

Ho Chi Minh City, day 08 month 05 year 2026

LETTER OF INVITATION
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Attn.: Shareholders of Real Estate 11 Joint Stock Company

The Board of Directors of REAL ESTATE 11 JOINT STOCK COMPANY have the honor to invite Shareholders to attend the 2026 Annual Shareholder's Meeting as follows:

1. Time: 08:00 on 8 June 2026.

2. Location: No. 03 Hoa Binh Street, Binh Thoi Ward, Ho Chi Minh City.

3. Contents of the General Meeting:

- Approval of 2025 reports: The report of the Board of Directors, audited financial statements, The report of the independent member, and the Supervisory Board Report.
- Approval of 2025 profit distribution plan;
- Approval of the distribution of dividends for 2025 in cash, for 2022 in shares to increase charter capital (attached plan).
- Approval of the dividend distribution for 2023 in shares, which was approved by the 2024 General Meeting of Shareholders, and will be resubmitted to the 2027 General Meeting of Shareholders.
- Approval of the dividend distribution for 2024 in shares, which was approved by the 2025 General Meeting of Shareholders, and will be resubmitted to the 2028 General Meeting of Shareholders.
- Approval of the General Meeting of Shareholders authorizes the Board of Directors and the legal representative to make decisions on all matters related to the distribution of dividends for 2022 in shares.
- Amendments the Company's Charter for articles related to charter capital, shares, after the issuance is completed due to the distribution of dividends in shares for 2022 to increase charter capital.
- Approval of 2026 business and production plan; 2026 expected profit distribution plan; the remuneration of the Board of Directors, Supervisory Board, Corporation administrator, and Secretary in 2026; approving the list of auditing firms and authorizing the Board of Directors to select auditing firms in 2026.
- Resignation and Additional Election of Members of the Board of Directors for the 2023–2028 Term.
- Approval of the General Meeting of Shareholders authorizes the Board of Directors to determine: The Company's investments valued at 35% or more of the total asset value recorded in the latest financial statements. Authorization period: in 2026 to the date of the 2027 Annual General Meeting of Shareholders.

4. Documents of the General Meeting:

All documents relating to the General Meeting will be posted on the Company's website: www.diaoc11.com.vn of the shareholder's information column prior to the day of Annual General Meeting of Shareholders.

5. Attendees of the General Meeting:

- All shareholders holding stock D11 as shown in the List of securities holders on the last registration date: 4 May 2026.
- Any Shareholder failing to attend the General Meeting may authorize a member of the Board of Directors or other individual/organization to attend the General Meeting under form of Letter of Authorization defined by the Company (attached).
- Shareholders or their authorized representatives attending the General Meeting are kindly requested to bring the following: Invitation Letter, valid ID Card or Passport, Power of Attorney (in case of authorization).

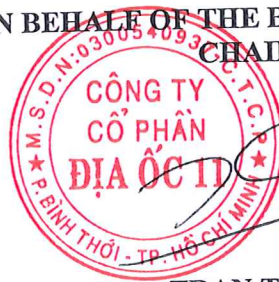
6. Registration of attendance:

For the organization of the General Meeting to be well-prepared, it is recommended that Shareholder confirm his/her presence or his/her authorization prior to **5 June 2026**.

Contact number: 028 39634001 (**Mr. Dung**).

Respectfully.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN



TRAN THI KIM HUE

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.



SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

POWER OF ATTORNEY

Att.: REAL ESTATE 11 JOINT STOCK COMPANY

THE MANDATOR (Party A):

Name of organization/individual:

ID No./Passport No./

Business Registration Certificate No.:issued on date.....by.....

Address:.....

Tel:.....

Numbers of shares held:.....

(In words:.....)

THE TRUSTEE (Party B):

Name of individual:.....

ID No./Passport No.:.....issued on date.....by.....

Address:.....

Tel:.....

Numbers of authorized shares:.....

(In words:.....)

AUTHORIZED CONTENTS:

Party A hereby authorizes Party B to exercise the specific contents as follows:

- To attend the Annual General Meeting in 2026 of Real Estate 11 Joint Stock Company on 8 June 2026.
- To have right to express ideas and vote as directed by Party A concerning all matters at 2026 Annual General Meeting of Shareholders;

DURATION OF AUTHORIZATION:

This Power of Attorney is only valid within the occurrence of 2026 Annual General Meeting Real Estate 11 Joint Stock Company on 8 June 2026.

PARTIES' OBLIGATIONS:

- Party A shall provide Party B with necessary information and documents to execute his/her authorized contents;
- Party B shall duly execute all affairs authorized by Party A. Any acts by Party B out of the scope of authorized contents by Party A, Party B take full responsibility for any damages arising out of those acts.
- Party B is obliged to timely inform Party A of any matters arising out of at the meeting so as for Party A to make directives of voting. Failure by Party A to give any reply shall cause Party B, at its discretion, to make vote on such matter without Party A's consent.
- Party B shall not authorize any third party to implement any affairs authorized to Party B by Party A.

Date:...../...../.....

The trustee

Date:...../...../.....

The Mandator

Note: Shareholders may give power to any member of Board of Directors (hereinafter referred to as the Board) as the attached list:

No.	Members	Position	ID No., date and place of issue	Permanent residence
1	Ms. Tran Thi Kim Hue	Chairwoman of the Board	051164011781 05/12/2024 Police Department	Res11 Building – 205 Lac Long Quan Street, Binh Thoi Ward, HCM City
2	Mr. Pham Van Dan Duy	Member of the Board	049078000215 29/09/2022 Police Department	128/3 No.4 Street, An Hoi Dong Ward, HCM City
3	Mr. Le Thanh Nhon	Member of the Board	064061000010 12/01/2022 Police Department	Res11 Building – 205 Lac Long Quan Street, Binh Thoi Ward, HCM City
4	Mr. Dang Phuoc Tri	Member of the Board	086072000121 22/11/2021 Police Department	Apartment 0811, 86 Tan Da Street, Cho Lon Ward, HCM City
5	Mr. Nguyen Khac Giang	Member of the Board	027075000339 12/04/2022 Police Department	Thoai Ngoc Hau Building – No. 7A Thoai Ngoc Hau Street, Tan Phu Ward, HCM City
6	Mr. Du Than Danh	Member of the Board	079087000423 30/11/2022 Police Department	109D/8 lac Long Quan Street, Binh Thoi Ward, HCM City
7	Mr. Tran Quoc Hung	Member of the Board	049070000192 22/11/2021 Police Department	Apartment No. B12.09, Cao Thang Building, 290 An Duong Duong Street, Cho Lon Ward, HCM City

Address: 205 Lac Long Quan, Binh Thoi Ward, HCMC
Tel: 028 39634001 – 028 39634888 – 028 39634999
Fax: (84-8) 39636186-rescoll1@diaoc.com.vn



Agenda for the 2026 Annual General Meeting of Shareholders June 8, 2026

No.	Contents (Expected)
1	Declare and introduce the delegates
2	Report on verification of the eligibility of attending shareholders
3	Introduce the Presidium of the General Meeting of Shareholders
4	Introduce the Secretary of the Shareholder Meeting
5	Approve of the Meeting agenda
6	Approval of the list of resigned members of the Board of Directors
7	Approval of the list of candidates for the additional election of members of the Board of Directors for the 2023–2028 term
8	Introduction of the Vote Counting Committee; approval of the election and voting regulations
9	The General Meeting conducts the additional election of members of the Board of Directors for the 2023–2028 term
10	Report on the activities of the Board of Directors and business results in 2025, orientations and tasks for 2026. Report on the dividend distribution status
11	The report of the independent member for the year 2025
12	Inform shareholders about the list of affiliated persons and related interests
13	Summarize the financial statements for 2025, profit distribution plan for 2025, expected profit distribution plan for 2026
14	Submit the dividend payment plans for 2022, 2025, and dividend distribution roadmap for 2023 and 2024 in shares
15	The report of the Supervisory Board for 2025
16	The Supervisory Board submits the list of auditing firms for 2026.
17	<p>The Board of Directors submits the following to the General Meeting of Shareholders for approval.</p> <ol style="list-style-type: none"> 1. Report on the activities of the Board of Directors and business results of the year 2025, orientations and tasks for 2026. 2. Business results of the year 2025. 3. Audited Financial Statements for 2025. 4. Report of the independent member for 2025. 5. Supervisory Board's report for 2025.

	6. Profit distribution plan for 2025. 7. Production and business plan for 2026. 8. Expected profit distribution plan for 2026. 9. Remuneration for the Board of Directors, Supervisory Board, Coporation Administrator, and secretary for 2026. 10. Authorization the Borad of Directors to decide on the Company's investments valued at 35% or more of the total asset value recorded in the latest financial statements. 11. Dividend distribution plan for 2025 (4%) in cash. 12. Dividend distribution plan for 2022 (101%) in share to increase charter capital. 13. Approval of the dividend distribution for 2023 in share, which was approved by the 2024 General Meeting of Shareholders, and will be resubmitted to the 2027 General Meeting of Shareholders. 14. Approval of the dividend distribution for 2024 in share, which was approved by the 2025 General Meeting of Shareholders, and will be resubmitted to the 2028 General Meeting of Shareholders. 15. Authorization the Board of Directors and legal representative to make dicisions on all matters related to dividend distribution for 2022 in shares. 16. Amendments to the Company's Charter regarding charter capital and shares after completing of the issuance for dividend distribution in shares for the year 2022 to increase charter capital.
18	Discussion.
19	The Presidium responses the shareholders' comments.
20	Shareholders vote on issues submitted for consideration.
21	Take a break.
22	Announce Vote counting results.
23	Approve the General Meeting minutes.
24	Approve the General Meeting's Resolution.
25	Closing the General Meeting.

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.



No: 01/BC-D11-HĐQT

Ho Chi Minh City, day 21 month 4 year 2026

REPORT OF THE BOARD OF DIRECTORS FOR 2025 AND ORIENTATION FOR 2026

To: Annual General Meeting of Shareholders

The Board of Directors of Real Estate 11 Joint Stock Company would like to present to the General Meeting of Shareholders a report on operations, the production and business results for 2025, as well as the tasks for 2026, as follows:

PART 1. OPERATON IN 2025

I/ Company's operation

In 2025, although the real estate and construction sectors showed signs of recovery, the overall environment remained challenging. With limited financial resources, the Company faced difficulties in implementing its investment projects. In response to this situation, the Board of Directors and the Management proactively introduced solutions to maintain stable operations. While many companies in the industry had to scale down or reduce their workforce, the Company continued to ensure employment and stable income for its employees and successfully fulfilled the targets approved by the General Meeting of Shareholders.

II/ Activities of the Board of Directors

1. Meetings and decisions of the Board of Directors

In 2025, the Board of Directors held 15 meetings and obtained opinions in writing 11 times, and issued 34 resolutions and decisions related to the management and operations of the Company. Board members participated in all meetings, showing a strong sense of responsibility in fulfilling their duties.

The main contents of the issued resolutions and decisions are documented in the "Report on Corporate Governance in 2025" and posted on the company's website in accordance with regulations.

2. Supervising the General Director and other Managers by the Board of Directors

The General Director and other managers have implemented the company's activities in accordance with the law, the Company's Charter, resolutions of the General Meeting of Shareholders and resolutions of the Board of Directors.

2.1. For projects invested by the Company

The Board of Managers still regularly and closely oversee the management and operation of the apartment buildings, even though the Company handed them over several years ago.

2.2. For investment and development of new projects

The company is currently reviewing relevant regulations for implementing the projects it has invested in at each stage.

2.3. Regarding construction works that the Company won in bidding

In 2025, the Company won bids for several civil construction projects with a total contract value of VND 162.81 billion (including VAT). Of this, VND 84 billion has been finalized, VND 78.81 billion has been carried forward to 2026. However, the simultaneous increase of public projects at the end of 2025, as directed by the city, led to material shortages and increased costs, thereby affecting the profitability of construction projects carried forward to 2026.

The Management Board regularly paid attention to construction quality and safety management. The company's construction revenue reached: 166,46 million VND.

2.4. Field of space leasing

In addition to housing business and construction, the field of space rental has been also interested in implementing. Despite facing many difficulties, great efforts have been made to seek tenants in order to increase revenue. Most of the commercial area in apartment buildings has been leased. Rental revenue in 2025 reached 16.2 million VND.

2.5. Dividend distribution

Implementing the Resolution No. 01/2025/NQ-DHĐCĐ dated June 26, 2025 of the 2025 General Meeting of Shareholders, the Company distributed dividends for 2021 in the form of shares to increase its charter capital. The number of additional shares issued was 880,318. The total number of shares after issuance is 8,218,456. On October 4, 2025, the Ho Chi Minh City Department of Finance issued the enterprise registration certificate with a new charter capital of 82,184,560,000 VND.

Under Article 61 of Decree No. 155/2020/ND-CP and Official Letter No. 8290/UBCK-QLCB dated December 6, 2024, issued by the State Securities Commission of Vietnam, the data in the Share Issuance Report (Form 16) must be consistent with the most recent Audited Financial Statements. Therefore, the Company may pay dividends in the form of shares only once per year

Currently, the Company is carrying out procedures to pay dividends in the form of shares for the years 2022, 2023, and 2024, to be implemented each in the following years: 2026, 2027, and 2028.

2.6. The information disclosure, finance, accounting, human resources, commendation, and welfare policies for employees have been regularly directed by the Board of Managers to be seriously implemented in accordance with regulations.

2.7. In addition to managing business operation, the Board of Managers has been regularly paid attention to supporting and facilitating the Trade Union organization in conducting tasks, and fulfilling the Company's social responsibility to the local community.

In 2025, the Board of Management and other managers have carried out their duties with caution. Furthermore, the collective of employees has responsibly worked to fulfill their assigned tasks, which has contributed to the company's stability in the current situation.

III/ Business results in 2025

Calculation unit: million dong

No	Items	Performance 2025	Plan 2025	Ratio %
1	Revenue	233,113	118,000	198%
2	Before-tax profit	10,190	5,200	196%
3	After-tax profit	8,645	4,160	208%
4	Dividend	4%	4%	100%

IV/ Remuneration of the Board of Directors and the Board of supervisors

- Ms. Tran Thi Kim Hue, Chairwoman : 96.000.000 dong
- Mr. Pham Van Dan Duy, Board member : 72.000.000 dong
- Mr. Nguyen Khac Giang, Board member : 72.000.000 dong
- Mr. Le Thanh Nhom, Board member : 72.000.000 dong
- Sai Gon Real Estate Corporation
(Represented by Mr. Dang Phuoc Tri) : 72.000.000 dong
- Mr. Tran Quoc Hung, Board member : 72.000.000 dong
- Mr. Du Than Danh, Board member : 72.000.000 dong
- Ms. Nguyen Minh Hien, Chief of control Board : 48.000.000 dong
- Ms. Huynh Do Tra My, Control Board member : 12.000.000 dong
- Ms. Nguyen Thi Minh Diep, Control Board member: 12.000.000 dong



V/ Income of the Board of Directors and the Board of Management

- Ms. Tran Thi Kim Hue, Chairwoman : 593.245.500 dong
- Mr. Pham Van Dan Duy, Board member cum General Director : 529.095.800 dong
- Mr. Nguyen Khac Giang, Board member cum Deputy General Director : 403.003.800 dong
- Mr. Le Thanh Nhon, Board member cum Project specialist : 322.800.000 dong
- Mr. Dang Phuoc Tri, Board member : 13.500.000 dong
- Mr. Tran Quoc Hung, Board member : 87.300.000 dong
- Mr. Du Than Danh, Board member cum Investment Director : 403.651.421 dong
- Mr. Vo Huu Tam, Deputy General Director : 381.064.650 dong

- Sai Gon Real Estate Corporation : 72.000.000 dong
(Represented by Mr. Dang Phuoc Tri) :

PART 2. ORIENTATION FOR 2026

1. Business plan in 2026

Calculation unit: million dong

No	Items	performance 2025	Plan 2026	Ratio %
1	Revenue	233,113	102,200	44%
2	Before-tax profit	10,190	5,688	56%
3	After-tax profit	8,645	4,550	53%
4	Dividend	4%	4%	100%

2. Solutions:

- Carrying out dividend distribution procedures for shareholders in accordance with the General Meeting of Shareholders' Resolution.
- Review and amend governance regulations to align with actual conditions and enhance management capacity to meet practical requirements.
- Closely following the situation to implement investment procedures for highest efficiency of new projects.
- Paying attention to customers to maintain stable rental revenue.
- Closely supervising the construction works, ensuring quality, progress, and safety.
- Improving capital efficiency and maintain stable income for employees.

The Board of Directors sincerely thanks the shareholders for the trust and support in the past time. We also thank the Board of Managers and all employees for their efforts in overcoming difficulties, significantly contributing to the stable development of the company.

Chairwoman of the Board of Directors



TRAN THI KIM HUE

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No. 1.0408/26/TC-AC

INDEPENDENT AUDITOR'S REPORT

To: THE SHAREHOLDERS, THE BOARD DIRECTORS OF AND THE BOARD OF MANAGEMENT REAL ESTATE 11 JOINT STOCK COMPANY

We have audited the accompanying Financial Statements of Real Estate 11 Joint Stock Company (hereinafter referred to as "the Company") which were prepared on 21 March 2026 (from page 06 to page 40), including the Balance Sheet as of 31 December 2025, the Income Statement, the Cash Flow Statement for the fiscal year then ended and the Notes to the Financial Statements.

Responsibility of the Board of Management

The Company's Board of Management is responsible for the preparation, true and fair presentation of the Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements; and responsible for the internal control as the Company's Board of Management determines necessary to enable the preparation and presentation of the Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

Our responsibility is to express an opinion on these Financial Statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical standards and requirements and plan and perform the audit to obtain reasonable assurance about whether the Financial Statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and true and fair presentation of the Financial Statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Company's Board of Management, as well as evaluating the overall presentation of the Financial Statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion of Auditors

In our opinion, the Financial Statements give a true and fair view, in all material respects, of the financial position as of 31 December 2025 of Real Estate 11 Joint Stock Company, its financial performance and its cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.



Hoàng Thái Vương
Partner

Audit Practice Registration Certificate No. 2129-2023-008-1
Authorized Signatory

Luong Anh Vu
Auditor

Audit Practice Registration Certificate No. 1832-2023-008-1

Ho Chi Minh City, 21 March 2026

A&C Auditing and Consulting Co., Ltd. trading as Baker Tilly A&C is a member of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities





SAI GON REAL ESTATE CORPORATION
REAL ESTATE 11 JOINT STOCK COMPANY

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SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Ho Chi Minh City, 21 April 2026

BRIEF FINANCIAL STATEMENTS FOR THE 2025

PART I : BALANCE SHEET AS OF 31 DECEMBER 2025

Unit: VND

	ITEMS	ENDING BALANCE	BEGINNING BALANCE
A	CURRENT ASSETS	256,586,788,593	269,172,080,799
I	Cash and cash equivalents	68,101,018,340	16,222,990,014
II	Short-term financial investments	5,358,829	32,616,690,314
III	Short-term receivables	178,909,785,747	176,029,994,855
IV	Inventories	8,947,042,795	43,686,450,731
V	Other current assets	623,582,882	615,954,885
B	NON-CURRENT ASSETS	98,889,969,896	95,394,908,011
I	Long-term receivables	0	0
II	Fixed assets	3,484,659,422	3,565,698,014
III	Investment property	95,405,310,474	91,829,209,997
IV	Long-term assets in process	0	0
V	Other non-current assets	0	0
	TOTAL ASSETS	355,476,758,489	364,566,988,810
C	LIABILITIES	159,416,013,408	175,484,909,610
I	Current liabilities	153,168,204,992	154,970,593,808
II	Non-current liabilities	6,247,808,416	20,514,315,802
D	OWNER'S EQUITY	196,060,745,081	189,082,079,200
I	Owner's equity	196,060,745,081	189,082,079,200
1	Owner's capital	82,184,560,000	73,381,380,000
2	Investment and development fund	79,156,928,763	79,156,928,763
3	Other funds	10,875,121,836	7,183,838,355
4	Retained earnings accumulated to the end of the previous period	20,556,752,082	26,722,224,463
5	Retained earnings of the current period	3,287,382,400	2,637,707,619
II	Other sources and funds	0	0
	TOTAL LIABILITIES AND OWNER'S EQUITY	355,476,758,489	364,566,988,810

PART II : INCOME STATEMENT FOR THE 2025

	ITEMS	CURRENT YEAR	PREVIOUS YEAR
1	Revenue from sales of goods and provisions of services	212,284,856,816	106,293,882,447
2	Revenue deductions	0	0
3	Net revenue	212,284,856,816	106,293,882,447
4	Cost of sales	189,446,757,990	90,285,260,231
5	Gross profit	22,838,098,826	16,008,622,216
6	Financial income	20,499,402,562	6,314,267,643
7	Financial expenses	20,229,403,248	6,748,573,315
8	Selling expenses	0	413,006,956
9	General and administration expenses	12,954,875,866	14,495,574,197
10	Net operating profit	10,153,222,274	665,735,391
11	Other income	328,663,400	4,170,910,724
12	Other expenses	291,187,795	25,000,000
13	Other profit	37,475,605	4,145,910,724
14	Total accounting profit before tax	10,190,697,879	4,811,646,115
15	Current income tax	1,545,208,607	914,702,623
16	Deferred income tax	0	0
17	Profit after tax	8,645,489,272	3,896,943,492
18	Basic earnings per share	849	382

Chief Accountant



Ho Thi Tuyen

General Director



Pham Van Dan Duy

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Ho Chi Minh City, day 21 month 04 year 2026

REPORT
OF THE INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS
ON THE ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025

To: The General Meeting of Shareholders

My name is Tran Quoc Hung - Independent Member of the Board of Directors of Real Estate 11 Joint Stock Company. I hereby present the report on the performance of my duties as an Independent Member of the Board of Directors in 2025 as follows:

In 2025, I attended all meetings of the Board of Directors (BOD), contributed opinions on matters raised with a high sense of responsibility, thereby contributing to improving the Company's operational efficiency. With objectivity and independence, I also fulfilled my role in the Company's activities to ensure that all decisions were made transparently, honestly, and in compliance with legal regulations.

1. Assessment of the Board of Directors' Activities

In 2025, the BOD fully performed its functions and duties in accordance with legal regulations and the Company's Charter.

Specifically, the BOD held 15 meetings, 11 times of collecting written opinions, and issued 34 resolutions and decisions related to directing and managing the Company's operations. All BOD members fully attended meetings, demonstrating a strong sense of responsibility and proactiveness in their work.

Meeting contents were carefully and thoroughly discussed to provide optimal orientations and solutions, ensuring the highest benefits for the Company.

The BOD assigned specific responsibilities to each member according to their areas of expertise; members closely coordinated and properly fulfilled their assigned duties. In addition, the BOD facilitated the Supervisory Board in effectively performing its oversight function over the legality and appropriateness of management and operational activities.

In the context of 2025, although the real estate market showed signs of recovery, there were still many obstacles related to procedures for new project investments. The Company won bids for several civil construction projects; however, it still faced challenges in ensuring construction progress and pressure from increasing construction costs. In addition, support in reducing rental prices for certain customers also had a certain impact on revenue.

Facing these challenges, the BOD and the Management Board promptly proposed appropriate solutions, thereby helping the Company maintain stable operations and complete its 2025 business plan.

2. Supervision of the General Director and the Management Board

The BOD fully performed its supervisory role over the activities of the General Director and the Executive Board, ensuring that the implementation of business plans and BOD resolutions complied with the established orientations and legal regulations.

The BOD regularly monitored and evaluated the performance of the Management Board through planned and unscheduled meetings, thereby issuing timely directives in line with actual conditions.

Through close supervision and regular coordination between the BOD and the Executive Board, important decisions were carefully considered, contributing to the enhancement of governance efficiency and ensuring the Company's stable and sustainable development.

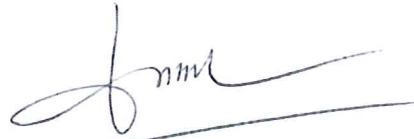
3. Conclusion

The BOD fully performed its supervisory function over the Management Board, provided appropriate orientations, and issued timely directives to ensure the effective use of the Company's resources.

Although the Company's operations in 2025 were affected by economic instability, with a strong sense of responsibility, close coordination, and prudent decision-making, the BOD effectively implemented governance solutions and directed the Management Board to carry out the resolutions of the General Meeting of Shareholders and the BOD.

As a result, the Company fulfilled its 2025 plan, ensuring a balance of interests among the Company, its shareholders, and employees.

INDEPENDNT MEMBER



TRAN QUOC HUNG

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No: 01/BC-D11-BKS

Ho Chi Minh City, day 21 month 04 year 2026

REPORT OF THE SUPERVISORY BOARD IN 2025**To: Annual General Meeting of Shareholders**

- Pursuant to the Charter of Real Estate 11 Joint Stock Company;
- Pursuant to the Regulations on the Organization and Operation of the Supervisory Board of real Estate 11 Joint Stock Company;
- Under the 2025 Financial Statements of Real Estate 11 Joint Stock Company, audited by A&C Auditing & Consulting Co., Ltd. on 21 March 2026;
- Based on the report of the Board of Directors, the Board of management of Real Estate 11 Joint Stock Company,

The Supervisory Board reports to the 2026 Annual General Meeting of Shareholders on the operation results in 2025 as follows:

I. Results of monitoring the Company's operations and financial situation:

- The Company's business results:** Some of the Company's financial targets have been achieved.

Calculation unit: million dong

No	Items	Performance 2024	Plan 2024	Ratio
1	Revenue	233.113	118.000	197,55%
2	Profit before tax	10.190	5.200	195,96%
3	Profit after tax	8.645	4.160	207,81%
4	Dividend	4%	4%	100%

- In 2025, the Company secured several projects but faced challenges in obtaining new ones due to limited capital. Revenue was also impacted by tenants returning premises and requesting rent reductions. Although the real estate market showed signs of improvement, procedural obstacles for new investments remained. Nevertheless, the Board of Directors and the Board of Management always make great efforts to maintain the Company's stability and achieve the planned targets .
- Quarterly and annual financial statements comply with Vietnamese accounting standards and current legal regulations. These reports fully reflect the Company's business and financial status and are disclosed promptly as regulations.
- The Supervisory Board agrees with the financial statements for the fiscal year ended 31 December 2025, audited by A&C Auditing & Consulting Co., Ltd.

2. Results of monitoring the Company's operations and financial situation:

- For the Company's ongoing and invested projects: The Board of Directors and Management Board consistently monitor and study relevant regulations to continue developing projects in line with the Company's actual conditions.

- Regarding construction bidding activities: The Company continues to maintain and enhance its construction capacity to meet requirements for participating in new construction projects.
- Regarding leasing activities: Due to ongoing economic difficulties affecting business operations, some tenants have returned premises or requested rent reductions; however, the Company still maintains a fairly stable tenant base.
- The Company organized the 2025 Annual General Meeting of Shareholders in compliance with legal regulations.
- The Company completed the amendment and supplementation of its registered business lines and adjusted its charter capital through the issuance of shares to pay dividends for 2021 to existing shareholders.
- The preparation of reports, financial and accounting activities, remuneration, income, personnel matters, transactions, information disclosure, and other operations were carried out in compliance with current regulations.

II. Supervision of the activities of the Board of Directors and the Board of Management

1. Activities of the Board of Directors:

- Successfully held the 2025 Annual General Meeting of Shareholders by law.
- Selected A&C Auditing & Consulting Co., Ltd, which was one of the auditing firms to audit the 2025 financial statements.
- The Board of Directors has effectively executed the resolutions approved by the 2025 Annual General Meeting of Shareholders, in accordance with the powers, functions and tasks specified in the Company's Charter and the provisions of law.
- In 2025, the Board of Directors held 15 meetings and obtained opinions in writing 11 times, consistently enabling the Head of the Supervisory Board to attend all meetings. The members demonstrated a high level of consensus and issued 34 resolutions/decisions. These resolutions and decisions were promulgated within proper authority and scope of responsibility, in compliance with the General Meeting of Shareholders' resolutions, the Company's Charter, and laws.
- The Board of Directors has closely followed the Resolution of the 2024 Annual General Meeting of Shareholders and the Company's actual situation to provide timely directions, meet the requirements, and ensure the interests of both the Company and Shareholders.

2. Activities of the Board of Management:

- The Board of Management has closely followed and promptly carried out the Resolutions and Decisions of both the Board of Directors and the General Meeting of Shareholders in order to execute established plans in accordance with legal provisions, the decentralization in the Charter and internal regulations.
- Over the past year, the Board of Management has made great efforts to participate in construction bidding activities, enhancing the Company's construction capabilities and laying a strong foundation for the coming years.
- The Board of Management's Proposals and Decisions are implemented in accordance with their authority, the legal regulations, and the Company's Charter.
- The Board of Management assigned specific responsibilities to each member in line with their respective functions, proactively organizing and effectively

implementing the Company's business activities. In addition, the Company paid attention to salaries, bonuses, insurance, and other employee benefits, ensuring stable, timely, and full income for all employees in accordance with regulations.

- All employees of the Company strive to perform their assigned work with responsibility and self-discipline, accompanying the Board of Management to achieve positive results.

The Supervisory Board recognizes that the Board of Directors and the Board of Management have effectively organized the Company's business operations. Their actions have been carried out in full compliance with legal regulations, the Company's Charter, and the Resolutions of both the General Meeting of Shareholders and the Board of Directors.

III. Operation results of the Supervisory Board:

1. **The meetings of the Supervisory Board:** The Supervisory Board held 3 meetings during the year, with all members in attendance. They exchanged information to assess the company's operational situation and oversee the implementation. This included reviewing business performance results in comparison to the approved plan, construction contracts, information disclosure, investment in new project development, and other activities in accordance with internal regulations. All members consensually approved the meeting contents, as recorded in the Meeting Minutes.
2. **Activities of the Supervisory and its members:**
 - Supervise the Board of Directors and the Board of managers on the management of the Company's activities.
 - Review contracts and transactions with partners and with affiliated persons (if any) to ensure compliance with regulations.
 - Prepare a report on the activities of the Supervisory Board in 2024 and submit it to the Annual General Meeting of Shareholders in 2025.
 - Participate the 2055 Annual General Meeting of the Company's Shareholders.
 - Submit to the 2025 Annual General Meeting of Shareholders for approval of the list of independent audit firms. The Board of Directors selected the firm to conduct the review and audit of the 2025 financial statements.
 - The Head of the Supervisory Board fully participated in the Board of Directors' meetings as per the invitation letter, and then provided members with the contents of those meetings.
 - Perform other activities according to the functions and tasks of the Supervisory Board.

IV. Remuneration, operating expenses and other benefits of the Supervisory Board and each member

Remuneration of the Supervisory Board: Implemented in accordance with the Resolution of the General Meeting of Shareholders.

Full name	Position	Remuneration (dong/year)
Ms. Nguyen Minh Hien	Head of the Supervisory Board (Reappointed on April 4, 2023)	48,000,000
Ms. Huynh Do Tra My	Member (Appointed on April 4, 2023)	12,000,000

Full name	Position	Remuneration (dong/year)
MS. Nguyen Thi Minh Diep	Member <i>(Appointed on April 4, 2023)</i>	12,000,000

V. Results of the evaluation of the coordination between the Supervisory Board and the Board of Directors, the Board of Managers, shareholders:

- The Supervisory Board has been invited to participate in the Board of Directors' meetings and has been provided with full information and documents, in compliance with the Law on Enterprises and the Company's Charter.
- The Board of Directors, the Management Board, and functional departments consistently coordinate, support, and provide complete and timely information and documents related to the Company's management and business operations as requested by the Supervisory Board, thereby facilitating the Supervisory Board in fulfilling its rights and duties.

VI. The Supervisory Board's proposal:

- Gradually carry out procedures for the development of projects in which the Company has invested and is investing, while seeking new residential construction investment projects, ensuring feasibility and efficiency.
- Continue increasing charter capital through the distribution of dividends to shareholders for the years 2022, 2023, and 2024 in order to strengthen financial capacity.

The above is the report on the activities of the Supervisory Board of the Company in 2025.

The Supervisory Board sincerely thanks the Shareholders, the Board of Directors, the Board of Managers, and all Departments in the Company for facilitating us in conducting inspections and monitoring tasks over the past year.

Respectfully.

Head of the Supervisory Board



NGUYEN MINH HIEN



No. 01/TTr-D11-HĐQT

PROPOSAL**Issues submitted to the 2026 Annual General Meeting of Shareholders for approval****To: Annual General Meeting of Shareholders**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on 17 June 2020;
- Pursuant to the Charter of Real Estate 11 Joint Stock Company;
- Pursuant to the production and business results in 2025;
- Pursuant the Meeting Minutes of the Board of Directors dated 6 April, 2026.

The Board of Directors respectfully submits to the General Meeting of Shareholders to approve the following issues:

1. Approval of the "Report on the activities of the Board of Directors, business production results for 2025, and orientation for 2026" (as per the report).
2. Approval of the production and business results of 2025 (as per the report).
3. Approval of the audited 2025 Financial Statements (as per the report).
4. Approval of the 2025 report of the independent member of the Board of Directors (as per the report).
5. Approval of the Board of supervisors' report of 2025 (as per the report).
6. Approval of profit distribution plan of 2025 (attached plan).
7. Approval of the 2026 production and business plan (as per the report).
8. Approval of the expected 2026 profit distribution (attached plan).
9. Approval of the remuneration for the Board of Directors, Supervisory Board, Administrator, and Secretary of Company in 2025.

- Chairman of Board of Directors :	8,000,000 dongs/ person/ month
- Member of Board of Directors:	6,000,000 dongs/ person/ month
- Head of Supervisory Board:	4,000,000 dongs/ person/ month
- Member of Supervisory Board:	1,000,000 dongs / person/ month
- Corporate Administrator:	4,000,000 dongs / person/ month
- Secretary:	3,000,000 dongs / person/ month
10. Approval of the General Meeting of Shareholders authorizes the Board of Directors to decide on the Company's investments valued at 35% or more of the total asset

value recorded in the latest financial statements. Authorization period: in 2026 to the date of the 2027 Annual General Meeting of Shareholders.

Respectfully submitted for the consideration of the General Meeting of Shareholders.

Recipients:

- As above;
- Archived.

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN**



TRAN THI KIM HUE

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.

**PROFIT DISTRIBUTION PLAN FOR 2025**

(Attached with Proposal No. 01/TTr-D11-HĐQT dated 21/04/2026 of the Board of Directors)

The Board of Directors respectfully submits to the General Meeting of Shareholders the profit distribution plan for 2025 as follows:

- Profit balance at the beginning of 2025	: 29,360 million dong
+ Dividend distribution for 2021 (12%)	: 8,803 million dong
+ Expected dividend distribution for 2022 (10%)	: 8,219 million dong
+ Expected dividend distribution for 2023 (6%)	: 5,424 million dong
+ Expected dividend distribution for 2024 (6%)	: 5,750 million dong
- Remaining profit at the beginning of 2025	: 1,164 million dong
- Profit before tax in 2025	: 10,190 million dong
+ Corporate income tax in 2025 according to regulations	: 1,545 million dong
- Profit after corporation income tax	: 8,645 million dong
+ Allocating for operation expenditure of the Board of Directors in 2025	: 200 million dong
+ Allocating for bonus and welfare fund (15%)	: 1,267 million dong
+ Allocating bonus for the Board of Directors, Supervisory Board for 2024	: 200 million dong
+ Allocating other funds under owners' equity	: 3,691 million dong
(Allocating for operation expenditure of the Board of Directors and funds according to the Resolution No. 01/2025/NQ-ĐHĐCĐ dated 26 June, 2025 and the Resolution No. 26/2025/NQ-HĐQT dated 24 December, 2025)	
- Profit at the end of 2025	: 4,451 million dong

The above allocations may change depending on the tax finalization result, which can impact on distributed profit. The Board of Directors will report this change to the General Meeting of Shareholders after receiving tax finalization.

Respectfully submitted for the consideration of the General Meeting of Shareholders.

Recipients:

- As above;
- Archived;

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN

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**CÔNG TY
CỔ PHẦN
ĐỊA ỐC 11**

TRAN THI KIM HUE

**EXPECTED PROFIT DISTRIBUTION FOR 2026**

(Attached with Proposal No. 01/TTr-D11-HĐQT dated 21/04/2026 of the Board of Directors)

The Board of Directors respectfully submits to the General Meeting of Shareholders the estimated profit distribution plan for 2026 as follows:

- Expected profit balance at the beginning of 2026	:	4,451 million dong
+ Expected dividend distribution for 2025 (4%)	:	3,287 million dong
- Remaining profit at the beginning of 2026	:	1,164 million dong
- Before-tax profit plan in 2026	:	5,688 million dong
+ Corporate income tax in 2026 according to regulations	:	1,138 million dong
- Profit after corporate income tax		
for expected distribution	:	4,550 million dong
+ Expected allocation for bonus and welfare fund (15%):		683 million dong
+ Expected allocation for operation expenditure		
of the Board of Directors	:	200 million dong
+ Expected bonus allocation for the Board of		
Directors, Supervisory Board, Board of Managers,		
and employees in 2025	:	200 million dong
+ Expected allocation for other funds		
under owners' equity	:	1,015 million dong

After allocating to the above funds and paying dividends to shareholders for 2026, the remaining amount will be allocated to "other funds under owners' equity," depending on the actual business performance achieved in 2026.

- Expected remaining profit for distribution	:	2,452 million dong
- Expected profit balance at the end of 2026	:	3,616 million dong

* Expected dividend distribution for 2026 is 4% of the charter capital.

The bonuses of the Board of Directors, the Supervisory Board, and the Board of Managers for 2026 will be considered based on the actual business performance results. This will be reviewed at the Annual General Meeting of Shareholders in 2027.

Respectfully submitted for the consideration of the General Meeting of Shareholders.

Recipients:

- As above;
- Archived.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN



TRAN THI KIM HUE

No: 02/TTr-D11-HĐQT

Ho Chi Minh City, day 21 month 04 year 2026

PROPOSAL

Plan for dividend payment in 2025 in cash, payment of 2022 dividends in shares, and the roadmap for dividend distribution in 2023 and 2024 in shares.

To: Annual General Meeting of Shareholders

- Pursuant to The Government's Decree No. 155/2020/NĐ-CP dated December 31, 2020 elaboration of some articles of the Law on Securities
- Pursuant to Official Letter No. 8290/UBCK-QLCB dated 06/12/2024 of the State Securities Commission on the report on the issuance of shares to pay dividends of D11.

Pursuant to Article 61 of Decree No. 155/2020/NĐ-CP and Official Letter No. 8290/UBCK-QLCB dated December 6, 2024 issued by the State Securities Commission, the figures in the Share Issuance Report (Form 16) must be consistent with the most recent audited annual financial statements. Therefore, each year the Company is only permitted to pay dividends in shares once. Currently, the Company has not yet paid dividends for the years 2022, 2023, and 2024.

In order to ensure the interests of shareholders and fulfill the Company's obligations, the Board of Directors respectfully submits to the General Meeting of Shareholders the following matters:

1. Approval of the payment of dividends for 2025 and dividends for 2022 following the 2026 Annual General Meeting of Shareholders (attached plan). In which:
 - Dividend distribution in cash for the year 2025: 4%
 - Dividend distribution in shares for the year 2022: 10%
 - Payment timing: The payment of dividends in cash and dividends in shares will be carried out simultaneously in accordance with the dividend distribution plan for 2025 and 2022 as approved by the 2026 General Meeting of Shareholders. Expected to be implemented in Quarter II - Quarter III/2026.
2. Approval of the dividend distribution for the years 2023 and 2024 according to the following roadmap:
 - Approval of the dividend distribution of 2023 in the form of shares, which was approved by the 2024 General Meeting of Shareholders, and will be resubmitted to the 2027 General Meeting of Shareholders.

- Approval of the dividend distribution of 2024 in the form of shares, which was approved by the 2025 General Meeting of Shareholders, and will be resubmitted to the 2028 General Meeting of Shareholders.
3. Approval of the General Meeting of Shareholders authorizes the Board of Directors and the legal representative to make decisions regarding all matters of dividend distribution in shares for the year 2022.
- Carrying out necessary procedures to implement the plan of distributing dividends for the year 2022 in the form of shares.
 - Selecting appropriate time to close the list of shareholders and the time to pay dividends in shares after obtaining approval from the competent authorities.
 - Proactively preparing and providing detailed explanations for the securities issuance application; adjusting, supplementing, and revising the plan and other related documents as required by the State Securities Commission and other competent authorities.
 - Carrying out procedures for registering, depositing, and additionally listing all issued shares (excluding decimal share) after issuance.
 - Carrying out procedures to update the company's business registration with the relevant authority, specifically concerning changes in charter capital based on the results of the above-mentioned issuance round.
 - Amending the company's charter regarding provisions related to charter capital, shares, and stocks after completing the issuance rounds.
 - Making decisions related to all other relevant matters.
4. Approval of the amending the company's charter regarding provisions related to charter capital, shares after completing the issuance round in shares for the year 2022 to increase the charter capital.

Respectfully submitted for the consideration of the General Meeting of Shareholders.

Recipients:

- As above;
- Archived.

ON BEHALF OF THE BOARD OF DIRECTORS



CHAIRWOMAN

TRAN THI KIM HUE

**DIVIDEND PAYMENT PLAN FOR 2025 and 2022**

(Attached with Proposal No.02/TTr-D11-HĐQT dated 21/04/2026 of the Board of Directors)

I. Distributing dividends in cash for 2025 (4%) and stock dividends for 2022 (10%)**1. Legal basic**

- The Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- The Law on Securities No. 54/2019/QH14 dated November 26, 2019;
- The Government's Decree No. 155/2020/NĐ-CP dated December 31, 2020 elaboration of some articles of the Law on Securities;
- The Ministry of Finance's Circular No. 118/2020/TT-BTC dated December 31, 2020 about providing guidance on offering and issuance of securities, tender offer, share repurchase, registration and delisting of public companies.

2. Dividend distribution plan**2.1. Current stock situation of the company**

No	Items	Quantity of shares
1	Outstanding shares	8,218,456
2	Treasury shares	
	Total	8,218,456

2.2. Dividend distribution in cash for the year 2025

- Dividend rate: 4% per share (01 share receives VND 400).
- Payment timing: The payment of dividends in cash and dividends in shares will be carried out simultaneously in accordance with the dividend distribution plan for 2025 and 2022 as approved by the General Meeting of Shareholders.
- Recipients of cash dividends: Existing shareholders listed by the Vietnam Securities Depository and Clearing Corporation (VSDC) on the record date for receiving dividends in cash for the year 2025 and dividends in shares for the years 2022.
- Source of funds: VND 3,287,382,400, taken from undistributed after-tax profit for 2025.

2.3. Dividend distribution in shares for the year 2022

- a. **Distribution structure:** Stock dividends will be distributed to existing shareholders listed on the record date for receiving at a ratio of 100:10, equivalent to 821,845 shares.

- Type of securities issued: Common shares.

- Distribution ratio: 100:10 (For every 100 shares held, shareholders will receive an additional 10 new shares). The number of shares received will be rounded down to the nearest whole number; and decimal share (if any) will be cancelled.
 - Example: On the closing date of the list of shareholders, Mr. Nguyen Van A holds 115 shares of the Real Estate 11 Joint Stock Company. Mr. A has the right to receive $(115 \times 10) / 100 = 11.5$ shares. Following the rounding principle to the nearest whole number, Mr. A will receive 11 shares, while the remaining 0.5 shares will be canceled.
 - Total additional shares issued: 821,845 shares.
 - Payment timing: The payment of dividends in cash and dividends in shares will be carried out simultaneously in accordance with the dividend distribution plan for the year 2025 and the year 2022 as approved by the General Meeting of Shareholders.
 - Recipients of cash dividends: Existing shareholders listed by the Vietnam Securities Depository and Clearing Corporation (VSDC) on the record date for receiving dividends in cash for the year 2025 and dividends in shares for the years 2022.
- b. **Source of funds:** VND 8,218,450,000, taken from undistributed after-tax profit at the end of the year 2025.
- c. **Capital structure after dividend distribution: VND 90,403,010,000**
- State shareholder : 18,081,410,000 dong, accounting for 20% of charter capital.
 - Other shareholders : 72,321,600,000 dong, accounting for 80% of charter capital.

2.4. Effectiveness after dividend distribution



- Total source of funds used for dividend distribution: 11,505,832,400 dong
- The total amount retained for investment: 8,218,450,000 dong
- Charter capital: 90,403,010,000 dong
- Ratio of State ownership capital/charter capital after issuance:
18.08 billion dong/90.40 billion dong = 20%

2.5. Capital utilization plan

Issuing shares as dividend distribution for the year 2022 to expand charter capital and meet the Company's operational requirements

II. The time to issue

After being approved by the General Meeting of Shareholders and accepted by the State Securities Commission, and disclosed on the Company's website. Expected to be implemented in Quarter II - Quarter III/2026.


GENERAL DIRECTOR 
PHAM VAN DAN DUY

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.

SAI GON REAL ESTATE CORPORARTION

Real Estate 11 Joint Stock Company



Add: 205 Lac Long Quan- Binh Thoi Ward - HCMC
Tel: 028 39634001 - 028 39634888 - 028 39634999
Fax : (84.8) 39636186 – res11@diaoc11.com.vn

No. 03/TTr-D11-HĐQT

SOCIALIST REPUBLIC OF VIETNAM

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Ho Chi Minh City, day 11 month 5 year 2026

PROPOSAL

Approval of the resignation of a member of the Board of Directors
and the additional election of a member of the Board of Directors
for Term V (2023 - 2028)

To: Annual General Meeting of Sharehlders

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- Pursuant to the Company's Charter on Organization and Operations of Real Estate 11 Joint Stock ;
- Pursuant to Official Letter No. 654/TCT-TCNS dated May 7, 2026 of Saigon Real Estate Corporation Ltd. regarding the change of the capital representative and member of the Board of Directors of Real Estate 11 Joint Stock Company;
- Pursuant to the resignation letter of Mr. Dang Phuoc Tri from the Board of Directors dated May 11, 2026;
- Pursuant to Resolution No. 06/NQ-HĐQT dated May 11, 2026 of the Board of Directors regarding the resignation letter of Mr. Dang Phuoc Tri – Member of the Board of Directors.

The Board of Directors of Real Estate 11 Joint Stock Company respectfully submits to the 2026 Annual General Meeting of Shareholders for approval the following matters:

1. Resignation of a member of the Board of Directors:

On May 11, 2026, Mr. Dang Phuoc Tri, a member of the Board of Directors for the 2023 - 2028 term, submitted his resignation letter from the position of Member of the Board of Directors as he is no longer the capital representative of Sai Gon Real Estate Corporation Ltd from the conclusion of the 2026 Annual General Meeting of Shareholders.

Based on the resignation letter, the Board of Directors respectfully submits to the 2026 Annual General Meeting of Shareholders for approval the resignation of Mr. Dang Phuoc Tri from his position as a member of the Board of Directors. This resignation shall take effect from the date it is approved by the General Meeting of Shareholders.

2. Additional election of a member of the Board of Directors:

- To elect 01 additional member to the Board of Directors for the 2023 - 2028 term.
- Nominees as of May 11, 2026: Mr. Nguyen Trung Truc – representative of the Sai Gon Real Estate Corporation’s 20% capital contribution in Real Estate 11 Joint Stock Company.
- Information regarding the candidate for the additional election to the Board of Directors will be compiled and disclosed by the Board of Directors in accordance with applicable regulations.

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

Recipients:

- As above;
- For filling.



Chairwoman of the Board of Directors

TRAN THI KIM HUE

SAI GON REAL ESTATE CORPORARTION

Real Estate 11 Joint Stock Company



SOCIALIST REPUBLIC OF VIETNAM

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Ho Chi Minh City, day 21 month 4 year 2026

PROPOSAL

Choosing Auditing Firm to audit the Financial Statements in 2026

To: Annual General Meeting of Shareholders

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on 17 June 2020 and relevant amending and supplementing documents;
- Pursuant to the Charter of Real Estate 11 Joint Stock Company,

The Supervisory Board respectfully submits to the General Meeting of Shareholders the approval of the list of independent auditing firms as follows:

1. A&C Auditing and Consulting Company Limited

Address: 02 Truong Son Street, Son Hoa Ward, HCM City.

2. International Auditing Company Limited - Sai Gon Branch

Address: 4th floor, Hai Au TIC Building, 39B Truong Son Street, Tan Son Nhat Ward, HCM City.

The Board of Directors selects one of the two auditing firms listed to audit the Financial Statements for 2026.

Respectfully submitted.

**On behalf of Supervisory Board
Head of the Supervisory Board**

NGUYEN MINH HIEN

SAIGON REAL ESTATE CORPORATION
REAL ESTATE 11 JOINT STOCK COMPANY



Address: 205 Lac Long Quan, Binh Thoi Ward, HCMC
Tel: 028 39634001- 028 39634888 – 028 39634999
Fax: (84.8) 39636186-res11@diaoc.com.vn

SOCIALIST REPUBLIC OF VIETNAM
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Ho Chi Minh City, day 11 month 05 year 2026

NOTICE

Regarding the Nomination and Self-Nomination for a Board member.
Term V (2023 - 2028)

To: Shareholders of Real Estate 11 Joint Stock Company

The Board of Directors of Real Estate 11 Joint Stock Company respectfully announces to the Shareholders the nomination and self-nomination procedure for a member of the Board of Directors for Term V (2023 - 2028) at the 2026 Annual General Meeting of Shareholders. This is due to a member's resignation, which necessitates the election of an additional member.

Number of additional Board member to be elected: 01 member

1. Criteria and Conditions for Nominees / Candidates to the Board of Directors

- a) Not falling under the cases specified in Clause 2, Article 17 of the Law on Enterprises 2020.
- b) Possessing professional qualifications and experience in business administration or in the Company's business sectors. Candidates are not required to be shareholders of the Company.
- c) A member of the Board of Directors may concurrently serve as a member of the Board of Directors of no more than five (05) other companies.
- d) A shareholder or a group of shareholders holding 10% or more of the total common shares has the right to nominate or self-nominate in accordance with the Law on Enterprises and the Company's Charter.
- e) In case the number of candidates nominated or self-nominated is insufficient, the Board of Directors shall nominate additional candidates.

2. Nomination / Self-Nomination Dossier

- Document on nomination and self-nomination.
- Written commitment to participate in the Board of Directors.
- Curriculum Vitae (self-declared by the candidate).
- Copy of Citizen ID / Passport.

3. Selection of Candidates

Based on the submitted applications, the Board of Directors will compile a list of qualified candidates for the additional election.

4. Deadline and Address for Submission

Nomination / self-nomination applications must be sent to the Company's office no later than **June 3, 2026**, at the following address:

Real Estate 11 Joint Stock Company

Address: 205 Lac Long Quan, Binh Thoi Ward, HCM City

Tel: (028)39634001

Fax: (028)39636186

Email: res11@diaoc11.com.vn

Sincerely announced.

Attachments:

- Nomination/Application document;
- Commitment to participate in the Board of Directors;
- Curriculum vitae (CV).

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN



TRAN THI KIM HUE

SAI GON REAL ESTATE CORPORATION

Real Estate 11 Joint Stock Company



Address: 205 Lac Long Quan- Binh Thoi Ward - HCMC
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ELECTION REGULATIONS

Member of the Board of Directors - 5th Term (2023 - 2028)

The 2026 Annual General Meeting of Shareholders held on June 8, 2026

1. Principles:

- Comply with laws; ensure transparency, the lawful rights and interests of shareholders.
- Voting shall be conducted by secret ballot.

2. Number of additional Board members to be elected:

- Additional Board members to be elected: 01 member.

3. Eligible voters:

- Shareholders holding voting common shares (or their duly authorized proxies with voting rights) as per the finalized list of shareholders entitled to attend and vote at the 2026 Annual General Meeting.
- Each attending shareholder shall receive 01 (one) ballot for electing members of the Board of Directors.

4. Method of electing Board members:

The election shall be conducted by means of cumulative voting. Accordingly, each shareholder has a total number of votes equal to the number of shares owned multiplied by the number of Board members to be elected (as indicated on the ballot). Shareholders may allocate all or part of their total votes to one or more candidates.

Shareholders shall fill in the “Number of Votes” column corresponding to the chosen candidate(s), ensuring that the total number of votes cast does not exceed their total voting rights.

Example:

Number of Board member to be elected: 01

Mr. X owns 1,000 shares.

- Total voting rights of Mr. X: $(1,000 \times 1) = 1,000$ votes.
- Mr. X may allocate all 1,000 votes to one candidate or distribute them among candidates, provided that the total does not exceed 1,000 votes.

5. Ballot regulations:

Valid ballots:

Ballots issued by the Organizing Committee to each attending shareholder, bearing the Company's stamp, and indicating the shareholder code, number of shares owned, and total voting rights.

Invalid ballots:

- Ballots not issued by the Organizing Committee.
- Ballots without the corporate's stamp.
- Ballots that include additional candidates whose names are not approved by the General Meeting of Shareholders.
- Ballots where the number of votes recorded exceeds the total voting rights

6. Elected candidates:

Candidates shall be elected in descending order of votes received, starting from the highest until the required number of candidates is reached.

In the event that two or more candidates receive an equal number of votes for the final position, a re-election shall be conducted among tied candidates, using the same cumulative voting method.

7. Effectiveness:

These election regulations shall take effect after being presented at the General Meeting of Shareholders and approved by more than 50% of the attending voting shareholders (or duly authorized).

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRWOMAN



TRAN THI KIM HUE

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness



TP. Hồ Chí Minh, ngày tháng năm 2026

Ho Chi Minh City, day month year 2026

ĐƠN ĐỀ CỬ THÀNH VIÊN HỘI ĐỒNG QUẢN TRỊ

CÔNG TY CỔ PHẦN ĐỊA ỐC 11

NHIỆM KỲ 2023 – 2028

NOMINATION FORM FOR MEMBERS OF THE BOARD OF DIRECTORS

REAL ESTATE 11 JOINT STOCK COMPANY

TERM 2023 – 2028

Kính gửi: Hội đồng Quản trị Công ty Cổ phần Địa ốc 11

To: Board of Directors of Real Estate 11 Joint Stock Company

Tôi/ Chúng tôi là cổ đông/nhóm cổ đông Công ty cổ phần Địa ốc 11 gồm:

I/We are shareholder(s)/a group of shareholders of Real Estate 11 Joint Stock Company as follows:

STT No.	Họ và tên cổ đông Shareholder's full name	Số chứng thực cá nhân/GCNDKKD, ngày cấp, nơi cấp ID/Business Registration No., date of issue, place of issue	Số cổ phần sở hữu Number of shares owned	Tỷ lệ % vốn điều lệ % of charter capital	Ký tên Signature

Căn cứ quy định của Luật Doanh nghiệp và Điều lệ Công ty, chúng tôi đề cử người/những người có tên sau đây để bầu vào Hội đồng quản trị nhiệm kỳ 2023 - 2028:

Pursuant to the Law on Enterprises and the Company's Charter, we hereby nominate the following person(s) for election to the Board of Directors for the term 2023–2028:

STT No.	Họ và tên ứng viên Candidate's full name	Ngày sinh Date of birth	Số chứng thực cá nhân, ngày cấp, nơi cấp ID No., date of issue, place of issue	Bầu vào HĐQT Nominated to the Board of Directors	Ghi chú Notes

Tôi/Chúng tôi cam đoan những người có tên trên có đủ điều kiện được đề cử vào vị trí thành viên Hội đồng quản trị theo quy định của Điều lệ Công ty và Thông báo ứng cử, đề cử thành viên Hội đồng quản trị nhiệm kỳ 2023-2028 của Công ty Cổ phần Địa ốc 11.

I/We hereby confirm that the above-named nominee(s) meet all eligibility requirements for nomination to the Board of Directors in accordance with the Company's Charter and the Notice of nomination and candidacy for members of the Board of Directors for the 2023–2028 term of Real Estate 11 Joint Stock Company.

Tôi/chúng tôi cam kết chịu trách nhiệm về tính chính xác trung thực của nội dung văn bản và hồ sơ kèm theo.

I/We undertake full responsibility for the accuracy and truthfulness of the contents of this document and the attached dossier.

Trân trọng.

Sincerely.

Đính kèm/ Attachments :

- Sơ yếu lý lịch/ Curriculum Vitae;
- Bản sao CCCD/hộ chiếu/ Copy of Citizen ID Card/Passport

CỔ ĐÔNG/ ĐẠI DIỆN NHÓM CỔ ĐÔNG
(ký, ghi rõ họ tên và đóng dấu (nếu có))
SHAREHOLDER /REPRESENTATIVE
OF SHAREHOLDER GROUP
(Signature, full name and seal (if any))

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập – Tự do – Hạnh phúc

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness



TP. Hồ Chí Minh, ngày tháng năm 2026

Ho Chi Minh City, day month year 2026

ĐƠN ỨNG CỬ THÀNH VIÊN HỘI ĐỒNG QUẢN TRỊ

CÔNG TY CỔ PHẦN ĐỊA ỐC 11

NHIỆM KỲ 2023 – 2028

APPLICATION FOR NOMINATION

AS A MEMBER OF THE BOARD OF DIRECTORS

REAL ESTATE 11 JOINT STOCK COMPANY

TERM 2023 – 2028

Kính gửi: Hội đồng quản trị Công ty Cổ phần Địa ốc 11

To: The Board of Directors of Real Estate Joint Stock Company 11

Tôi tên là/ *Full name*:

Ngày sinh/ *Date of birth*:

Nơi sinh/ *Place of birth*:

Địa chỉ thường trú/ *Permanent address*:

Điện thoại/ *Telephone*: Email:

Số CCCD/Hộ chiếu/ *ID Card/Passport No*:

Ngày cấp/ *Date of issue*: Tại/ *Place of issue*:

Trình độ học vấn/ *Educational qualification*:

Trình độ chuyên môn/ *Professional qualification*:

Số cổ phần sở hữu cho đến thời điểm hiện tại: cổ phần, tương ứng với:
..... % vốn điều lệ của Công ty.

Number of shares currently owned: shares, equivalent to: % of the Company's charter capital.

Căn cứ quy định của Luật Doanh nghiệp và Điều lệ Công ty, tôi xin tự ứng cử vào vị trí thành viên Hội đồng quản trị Công ty Cổ phần Địa ốc 11.

Pursuant to the provisions of the Law on Enterprises and the Company's Charter, I hereby nominate myself for the position of Member of the Board of Directors of Real Estate 11 Joint Stock Company.

Tôi xin cam đoan mình có đủ tiêu chuẩn, điều kiện để ứng cử vào vị trí thành viên Hội đồng quản trị theo quy định của Luật Doanh nghiệp, Điều lệ Công ty và thông báo ứng cử, đề cử thành viên Hội đồng quản trị nhiệm kỳ 2023 - 2028 của Công ty Cổ phần Địa ốc 11.

I hereby declare that I fully satisfy all criteria and conditions for nomination as a Member of the Board of Directors in accordance with the Law on Enterprises, the Company's Charter, and the announcement on nomination and candidacy for Members of the Board of Directors for the 2023–2028 term of Real Estate 11 Joint Stock Company.

Tôi cam kết chịu trách nhiệm về tính chính xác trung thực của nội dung văn bản và hồ sơ kèm theo đồng thời cam kết tuân thủ đầy đủ theo quy định của Điều lệ Công ty và Quy chế bầu thành viên Hội đồng quản trị nhiệm kỳ 2023 - 2028 tại Đại hội đồng cổ đông thường niên năm 2026 của Công ty.

I undertake full responsibility for the accuracy and truthfulness of the contents of this application and the attached documents, and commit to fully comply with the provisions of the Company's Charter and the Regulations on election of Members of the Board of Directors for the 2023–2028 term at the 2026 Annual General Meeting of Shareholders of the Company.

Trân trọng.

Respectfully submitted.

Đính kèm/Attachments:

- Sơ yếu lý lịch theo mẫu/ Curriculum Vitae (as per template);
- Bản sao CCCD/hộ chiếu/Copy of ID Card/Passport.

ỨNG CỬ VIÊN

APPLICANT

(ký, ghi rõ họ tên)

(Signature and full name)



CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc
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**BẢN CAM KẾT THAM GIA HỘI ĐỒNG QUẢN TRỊ
CÔNG TY CỔ PHẦN ĐỊA ỐC 11
NHIỆM KỲ V (2023 - 2028)
COMMITMENT LETTER TO SERVE ON THE BOARD OF DIRECTORS
REAL ESTATE 11 JOINT STOCK COMPANY
TERM V (2023 - 2028)**

**Kính gửi: Đại hội đồng cổ đông Công ty Cổ phần Địa ốc 11
To: General Meeting of Shareholders of Real Estate 11 Joint Stock Company**

Tôi tên/Full name:.....
Số CCCD/ hộ chiếu/ ID/Passport No.
cấp ngày/date of issue:.....nơi cấp/place of issue:.....
Địa chỉ/Address:.....
Trình độ học vấn/Educational level:.....
Trình độ chuyên môn/Professional qualification:
Số cổ phần sở hữu tại Công ty/Number of shares owned in the Company:
Tỷ lệ/Percentage:
Số cổ phần đại diện: (nếu là tổ chức)/ Number of shares represented (if institutional shareholder):.....Tỷ lệ/Percentage:

Được đề cử/ứng cử làm thành viên Hội đồng quản trị Công ty Cổ phần Địa ốc 11 nhiệm kỳ V (2023-2028) tại Đại hội cổ đông thường niên năm 2026 tổ chức vào ngày 08/06/2026.

I have been nominated/stand for election as a member of the Board of Directors of Real Estate 11 Joint Stock Company for Term V (2023–2028) at the 2026 Annual General Meeting of Shareholders held on June 8, 2026.

Nếu được Cổ đông tín nhiệm bầu làm thành viên Hội đồng quản trị Công ty Cổ phần Địa ốc 11, tôi xin cam kết thực hiện nhiệm vụ một cách trung thực, cẩn trọng vì lợi ích cao nhất của Công ty.

If entrusted by the Shareholders and elected as a member of the Board of Directors of Real Estate 11 Joint Stock Company, I hereby commit to performing my duties honestly and prudently for the best interests of the Company.

Trân trọng cảm ơn

Sincerely yours.

TP. Hồ Chí Minh, ngày tháng năm 2026
Ho Chi Minh City, day month year 2026

**NGƯỜI CAM KẾT
COMMITTING PERSON**

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
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SƠ YẾU LÝ LỊCH/ CURRICULUM VITAE

(Dành cho ứng cử viên tham gia HĐQT/BKS)

(For candidates for the Board of Directors / Supervisory Board)

Ảnh 4x6
Photo 4x6

1. Bản thân/ Personal Information

- Họ và tên/ Full name:
- Ngày tháng năm sinh/ Date of birth:
- Nơi sinh/ Place of birth:
- Quốc tịch / Nationality:
- Địa chỉ thường trú/ Permanent residence:
- Số CCCD/ hộ chiếu/ ID/Passport No:
- Ngày cấp/ Date of issue: Nơi cấp/ Place of issue:
- Số cổ phần đang nắm giữ tại Công ty CP Địa ốc 11/ Number of shares held at Real Estate 11 Joint Stock Company:
- Tên, địa chỉ pháp nhân do mình đại diện, tỷ lệ vốn góp (trường hợp là người đại diện của pháp nhân)/ Name and address of the legal entity represented, capital contribution ratio (in case of being a representative of a legal entity):

2. Trình độ/ Qualifications

- Trình độ học vấn/ Educational level:
- Trình độ chuyên môn/ Professional qualifications:

3. Quá trình công tác/ Employment History

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4. Các chức danh quản lý khác (bao gồm cả chức danh Hội đồng quản trị tại công ty khác)/ *Other Management Positions (including Board positions at other companies)*

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5. Lợi ích có liên quan tới công ty và các bên có liên quan của công ty/ *Related Interests with the Company and Its Related Parties*

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5. Cam kết/ Declaration

Tôi xin hoàn toàn chịu trách nhiệm về tính chính xác, trung thực của thông tin nêu trên.

I hereby take full responsibility for the accuracy and truthfulness of the above information.

TP Hồ Chí Minh, ngày tháng năm 2026

Ho Chi Minh City, day month year 2026

NGƯỜI KHAI/

DECLARANT

SAI GON REAL ESTATE CORPORATION

Real Estate 11 Joint Stock Company



Address: 205 Lạc Long Quan, Binh Thoi Ward, HCMC

Tel: 028 39634001 - 028 39634888 - 028 39634999

Fax: (84.8) 39636186- Email: res11@diaoc11.com.vn

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Full name:

Shareholders Code:

Shares:

VOTING SHEET

Annual General Meeting of Shareholders on June 8, 2026.

1. Approval of the "Report on the activities of the Board of Directors and the business results of 2025, as well as the orientation for 2026.

Agree ☐

Disagree ☐

2. Approval of the 2025 business results

Agree ☐

Disagree ☐

3. Approval of the audited 2025 financial Statements

Agree ☐

Disagree ☐

4. Approval of the 2025 report of the independent member

Agree ☐

Disagree ☐

5. Approval of the 2025 Supervisory Board's report.

Agree ☐

Disagree ☐

6. Approval of the profit distribution plan of 2025

Agree ☐

Disagree ☐

7. Approval of the 2026 production and business plan

Agree ☐

Disagree ☐

8. Approval of the expected 2026 profit distribution.

Agree ☐

Disagree ☐

9. Approval of the remuneration for the Board of Director, Supervisory Board, Administrator, and Secretary of the Company in 2026.

Agree ☐

Disagree ☐

10. Approval of the General Meeting of Shareholders Authorizes the Board of Directors to decide on the Company's investments valued at 35% or more of the total asset

value recorded in the latest financial statements. Authorization period: in 2025 to the date of the 2026 Annual General Meeting of Shareholders.

Agree ☐

Disagree ☐

11. Approval of the dividend distribution in cash for the year 2025 (4%).

Agree ☐

Disagree ☐

12. Approval of the dividend distribution in shares for the year 2022 (10%).

Agree ☐

Disagree ☐

13. Approval of the 2023 dividend distribution in the form of shares, which was approved by the 2024 General Meeting of Shareholders, and will be resubmitted to the 2027 General Meeting of Shareholders.

Agree ☐

Disagree ☐

14. Approval of the 2024 dividend distribution in the form of shares, which was approved by the 2025 General Meeting of Shareholders, and will be resubmitted to the 2028 General Meeting of Shareholders.

Agree ☐

Disagree ☐

15. Approval of the General Meeting of Shareholders authorizes the Board Directors and the legal representative to make decisions regarding all matters of dividend distribution in shares for the years 2022.

Agree ☐

Disagree ☐

16. Approval of the amending the company's charter regarding provisions related to charter capital, shares after completing the issuance rounds in shares for the years 2022 to increase the charter capital.

Agree ☐

Disagree ☐

17. Approval of the list of independent auditing firms for 2025

Agree ☐

Disagree ☐

Please mark the X in the box of your choice.

Full names and signatures of shareholders



**Voting Ballot for the resignation and additional election of Member
of the Board of Directors**

2026 Annual General Meeting of Shareholders: June 8, 2026

1. Resignation of a member of the Board of Directors

No.	Full name	Agree	DisAgree
1	DANG PHUOC TRI		

Please mark the X in the box of your choice

2. Election of an additional member to the Board of Directors

(By the mothed of cumulative voting)

No.	Full name	Votes
1	NGUYEN TRUNG TRUC	

The total number of votes of shareholders for the above candidate is not greater: (votes)

Full name, signature of the shareholder

SAI GON REAL ESTATE CORPORATION

Real Estate 11 Joint Stock Company



Address: 205 Lac Long Quan, Binh Thoi Ward, HCM City
Tel: 028 39634001 - 028 39634888 - 028 39634999
Fax: (84.8) 39636186 - Email: res11@diaoc11.com.vn

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Ho Chi Minh City, day 8 month 6 year 202

No. 01/2026/NQ-DHĐCĐ

DRAFF

RESOLUTION
OF THE ANNUAL SHAREHOLDERS' MEETING OF 2026
FOR REAL ESTATE 11 JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on 17 June 2020;
- Pursuant to the Charter of Real Estate 11 Joint Stock Company;
- Based on the Minutes of the 2026 Annual Shareholders' Meeting on June 8, 2026;
- Based on the minutes of the voting checking results of the 2026 Annual General Meeting of Shareholders of Real Estate 11 Joint Stock Company,

RESOLVE

Article 1. Approval of the "Report on the activities of the Board of Directors, business production results for 2025, and the directions for 2026."

Article 2. Approval of 2025 business results

- Revenue: 233.11 billion dong
- Profit before tax: 10.19 billion dong
- Profit after tax: 8.64 billion dong
- Dividend distribution: 4% Charter capital

Article 3. Approval of the audited 2025 financial statements.

Article 4. Approval of the 2025 report of the independent member of the Board of Directors .

Article 5. Approval of the 2025 Supervisory Board's report.

Article 6. Approval of the profit distribution plan of 2025.

- Profit balance at the beginning of 2025 : 29,360 million dong
- + Dividend distribution for 2021 (12%) : 8,803 million dong
- + Expected dividend distribution for 2022 (10%) : 8,219 million dong
- + Expected dividend distribution for 2023 (6%) : 5,424 million dong
- + Expected dividend distribution for 2024 (6%) : 5,750 million dong
- Remaining profit at the beginning of 2025 : 1,164 million dong
- Profit before tax in 2025 : 10,190 million dong
- + Corporate income tax in 2025 according to regulations : 1,545 million dong
- Profit after corporation income tax : 8,645 million dong
- + Allocating for operation expenditure

of the Board of Directors in 2025	:	200 million dong
+ Allocating for bonus and welfare fund (15%)	:	1,267 million dong
+ Allocating bonus for the Board of Directors, Supervisory Board for 2024	:	200 million dong
+ Allocating other funds under owners' equity	:	3,691 million dong
(Allocating for operation expenditure of the Board of Directors and funds according to the Resolution No. 01/2025/NQ-DHĐCĐ dated 26 June, 2025 and the Resolution No. 26/2025/NQ-HĐQT dated 24 December, 2025)		
- Profit at the end of 2025	:	4,451 million dong

The above allocations may change depending on the tax finalization result, which can impact on distributed profit. The Board of Directors will report this change to the General Meeting of Shareholders after receiving tax finalization

Article 7. Approval of the 2026 production and business plan.

- Revenue	:	118 billion dong
- Before-tax profit	:	5.2 billion dong
- After-tax profit	:	4.16 billion dong
- Dividend	:	4%/charter capital

Article 8. Approval of the expected 2026 profit distribution

- Expected profit balance at the beginning of 2026	:	4,451 million dong
+ Expected dividend distribution for 2025 (4%)	:	3,287 million dong
- Remaining profit at the beginning of 2026	:	1,164 million dong
- Before-tax profit plan in 2026	:	5,688 million dong
+ Corporate income tax in 2026 according to regulations	:	1,138 million dong
- Profit after corporate income tax for expected distribution	:	4,550 million dong
+ Expected allocation for bonus and welfare fund (15%):		683 million dong
+ Expected allocation for operation expenditure of the Board of Directors	:	200 million dong
+ Expected bonus allocation for the Board of Directors, Supervisory Board, Board of Managers, and employees in 2025	:	200 million dong
+ Expected allocation for other funds under owners' equity	:	1,015 million dong

After allocating to the above funds and paying dividends to shareholders for 2026, the remaining amount will be allocated to "other funds under owners' equity," depending on the actual business performance achieved in 2026.

- Expected remaining profit for distribution	:	2,452 million dong
- Expected profit balance at the end of 2026	:	3,616 million dong

* Expected dividend distribution for 2026 is 4% of the charter capital.

The bonuses of the Board of Directors, the Supervisory Board, and the Board of Managers for 2026 will be considered based on the actual business performance results. This will be reviewed at the Annual General Meeting of Shareholders in 2027.

Article 9. Approval of the remuneration for the Board of Directors, Supervisory Board, Administrator, and Secretary of the Company in 2026 as follows:

- Chairman of Board of Directors : 8,000,000 dongs/ person/ month
- Member of Board of Directors: 6,000,000 dongs/ person/ month
- Head of Supervisory Board: 4,000,000 dongs/ person/ month
- Member of Supervisory Board: 1,000,000 dongs / person/ month
- Corporate Administrator: 4,000,000 dongs / person/ month
- Secretary of Board of Directors: 3,000,000 dongs / person/ month

Article 10. Approval of the General Meeting of Shareholders authorizes the Board of Directors to decide: The Company's investments valued at 35% or more of the total asset value recorded in the latest financial statements. Authorization period: in 2026 to the date of the 2027 Annual General Meeting of Shareholders.

Article 11. Approval of the dividend distribution in cash for the year 2025 (4%)

Article 12. Approval of the dividend distribution in shares for the year 2022 (10%) to increase charter capital.

Article 13. Approval of the 2023 dividend distribution in the form of shares, which was approved by the 2024 General Meeting of Shareholders, and will be resubmitted to the 2027 General Meeting of Shareholders.

Article 14. Approval of the 2024 dividend distribution in the form of shares, which was approved by the 2025 General Meeting of Shareholders, and will be resubmitted to the 2028 General Meeting of Shareholders.

Article 15. Approval of the General Meeting of Shareholders authorizes the Board of Directors and the legal representative to make decisions regarding all matters of dividend distribution in shares for the year 2022.

- Carrying out necessary procedures to implement the plan of distributing dividends for the year 2022 in the form of shares.
- Selecting appropriate time to close the list of shareholders and the time to pay dividends in shares after obtaining approval from the competent authorities.
- Proactively preparing and providing detailed explanations for the securities issuance application; adjusting, supplementing, and revising the plan and other related documents as required by the State Securities Commission and other competent authorities.
- Carrying out procedures for registering, depositing, and additionally listing all issued shares (excluding decimal share) after issuance.
- Carrying out procedures to update the company's business registration with the relevant authority, specifically concerning changes in charter capital based on the results of the above-mentioned issuance round.
- Amending the company's charter regarding provisions related to charter capital, shares, and stocks after completing the issuance round.
- Making decisions related to all other relevant matters.

Article 16. Approval of the amending the company's Charter regarding provisions related to charter capital, shares after completing the issuance round in shares for the year 2022 to increase the charter capital.

Article 17. Approval of the list of independent auditing firms for 2026, as follows:

1. A&C Auditing and Consulting Company Limited

Address: 02 Truong Son Street, Tan Son Hoa Ward, HCM City.

2. International Auditing Company Limited - Sai Gon Branch

Address: 4th floor Hai Au TIC Building, 39B Truong Son Street, Tan Son Nhat Ward, HCM City.

The Board of Directors selects one of the above two auditing firms to audit the 2026 Financial Statements.

Article 18. Approval of the resignation of Mr. Dang Phuoc Tri from his position as a member of the Board of Directors.

Article 19. The election of an additional member to the Board of Directors for the 2023–2028 term: Mr.

Article 20. This resolution is effective from the signing date.

Article 21. All shareholders, the Board of Directors, the Servisory Board, the Board of Managers, and all employees of Real Estate 11 Joint Stock Company are required to execute the tasks in accordance with this Resolution.

Recipients:

- Shareholders of Company;
- Board of Directors; Supervisory Board;
- Board of managers;
- Departments of Company;
- File in office;
- File in the records of the shareholders' meeting.

**ON BEHALF OF GENERAL MEETING OF SHAREHOLDERS
CHAIRWOMAN**

TRAN THI KIM HUE



Procedure for Conducting The 2026 General Meeting of Shareholders

1. Notification of finalization of the list of shareholders entitled to attend the meeting

Prior to the General Meeting of Shareholders, the Board of Directors determines the closing date for the list of shareholders entitled to participate in the meeting, as well as the anticipated meeting date.

2. Invitation to the General Meeting of Shareholders

- The invitation letter shall be sent to all shareholders entitled to participate in the meeting at least 21 days before the opening day of the General Meeting, enclosed with the form of appointment of authorized representatives to participate in the meeting.
- The documents of the General Meeting of Shareholders are posted on the Company's website.
- The meeting shall be led by the Chairperson of the Board of Directors.

3. Registration for attending the meeting

- Shareholders have the right to authorize others to attend the meeting or to send a document or phone confirmation of their attendance to the Company before the opening of the General Meeting to summarize the situation of attending shareholders
- Shareholders, as organizations, have the right to designate one or more authorized representatives to act on their behalf in exercising shareholder rights. In case there is more than one authorized representative, the organization must clearly specify the number of shares assigned to each representative.
- The authorization to attend the meeting must be made in writing as regulations.

4. Conditions for conducting the General Meeting of Shareholders

- The General Meeting of Shareholders shall be conducted when it is participated by a number of shareholders that represent more than 50% of the votes.
- In case the meeting do not meet the above conditions, the second meeting shall be held within 30 days from the first meeting date. The second General Meeting of Shareholders shall be conducted when it is participated by a number of shareholders that represent at least 33% of the votes.
- In case the second meeting do not meet the above conditions, the third meeting shall be held within 20 days from the second meeting date. In this case, the



meeting shall be conducted regardless of the number of shareholders and the proportion of voting shares of the shareholders attending the meeting

5. Voting and counting votes on issues submitted to the General Meeting of Shareholders

- The General Meeting of Shareholders discusses the issues on the meeting agenda. Shareholders vote by marking one of the voting options (agree or disagree).
- The General Meeting of Shareholders elects the Vote Counting Committee based on the proposal of the chairperson.
- The Vote Counting Committee distributes and collects ballots, then gathers the results.
- The voting results are announced before the closing of the meeting.

6. A shareholder is considered to attend and votes at the General Meeting of Shareholders in the following cases:

- The shareholder directly participates in and votes at the meeting.
- The shareholder authorizes another organization or individual to participate in and vote at the meeting.
- The shareholder participates and votes online or through other electronic methods.
- The shareholder sends the votes the General Meeting of Shareholder by post, fax, or email.
- Shareholders and authorized participants that arrive at the meeting after it is declared open will be registered and has the right to vote after registration. In this case, previous voting result shall remain unchanged.

7. Approval of the resolution of the General Meeting of Shareholders

- Decisions regarding Annual Financial Statements, share types, and the total number of shares of each type are approved by the General Meeting of Shareholders when they receive the approval of at least 65% of the total votes from participating shareholders, including authorized representatives.
- For other issues: The decisions of the General Meeting of Shareholders are approved when they receive the approval of more than 50% of the total votes from participating shareholders, including authorized representatives.

8. Ways to oppose the General Meeting of Shareholders' Resolution

- The Resolution of the General Meeting of Shareholders takes effect from the date of approval.
- Shareholders or groups of shareholders holding at least 5% of the total common shares have the right, within 90 days from receiving the resolution of the General Meeting of Shareholders, to request the Court or Arbitration to review and invalidate the resolution, either in whole or in part, under specific circumstances:
 - + The process and procedures for meeting and making decisions during the General Meeting of Shareholders seriously violate the provisions of the Law on Enterprises as well as the Company's Charter.
 - + The content of the resolution violates the law or the Company's Charter.

- The resolution of the General Meeting of Shareholders shall continue to be implemented until the Court or Arbitrator makes a different decision.

9. Minutes of the meeting

- The Chairman appoints one or two persons as secretaries to make the minutes of the General Meeting of Shareholders.
- The Secretary records the developments and made minutes of the meeting.
- The minutes of the meeting must be read and voted on by the General Meeting of Shareholders by raising hands before the closing of the meeting.
- Contents in the minutes of the meeting
 - + The company's name, headquarter address, enterprise identification number.
 - + Time and location of the General Meeting of Shareholders.
 - + The meeting agenda.
 - + Full names of the chair and secretary.
 - + Summary of the developments of the meeting, comments at the General Meeting of Shareholders.
 - + Quantities of shareholders and votes recorded by shareholders that participated in the meeting
 - + Number of votes on each issue which clearly stating the voting method, number of valid votes, affirmative votes, negative votes, their ratio to total number of votes of all participants.
 - + Ratified decisions and corresponding ratio of affirmative votes.
 - + Full names and signatures of the chairperson and secretary.

10. Public disclosure of the General Meeting of Shareholders' Decision

- The resolution and minutes of the meeting will be sent to the State Securities Commission, the Hanoi Stock Exchange and posted on the Company's website within 24 hours from the end of the General Meeting of Shareholders.
- The resolution and minutes of the meeting will be sent to shareholders by posting on the company's website within 15 days from the closing date of the meeting.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN



TRAN THI KIM HUE

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.