of votes: 0	Number of votes: 0	Approved
		Proportion: 100%	Proportion: 0%	Proportion: 0%	

III. PART 3: APPROVAL OF THE MINUTES AND RESOLUTIONS

Ms. Le Thi My Nghiem – Head of Secretariat – read the Minutes.

Ms. Nguyen Thi Bich Phuong – Chairperson – read the draft Resolution.

The General Meeting voted and unanimously approved the full text of the Minutes and Resolution of the 2025 AGM with 100% approval of voting shares present.

The Meeting concluded at 11:00 AM the same day.

**SECRETARIAT
HEAD**

Le Thi My Nghiem

**PRESIDIUM
CHAIRPERSON**



Nguyen Thi Bich Phuong

REPORT OF THE BOARD OF DIRECTORS

2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

To: General Meeting of Shareholders of Quocte Holding Joint Stock Company

The Board of Directors of Quocte Holding Joint Stock Company respectfully reports to the General Meeting of Shareholders on the 2024 operating results and the 2025 operating plan of the Board of Directors as follows:

I. REPORT ON ACTIVITIES IN 2024

1 Evaluate the operating situation

In 2023, the Company's production and business activities took place in a particularly difficult and challenging business environment.

In the world, the economic and political situation has many complicated fluctuations, high inflation has led to a serious decline in global demand for goods, negatively affecting all businesses.

In the country, unfavorable macroeconomic factors, high interest rates, a deep decline in the domestic consumption market, especially the prolonged freeze in the real estate market, have strongly impacted the construction and construction materials business of the Company, leading to many difficulties in sales implementation and debt collection.

In that situation, the Board of Directors has tried to maintain the Company's operations.

2. Informations et structure organisationnelle du conseil d'administration

In fiscal year 2024, the Company's Board of Directors maintained operations in accordance with the provisions of the Charter and the law with 03 members including:

No	Board Member	Position	Date of appointment	Note
1	Ms. Nguyen Thi Bich Phuong	Chủ tịch HĐQT	26/3/2023	
2	Mrs. Nguyen Thi Duyen	Board Member and Internal Administrator	26/6/2022	
3	Mr. Dinh Van Hieu	Thành viên HĐQT	26/3/2023	

3. Board of Directors Meetings

In 2024, the Board of Directors held 12 meetings, including regular and extraordinary meetings, approving many important policies for the Company's operations and orientations:

- Successfully organize the 2024 Annual General Meeting of Shareholders;
- Through the consolidation of leadership personnel at the Board of Directors and the General Directorate level;
- Through the program and operating plan of the Board of Directors;
- Approval of 2024 financial statements.
- Provide solutions to other important issues in corporate governance.

4. Supervisory activities of the Board of Directors

In order to ensure compliance with the provisions of the Charter, Internal Governance Regulations and current legal regulations, in 2024, the Board of Directors will supervise the general operations of the Company and the operations of the Executive Board as follows::

- Supervise the implementation of Resolutions/Decisions issued by the General Meeting of Shareholders and the Board of Directors; inspect the operations of the General Director and other executives;
- Supervise the implementation of transparent information disclosure and compliance with legal regulations;
- Direct the strict implementation of the quarterly, semi-annual and 2024 financial reporting regime;
- Request the General Director to report on the implementation contents according to the delegation of authority at meetings of the Board of Directors.

The inspection and supervision activities of the Board of Directors ensure that they are within their authority, do not hinder or overlap the operations of the General Director and the Executive Board. Through inspection and supervision, the Board of Directors acknowledges the efforts of the General Director and the Executive Board during the operation process despite the Company facing many difficulties..

5. Remuneration of the Board of Directors in 2024

According to the content of the Resolution of the Annual General Meeting of Shareholders in 2024, the remuneration for the Chairman of the Board of Directors is VND 5,000,000/month and each member of the Board of Directors is VND 4,000,000/month.

However, the business situation in 2024 encountered many difficulties, so all members of the Board of Directors agreed not to receive remuneration in 2024 to accompany the Company.

6. General assessment of the Board of Directors' activities:

According to the operating plan, the work performed by the Board of Directors in 2024 focused on the Resolution of the General Meeting of Shareholders and complied with the Company's Charter and corporate governance standards.

The Board of Directors has proposed many effective and timely solutions to support the Executive Board to overcome some challenges in the process of operating the Company, and to effectively monitor and control to ensure compliance with the law..

II. OPERATION PLAN 2025

In 2025, the world situation in general and Vietnam in particular are forecasted to continue to develop in a complex and unpredictable manner due to the strategic competition between major countries, economic competition, more intense trade wars, military conflicts in regions that may continue to last and create shocks in commodity prices. From these observations, the Board of Directors needs to focus on directing the implementation of the contents set forth by the General Meeting of Shareholders and a number of directional activities as follows:

- Well implement the rights and responsibilities of the Board of Directors as stipulated in the Charter, the Law on Enterprises, the Law on Securities and under the authorization of the General Meeting of Shareholders
- Develop and implement the Company's business orientation according to the Resolution of the 2025 Annual General Meeting of Shareholders;
- Continue to maintain key business activities, focusing on construction and supply of construction materials;
- Close coordination between the Board of Directors, the Executive Board and the Supervisory Board with all employees of the Company, promote the combined strength of the whole collective to well perform the Company's tasks and plans, operate effectively, and bring legitimate benefits to shareholders.
- Continue to direct the Executive Board to implement debt collection measures;
- Improve the quality of legal risk management;
- Coordinate with specialized authorities to effectively handle receivables in accordance with legal procedures, avoiding disadvantages and risks for the Company.

The above is the report of the Board of Directors on the 2024 operating results and the 2025 operating plan. The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval.

Sincerely!

**BOARD OF DIRECTORS
CHAIRMAN**

Recipients:

- As above;
- Supervisory Board;
- Filed by: HC, BOD.



Nguyễn Thị Bích Phượng

REPORT BUSINESS PERFORMANCE RESULTS IN 2024 AND BUSINESS PLAN IN 2025

To: General Meeting of Shareholders of Quocte Holding Joint Stock Company

The Board of Directors of Quocte Holding Joint Stock Company respectfully reports to the General Meeting of Shareholders on the results of production and business activities in 2024 and the business plan for 2025 as follows:

I. 2024 PERFORMANCE RESULTS

1. Assessment of the general situation

Assessment of the general situation

In 2024, the global economy faced many difficulties and challenges, as well as persistent geopolitical tensions; many countries continued to implement tight monetary policies to control inflation, interest rates remained high; financial and monetary risks increased; issues of energy security, food security and supply chains were always present, climate change was more extreme and unpredictable.

The complicated world economic context has negatively impacted the Vietnamese economic situation, causing orders to decrease, leading to production enterprises reducing output, inventory and employment; domestic consumption was also affected. Along with domestic issues such as the real estate market continuing to stagnate due to low market liquidity, the corporate bond market has not recovered, and access to bank capital is still difficult. The GDP growth rate for the whole year of 2024 reached 7.09%, only higher than the growth rate of 5.05% in 2023.

Vietnam's economy has bright spots in 2024 such as: many policies to remove difficulties and promote the economy have been issued by State agencies; growth momentum tends to recover positively when GDP growth is stable over periods (Quarter I increased by 5.66%, Quarter II increased by 7.25%, Quarter III increased by 7.43% and Quarter IV increased by 7.55%); import-export activities also show a gradual recovery with a decreasing rate of the total import-export turnover of Vietnam in 2024 reaching 786.29 billion USD, an increase of 15.4% compared to 2023; Disbursed FDI capital (realized capital) grew strongly, increasing by about 9.4% compared to 2023. Vietnam disbursed FDI capital (realized capital) in 2024 reaching about 25.35 billion USD, up 9.4% compared to 2023 and a record high level ever.

Vietnam's average CPI (Consumer Price Index) for the whole year of 2024 increased by 3.63% compared to 2023. Vietnam's average core inflation (core CPI) in 2024 reached 2.71%, lower than the general inflation rate of 3.63%. Core inflation below 3% reflects the intrinsic stability of prices, helping the Government to flexibly and proactively

manage monetary policy in controlling prices and stabilizing the macroeconomy in the past year.

2. Production and business results in 2024

2.1. Business results

INDICATORS	YEAR 2024	YEAR 2023	Difference
1 Sales and service revenue	0	54,674,203,873	-100%
In there:			
<i>Revenue from real estate business activities</i>		33,100,000,000	-100%
<i>Revenue from other service business</i>		21,574,203,873	-100%
2. Revenue deductions			
3. Net revenue from sales and services	0	54,674,203,873	-100%
4. Cost of goods sold	0	52,971,451,973	-100%
5. Gross profit from sales and service provision		1,702,751,900	-100%
6. Financial revenue	2,467,468	2,694,247	-8.4%
7. Financial costs	5,552,604,267	2,503,113,811	221.8%
- In which: Interest expense	3,215,255,122	2,491,814,998	129%
8. Cost of sales	981,481	31,272,455	-96.8%
9. Business management costs	371,581,650	66,919,207,477	-99.4%
10. Net operating profit	-5,922,698,909	-67,748,147,596	91.2%
11. Other income		155,092,811	-100%
12. Other costs		3,237,290,918	-100%
13. Other profits		-3,082,198,107	-100%
14. Total accounting profit before tax	-5,922,698,909	-70,830,345,703	91.6%
15. Current corporate income tax expense		18,181,818	-100%

INDICATORS	YEAR 2024	YEAR 2023	Difference
16. Deferred corporate income tax expense			
17. Profit after corporate income tax	-5,922,698,909	-70,848,527,521	91.6%

2.2. Compare plan implementation

Target	Implementation in 2024	Plan 2024	Realization vs. Plan (%)
Total revenue	0	55,000,000,000	-100%
Profit before tax	-5,922,698,909	4,500,000,000	-231.6%

Evaluation of results:

Revenue in 2024 will not decrease by 100% compared to the plan;

However, pre-tax profit was -5,922,698,909 VND. The main reason for the negative profit was that the Company had to increase the provision for overdue credit interest expenses and increase the provision for late payment of overdue debts. The above reasons explain the Company's loss in 2024. compared to the proposed plan;

3. Some difficulties and problems

In addition to the objective difficulties due to the general impact of the economic recession, the Company also faces many internal difficulties. The new Board of Directors has not received full confirmation letters on bank deposit balances, prepayments to sellers, loan receivables, other receivables, payables to sellers, collateral deposits and loans/financial lease debts. Since then, the Board of Directors has not received any additional records or documents from the previous Board of Directors to resolve the backlog that has persisted since 2018

II. BUSINESS PLAN 2025

1. 2025 Situation Assessment

In 2025, Vietnam's economy in 2025, with a balance between bright spots and clear challenges:

GDP growth - Many positive forecasts

- WB (March 2025) forecasts GDP growth to reach 6.8% in 2025; The Government sets a more ambitious target - at least 8%, with expectations for strong industrial growth and exports.

- Economic, trade and investment growth continue to be forecast to slow down. According to the annual economic outlook report of the Organization for Economic Cooperation and Development (OECD), world economic growth is expected to decline

from 3.1% in 2023 to 2.9% in 2024. Development is mainly focused on the following areas: Exports & industrial processing; Public investment & infrastructure projects; Tourism growth

Challenges and obstacles

- US Trade War and Tariffs

The US is imposing high tariffs on imported goods, including steel and aluminum (up to 25%), and a 46% tariff on some products from Vietnam

Vietnam has been targeted due to its large export balance with the US (a surplus of approximately 120 billion USD in 2024), which could lead to many businesses being targeted in the next round of tariffs.

Fitch and J.P. Morgan warn that this tariff could cause a major shock to the global economy, pushing many countries into recession—not excluding Vietnam.

Consequences: exports decrease, orders “freeze”, FDI capital may stagnate due to policy factors.

Major Economic Slowdown – US, China, EU

World Bank and AMRO both emphasize that when major partners such as the US, China, EU slow down growth (the trend of "deglobalisation"), purchasing power decreases, Vietnam's growth forecast drops to about 5.8-6.5% in 2025

Exports, FDI capital rely heavily on global stability psychology - the decline will cause widespread instability.

Disruption of supply chains & deglobalisation risks

The US-China trade war puts pressure on supply chains; capital flows to Southeast Asia but at the same time creates logistics bottlenecks, higher costs

The trend of "reshoring" (reshoring, near-shoring) may make Vietnam no longer an attractive destination in the long term, especially when the labor force increases in price at a moderate level.

The prolonged geopolitical crisis and the potential risk of destabilizing global economic activities, the war in Ukraine, the conflict between Iran and Israel can cause disruptions in the supply chain, disruptions in the energy market, causing commodity prices and transportation costs to increase.

Regarding the Vietnamese economy, it is expected to continue to suffer from "double negative impacts" from unfavorable factors of the world economic context and internal limitations and shortcomings.

Production, transportation, and logistics costs increase; Supply chain disruptions, extended delivery times; slow FDI, falling stocks, rising exchange rates; rising CPI, declining export competitiveness, etc.

However, Vietnam's growth is expected to recover faster and achieve higher GDP growth next year.

2. Business targets for 2025

No	Target	2024 Realization Comparison		Difference	
		Plan 2025	Plan 2024	Value	Proportion
1	Net revenue from sales and services	25,000,000,000	0	55,000,000,000	100%
2	Gross profit from sales and service provision	1,500,000,000	-5,922,698,909	-4,422,698,909	125%

3. Solution to the problem

3.1. Resolving outstanding issues

- Coordinate with relevant authorities and banks to resolve disputes and outstanding issues that are the consequences of the old Executive Board.
- Continue to require individuals of the old Executive Board to be responsible for handing over all documents and records, resolving outstanding issues according to the opinions and issues emphasized by the auditor on the Company's financial statements to protect the interests of the Company and shareholders.

3.2. Organization and management:

- Review personnel, streamline the operating apparatus, eliminate unnecessary positions that do not meet requirements.
- Build a succession team, increase recruitment of highly qualified personnel.

3.3. Financial management:

- Use capital safely and for the right purposes, in accordance with regulations and laws, strengthen the inspection of expenditures according to the Company's financial regulations.
- Tighten financial management and supervision, cash flow on detailed cost plans, cash flow plans, financial risk assessment.
- Promote classification, debt collection, savings and reduction of product cost.

3.4. Business strategy:

- Improve production and business efficiency, implement cost optimization measures, balance debt, control inventory, strengthen risk management.
- Maintain and increase market share in the construction materials business sector.
- Seek opportunities for cooperation, investment and development, expand potential customer groups.

The above is the report of the Board of Directors on the results of production and business activities in 2024 and the business plan for 2025. The Board of Directors

respectfully submits to the General Meeting of Shareholders for consideration and approval.

Best regards!

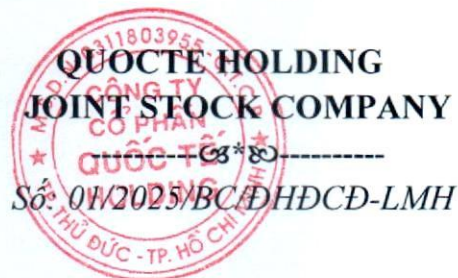
Recipients:

- As above;
- Board of Directors, Supervisory Board;
- File: HC.

GENERAL DIRECTOR



Đang Thuy Vy



**QUOCTE HOLDING
JOINT STOCK COMPANY**

Số: 01/2025/BCĐHĐCĐ-LMH

THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Nha Trang, September 08, 2025

REPORT OF THE SUPERVISORY BOARD

2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

To: General Meeting of Shareholders of Quocte Holding Joint Stock Company

- Pursuant to the Enterprise Law No. 59/2020/QH14;

- Pursuant to the Charter of International Holding Joint Stock Company;

- Pursuant to the functions, tasks and powers of the Board of Supervisors as prescribed in the Enterprise Law and the Company Charter,

The Board of Supervisors respectfully reports to the General Meeting of Shareholders on the performance and results of assigned tasks and powers in 2024, and the direction and tasks in 2025, specifically as follows:

I. YEARLY PERFORMANCE RESULTS 2024

1. Board of Supervisors personnel structure

No	Full name	Position	Date of appointment
1	Ms. Pham Thi Hang	Head of Supervisory Board	Appointed on 16/08/2021
2	Ms. Tran Thi Kim Phuong	Supervisor	Appointed on 16/08/2021
3	Ms. Nguyen Thi Thu Trang	Supervisor	Appointed on 26/06/2022

2. Activities of the Board of Supervisors

In 2024, the Board of Supervisors held 04 regular quarterly meetings to discuss, assess and evaluate the Company's activities in the Quarter in order to discuss and promptly make decisions related to governance, risk management, bad debt management, and orientation according to the Resolution of the General Meeting of Shareholders. The members of the Board of Supervisors performed their assigned functions and tasks, fully participated in the meetings of the Board of Supervisors and the meetings of the Board of Directors of the Company.

The Board of Supervisors has exercised control over the Company's activities as follows:

- Supervising compliance with the Charter and legal regulations in the management and operation of production and business activities;

- Supervising the implementation of the Resolution of the General Meeting of Shareholders in 2024, the Resolutions of the Board of Directors;

- Checking the reasonableness, legality, honesty and level of prudence in organizing accounting, statistics and preparing financial statements. Review the quarterly business performance report and the Company's financial report for 2024;

- Make recommendations to the Board of Directors and the Executive Board on management policies related to the Company's finances; select an independent auditor with the Board of Directors;

- Monitor the implementation of information disclosure obligations.

3. Results of monitoring for the Board of Directors and Executive Board

- In 2024, the Board of Directors held 12 meetings and issued 06 Resolutions to resolve issues within its functions and powers. The organization of Board of Directors meetings was carried out in accordance with the provisions of the Company Charter and the Enterprise Law. Resolutions of the Board of Directors were issued in accordance with the authority, order and procedures as prescribed.

- The Company's activities are not contrary to the contents of the Certificate of Business Registration, the Company Charter and comply with legal regulations.

- Except for failing to achieve the proposed business plan, the Board of Directors and the Executive Board have fully implemented the contents of the Resolution of the General Meeting of Shareholders, and at the same time complied with legal regulations and the Company Charter in management and operation.

- The Board of Directors and the Executive Board always work with a high sense of responsibility, assess advantages and difficulties, regularly carry out risk management and damage prevention; Regularly organize and chair monthly and quarterly meetings according to the organization and operation regulations. - The Board of Supervisors has not detected any unusual signs in the management and operation of the Company.

4. Assessing the coordination between the Board of Supervisors, the Board of Directors, the Executive Board and shareholders

- The coordination of activities between the Board of Supervisors, the Board of Directors, the Executive Board and the Company's management staff in 2024 was carried out smoothly and closely on the principle of the common interests of the Company, shareholders and in compliance with the provisions of law and the Company's Charter.

- The Board of Supervisors was coordinated by the Board of Directors, the Executive Board, and functional departments in the Company, creating favorable conditions for updating the Company's operations, collecting information and documents for inspection and supervision.

- The Board of Supervisors was invited to attend and give opinions at meetings of the Board of Directors, documents and information about the meetings as well as the Resolutions of the Board of Directors were provided fully and promptly, creating conditions for the Board of Supervisors to perform its functions and tasks.

- The Company has fully and promptly disclosed information to shareholders in accordance with regulations.

5. Recommendations

In order to successfully complete the objectives of the 2025 plan and strengthen control, limit errors and risks in the Company's production and business activities, the Board of Supervisors recommends the following contents:

- Continue to implement solutions to improve the efficiency of production activities;
- Quickly complete legal procedures for a number of real estate projects to ensure the Company's rights.
- Strictly control cash flow, quality of credit and investment activities, more drastically implement measures to handle bad debts, recover potentially risky debts to improve business efficiency, improve capital efficiency and safety, avoid disadvantages and risks for the Company.
- Regularly review to promptly issue all relevant regulations; amend and supplement regulations to suit business reality and current regulations of the State.
- Improve the effectiveness and strictly apply sanctions in implementing the company's regulations, rules and operating rules.

6. Board of Supervisors' remuneration

According to the Resolution of the 2024 Annual General Meeting of Shareholders, the remuneration for the Head of the Supervisory Board is VND 3,000,000/month and each member of the Supervisory Board is VND 2,000,000/month. However, the business situation in 2024 encountered many difficulties, so all members of the Supervisory Board agreed not to receive remuneration in 2024.

IV. OPERATION PLAN 2025

In 2025, the Board of Supervisors will continue to fully perform the functions and tasks prescribed in the Enterprise Law, the Company Charter and the Board of Supervisors' Operating Regulations with a number of key tasks as follows:

- Supervising the compliance with the provisions of the law, the Company Charter, the implementation of the Resolutions of the General Meeting of Shareholders, the Board of Directors;
- Supervising the implementation of the Company's production, business and investment plans;
- Reviewing and appraising the Company's financial reports, promptly providing comments to the Board of Directors and the Executive Board in the management and administration of the Company;
- Updating newly issued State mechanisms and policies on the Company's operations in order to promptly propose amendments and supplements to new contents, minimizing risks in the operation and management of production and business activities;
- Closely inspect and control the Company's management, operation and production activities through independent audit activities and direct activities of the Board of Supervisors. - Regularly monitor and inspect the Company and its member companies through periodic and surprise inspections.

Coordinate activities between the Board of Supervisors with the Board of Directors, the Board of Management and shareholders in a spirit of cooperation to bring about high efficiency.

- Monitor information disclosure and shareholder relations activities of listed enterprises.

The above is the report on the activities of the Board of Supervisors in 2024 and the plan of activities in 2025. The Board of Supervisors respectfully submits to the General Meeting of Shareholders for consideration and approval.

Sincerely!

Recipients:

- As above;
- Board of Directors;
- Filed: HC, BKS. SUPERVISORY BOARD
HEAD OF BOARD.

**SUPERVISORY BOARD
HEAD OF BOARD**



Pham Thi Hang