



2026 ANNUAL GENERAL SHAREHOLDERS' MEETING AGENDA

IDJ VIETNAM INVESTMENT JOINT STOCK COMPANY

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ANNUAL GENERAL SHAREHOLDERS' MEETING AGENDA 2026
IDJ VIETNAM INVESTMENT JOINT STOCK COMPANY

PROGRAM		Expected time
I Opening ceremony		
1	Welcoming delegates to the meeting. Checking the eligibility of shareholders attending the Meeting and distributing meeting documents	13h30 – 14h00
2	Organizing Committee: Announcing the reason, introducing the Chairman of the Congress	14h00 – 14h30
3	Chairman of the congress: Introducing the presidium and appointing the Secretary of the congress Report on checking the eligibility of shareholders attending the Congress	
4	Opening the Congress; Introducing and approving the Presidium; Secretariat, Vote Counting Board, Shareholder Eligibility Checking Board;	
5	The Chairman of the Congress introduces the Congress program; Approving the Working Regulations; Principles of voting;	
II Congress content		
1	Presenting reports and submissions: a. Report of the General Director on business results in 2025; b. Report of the Board of Directors on operations in 2025; c. Report of the Supervisory Board on operations in 2025; d. Audited financial statements for 2025; e. Report on business results in 2025, Business plan for 2026; f. Approving the selection of an auditing/reviewing unit for the 2026 Financial Statements; g. Approving the Remuneration for 2025 and the remuneration payment plan for 2026 of the Board of Directors and the Supervisory Board; h. Proposal to authorize the Board of Directors to decide on certain matters within the authority of the General Meeting of Shareholders; i. Approval of the dismissal of a member of the Board of Directors;	15h00 – 15h20
2	Discussion at the Congress on the content of the submissions	15h20 – 16h00
3	The Congress conducts voting and election on the presented contents	16h00 – 16h15
4	Break and ballot counting	16h15 – 16h45
5	Announcing the results of the ballot counting	
6	Presenting the Congress Minutes and Draft Resolution of the Congress	16h45 – 17h00
7	Approving the Minutes and Resolution of the General Meeting of Shareholders	
III Closing remarks		17h00
The Chairman delivers closing remarks at the Congress		

WORKING REGULATIONS

ANNUAL GENERAL SHAREHOLDERS' MEETING 2026

- Pursuant to the Enterprise Law No. 59/2020/QH14;
- Pursuant to the Securities Law No. 54/2019/QH14;
- Pursuant to the Charter of Operations of IDJ Vietnam Investment Joint Stock Company;
- Pursuant to the functions, tasks and powers of the Board of Directors of IDJ Vietnam Investment Joint Stock Company.

In order for the congress to achieve the highest consensus of shareholders, implement the plan and regulations of the Charter of Operations of IDJ Vietnam Investment Joint Stock Company. The Company's Board of Directors develops the Working Regulations of the Congress with the following specific contents:

Objectives:

- Ensuring the principles of publicity, fairness, democracy and construction;
- For the benefit of shareholders;
- Creating favorable conditions for the organization and conduct of the General Meeting of Shareholders.

CHAPTER I

GENERAL PROVISIONS

Article 1. Scope of application:

1.1 These regulations are used for organizing the annual General Meeting of Shareholders in 2026 of IDJ Vietnam Investment Joint Stock Company (hereinafter referred to as "Company" or "IDJ").

1.2 This regulation specifies the rights and obligations of parties participating in the Congress, conditions, and procedures for conducting the Congress.

1.3 Shareholders and participants are responsible for complying with the regulations in this document.

Article 2. Objectives:

2.1 Ensure the principle of publicity and transparency;

2.2 Facilitate the successful organization of the Congress in compliance with the law.

CHAPTER II

RIGHTS AND OBLIGATIONS OF PARTIES PARTICIPATING IN THE CONGRESS

Article 3. Participants of the Annual General Shareholders' Meeting:

All shareholders owning shares of the Company listed in the shareholder registry on the record date for participation in the Congress (April 16, 2026), the Organizing Committee of the Congress, and other individuals as approved by the Chairman of the Congress.

Article 4. Rights and obligations of shareholders when attending the Congress:

4.1 Rights of shareholders when attending the Congress:

- a. All shareholders of the company have the right to attend and vote on matters within the authority of the General Meeting of Shareholders.
- b. Shareholders may attend the General Meeting of Shareholders in one of the following forms:
 - Attend the General Meeting of Shareholders directly.
 - If unable to attend the Congress, shareholders may authorize another person to attend and vote on matters within their authority. This authorization must be in writing according to the form attached to the Invitation (notice of invitation) to the Company's General Meeting of Shareholders.
- c. Be publicly informed by the Organizing Committee of the Congress agenda.
- d. At the Congress, each shareholder or authorized representative, upon arrival, will receive a Ballot, a Written Opinion Poll, and a Ballot Paper (containing the shareholder code and the number of voting shares) after registering to attend the Congress with the Shareholder Qualification Verification Committee:
 - The Ballot and Written Opinion Poll contain information about the shareholder's name, shareholder code, number of owned shares, number of represented shares, and the number of shares entitled to vote by the shareholder or representative;
 - The Ballot Paper contains information about the shareholder's name, shareholder code, and the number of valid voting shares. The number of voting shares on the Ballot Paper is calculated as the total number of votes, corresponding to the total number of owned shares with voting rights multiplied by the number of members to be elected according to the cumulative voting method and the Election Regulations approved by the 2026 Annual General Meeting of Shareholders.
- e. Shareholders or authorized representatives arriving late to the Congress have the right to register immediately and then participate and vote immediately at the Congress, but the Chairman is not responsible for stopping the meeting, and the validity of previous votes will not be affected. If the Vote Counting Committee is in the process of counting votes, the shareholder does not have the right to vote. The Vote Counting Committee is responsible for adding the number of shares entitled to vote at the Congress to calculate the approval rate of the voting content later.

4.2 *Obligations of shareholders when attending the Congress:*

- a. Shareholders attending the congress must dress politely and formally;
- b. Shareholders or authorized representatives attending the Congress must bring the following documents:
 - Invitation to the Congress;
 - Valid Identification Card or Passport.
 - Power of Attorney according to the form attached to the invitation to the Congress (in case of authorized participation in the Congress: If the Shareholder is an individual, the power of attorney must be signed by that Shareholder; If the Shareholder is a legal entity/organization, the power of attorney must be stamped and signed by the legal representative of that legal entity/organization); The authorized person attending the Congress may not re-authorize a third party.
- c. Shareholders may only officially attend and vote at the Congress after completing the registration procedures and proving that their status as a Shareholder or/and authorized representative is valid with the Shareholder Qualification Verification Committee.

- d. Shareholders/representatives of shareholders attending the meeting must complete the registration procedures with the Congress Organizing Committee.
- e. During the Congress, shareholders/representatives of shareholders must comply with the guidance and direction of the Chairman, respect the working results of the Congress, behave civilly and politely, and not cause disorder.
- f. If a Shareholder leaves the meeting before the Congress votes without notifying the Vote Counting Committee, that shareholder is considered to have a different opinion from all issues to be voted on at the Congress.
- g. Comply with the conditions and procedures specified in this Regulation.

Article 5. Rights and obligations of the Chairman of the Congress:

5.1 Chairman of the Congress:

The Chairman of the Congress is the Chairman of the Board of Directors or a person authorized by the Chairman of the Board of Directors, who plays the role of presiding over the General Meeting of Shareholders. The authorized person must be a member of the Board of Directors.

5.2 The Chairman of the Congress has the following rights and obligations:

- a. Conduct the Congress to implement the working program in a valid and orderly manner;
- b. When events arise outside the program of the General Meeting of Shareholders, the Chairman will discuss with other members of the Organizing Committee (before the Congress begins), or the Presidium (during the Congress) to find a solution. In case of many different opinions, the opinion supported by the Chairman will be decisive;
- c. Has the right to take necessary measures to conduct the meeting in a reasonable, orderly manner, in accordance with the approved program and reflecting the wishes of the majority of attendees;
- d. Has the right to postpone the Congress that has enough delegates to another time and place decided by the Chairman without consulting the Congress, if it finds that:
 - The meeting place does not have enough convenient seating for all attendees;
 - An attendee has behaviors that obstruct, cause disorder, and risk making the meeting not conducted fairly and legally;
 - The postponement is necessary for the work of the congress to be carried out in a valid manner.The maximum postponement time is no more than three days from the date the meeting is scheduled to open.

Article 6. Responsibilities of the Shareholder Qualification Inspection Committee:

6.1 The Shareholder Qualification Inspection Committee is nominated by the Chairman of the Board of Directors and approved at the Congress, with the following functions and tasks:

- Check the eligibility of shareholders and authorized representatives of shareholders to attend the meeting based on the documents they present: Check ID card/Passport, Meeting invitation, Power of attorney and accompanying documents (if any);
- Issue to shareholders or authorized representatives of shareholders Voting ballots, Written shareholder opinion ballots, Election ballots and Congress documents;
- Summarize and report to the Congress on the results of checking the qualifications of shareholders attending the Congress.

6.2 In case the person attending the meeting does not have full qualifications to attend the Congress, the Shareholder Qualification Inspection Committee has the right to refuse the person's right to attend the meeting, refuse to issue Voting ballots, Written shareholder opinion ballots, Election ballots and Congress documents.

Article 7. Responsibilities of the Congress Secretariat:

7.1 The secretariat is nominated by the Chairman and approved by the Congress through voting to assist the Congress. The secretariat is responsible to the Chairman and the Congress for its tasks.

7.2 The Secretariat performs assistance work as assigned by the Chairman, with the task of:

- Fully and truthfully record the entire content of the Congress proceedings and the issues that have been approved or noted by the shareholders at the Congress;
- Draft and present the Minutes of the Congress and Resolutions on issues that have been approved at the Congress.

Article 8. Responsibilities of the Vote Counting Committee:

8.1 The Vote Counting Committee is nominated by the Chairman of the Board of Directors and approved at the Congress. Members of the Vote Counting Committee must not be named on the list of nominations for members of the Board of Directors and members of the Supervisory Board.

8.2 The Vote Counting Committee has the task of:

- Guiding the principles and rules of voting;
- Counting the number of votes for each type: in favor, against, no opinion immediately after the Congress votes;
- Issue and collect Written shareholder opinion ballots. Confirm valid information on written shareholder opinion ballots;
- Record the results of Voting ballots and Written shareholder opinion ballots. Summarize and report to the Congress on issues that are approved or not approved in accordance with the Voting Regulations approved by the Congress;
- Summarizing, preparing minutes of vote counting and announcing the results to the Congress before approving the Minutes of the General Meeting of Shareholders;
- Performing other assigned tasks.

**CHAPTER III
CONGRESS PROCEDURE**

Article 9. Conditions for conducting the Congress:

The General Meeting of Shareholders shall be conducted when the number of attending shareholders represents at least 50% of the total number of voting shares of the Company according to the list of shareholders invited to the meeting when deciding to convene the Congress.

Article 10. How to conduct the Congress:

10.1 The Congress will discuss and approve the contents stated in the Program of the General Meeting of Shareholders in turn.

10.2 The order of conducting the Congress is specified in detail in the Program of the General Meeting of Shareholders.

Article 11. Adoption of Decisions of the Annual General Meeting of Shareholders:

11.1 Resolutions of the General Meeting of Shareholders related to the following contents are passed when 65% or more of the total number of voting shares of all attending shareholders agree:

- Type of shares and total number of shares of each type;
- Changes in industries, occupations, and business lines;
- Changes in the company's management organizational structure;
- Investment projects or sale of assets with a value of 35% or more of the total asset value recorded in the company's most recent financial statements, unless the company's charter stipulates a different ratio or value;
- Reorganization, dissolution of the company.

11.2 Except as provided in Clause 11.1 above, Decisions of the General Meeting of Shareholders are passed when 50% or more of the total number of votes of all attending Shareholders agree.

Article 12. Handling cases where the General Meeting of Shareholders fails to take place:

12.1 If within 30 minutes from the scheduled opening time of the meeting, there is not enough of the required number of shareholder representatives as stipulated in Article 9 of this regulation, then within 30 days from the date of the first meeting, the second meeting must be convened.

12.2 The second General Meeting of Shareholders shall be conducted when the number of attending shareholders represents 33% or more of the total number of voting shares. If the second congress does not have enough of the required number of delegates within 30 minutes from the scheduled opening time of the meeting, then within 20 days from the date of the second meeting, the third meeting must be convened.

12.3 The third General Meeting of Shareholders shall be conducted regardless of the total number of votes of the attending shareholders and shall have the right to decide on all matters of the Annual General Meeting of Shareholders.

Article 13. Minutes of the Annual General Meeting of Shareholders:

The chairman of the General Meeting of Shareholders and the secretary of the meeting are responsible for the accuracy of the Minutes and must organize the storage of the minutes of the General Meeting of Shareholders. The minutes of the meeting are read and approved before the meeting is closed and are kept at the company.

CHAPTER IV OTHER REGULATIONS

Article 14. Some other regulations:

14.1 Shareholders attending the congress who wish to speak must obtain the consent of the Chairman of the Congress. Shareholders should speak briefly and focus on the key contents to be exchanged, in accordance with the content of the congress program that has been approved. The Chairman of the Congress will arrange for shareholders to speak in the order of registration, and at the same time assign people in the Presidium or the Board of Directors to answer shareholders' questions;

14.2 Shareholders will be stripped of their right to attend the General Meeting of Shareholders by the Presidium of the Congress if they intentionally fail to comply with the regulations of the congress, cause disturbances, disrupt order, or take actions that directly affect the administration of the Congress.

CHAPTER V
IMPLEMENTATION PROVISIONS

Điều 2. Effectiveness of the Regulation:

This Regulation includes 5 chapters, 15 articles, and is applied by the Organizing Committee of the General Meeting of IDJ Vietnam Investment Joint Stock Company to the 2026 Annual General Meeting of Shareholders of IDJ Vietnam Investment Joint Stock Company and takes effect immediately after being approved by the General Meeting of Shareholders./.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

Nguyen Duc Quan

PRINCIPLES AND RULES OF VOTING

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

- Pursuant to the Law on Enterprises No. 59/2020/QH14;
- Pursuant to the Law on Securities No. 54/2019/QH14;
- Pursuant to the Charter of Operations of IDJ Vietnam Investment Joint Stock Company.

I. Voting principles

- In accordance with the provisions of law, the company's charter and accuracy.
- Shareholders, shareholder representatives, or proxies of shareholders shall exercise their voting rights at the 2026 Annual General Meeting of Shareholders of IDJ Vietnam Investment Joint Stock Company by using "Ballots" and "Written Opinion Ballots".
- Each shareholder has the number of voting shares equal to the number of shares that person owns and/or represents ownership of by proxy.
- "Ballots" and "Written Opinion Ballots" are pre-printed according to the form of the Organizing Committee, with the seal of IDJ Vietnam Investment Joint Stock Company.
- "Ballots" and "Written Opinion Ballots" are only valid if they are valid according to regulations.
- The voting result is calculated according to the percentage between the total number of shares of valid ballots and the total number of shares of all attending shareholders.

1. General Regulations

- Voting on the approval of reports, submissions, and resolutions of the Annual General Meeting of Shareholders shall be conducted publicly and directly under the direction of the Presidium of the Congress and shall only use ballots issued by the Organizing Committee of the Congress.
- Shareholders or authorized representatives of shareholders (hereinafter referred to as shareholders) attending the General Meeting of Shareholders with voting rights will be issued 01 Ballot and 01 Written Opinion Ballot, used to vote on the contents presented at the Congress.
- Classification of Ballots and Written Opinion Ballots:
 - + Valid Ballot: is a Ballot pre-printed according to the form issued by the Organizing Committee of the Congress, with the company's seal, the Ballot is not torn, erased, scraped, repaired and marked/commented according to the regulations on the Ballot.
 - + Invalid Ballot: is a Ballot that does not comply with the regulations of a valid Ballot.

2. Voting Method

- For the contents presented at the Congress, if the Shareholders agree, disagree or have other opinions, they should fill in their answers on the "Written Opinion Ballot" for each content and submit it to the Vote Counting Board at the Congress. In case the shareholder does not fill in the answer on the "Written Opinion Ballot", it will be recorded that the shareholder has a different opinion.

- When voting on other contents at the Congress, if the Shareholders agree, disagree or have other opinions, they should raise the "Ballot" in turn, with the front of the Ballot facing the Chairman of the Congress.

3. Result Synthesis

- After each vote using the "Ballot", the Vote Counting Board will announce the result of the number or percentage of votes.
- For the content voted by "Written Opinion Ballot", the voting result will be summarized by the Vote Counting Board and announced before the approval of the Minutes of the General Meeting of Shareholders.
- Any complaints or questions regarding voting will be resolved immediately at the Congress.
- The voting result must be recorded in the Minutes of the General Meeting of Shareholders.

II. Approval of Voting Results

1. Resolutions, Decisions, and Submissions of the Congress are only valid when the number of shareholders owning and representing ownership is 50% or more of the total number of voting rights of all shareholders with voting rights present directly or through authorized representatives present at the General Meeting of Shareholders.
2. For Decisions and Submissions of the Congress related to Amendments and Supplements to the Charter; Types of shares and the total number of shares of each type offered for sale; Changes in the company's management organization structure; Investment projects or sale of assets with a value of 35% or more of the total asset value recorded in the company's most recent financial statements; Reorganization or dissolution of the company will only be approved when the number of shareholders owning and representing ownership is 65% or more of the total number of voting rights of all shareholders with voting rights present directly or through authorized representatives present at the General Meeting of Shareholders.

III. Effectiveness

The Principles and Rules of Voting and Speaking are effective immediately upon approval at the 2026 Annual General Meeting of Shareholders of IDJ Vietnam Investment Joint Stock Company.

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

Nguyen Duc Quan

**REPORT OF THE GENERAL DIRECTORATE
IDJ VIETNAM INVESTMENT JOINT STOCK COMPANY**

Dear: Shareholders of IDJ Vietnam Investment Joint Stock Company

- *Pursuant to the Charter on organization and operation of IDJ Vietnam Investment Joint Stock Company;*
- *Pursuant to the business operations and management - administration of IDJ Vietnam Investment Joint Stock Company.*

The General Directorate would like to report to the General Meeting of Shareholders of IDJ Vietnam Investment Joint Stock Company the following contents:

I. REPORT ON BUSINESS RESULTS IN 2025

1. Assessment of the general situation in 2025

In 2025, the real estate market continues to record positive developments as the macroeconomic environment remains stable, interest rates are kept at reasonable levels, and public investment disbursement is strongly accelerated. The completion phase of key infrastructure projects has created significant momentum for demand in housing, service real estate, and resort real estate across many localities nationwide.

The new legal framework - including the amended Land Law, Housing Law, and Real Estate Business Law - has officially come into effect, contributing to a more transparent and synchronized legal foundation for the market. The standardization of planning, land allocation mechanisms (including auctions and bidding), and requirements for project information transparency are considered key factors in strengthening market confidence and enhancing attractiveness to both domestic and foreign investors.

In the resort real estate segment, demand is clearly recovering thanks to the growth of the tourism industry and a shift toward products with real operational value, emphasizing experience and wellness factors. Integrated models combining resort, entertainment, and healthcare services tied to local identity are expected to play a leading role in the market in the coming period.

However, the market still faces several challenges, such as businesses' ability to absorb credit capital, delays in legal completion for some large-scale projects, and unpredictable fluctuations in the global economy and geopolitics. In this context, investors are advised to be cautious in using financial leverage, while prioritizing projects with clear legal status, high completion levels, and those that meet real market demand.

Based on a comprehensive assessment of macroeconomic factors and industry trends, IDJ Vietnam believes that the real estate market in 2025 will continue to operate in a more stable and transparent direction, creating favorable conditions for enterprises to focus on developing high-quality resort and service projects, while effectively capitalizing on the recovery of tourism and public investment..

2. Management Board's Assessment Report

2.1 Business Results in 2025

In 2025, amidst many fluctuations in the real estate market, IDJ Vietnam maintained its focus on the core areas of real estate and construction, while enhancing operational efficiency across the entire chain through a closed ecosystem. However, pressure from the market, credit policies, and project deployment conditions significantly impacted business results.

Unit: VND

No.	Indicators	2024	2025
1	Net Revenue	717,532,138,019	1,058,639,824,373
2	Profit Before Tax	120,878,698,039	(158,477,695,538)
3	Profit After Tax	95,594,301,336	(159,654,203,087)

(Source: 2025 Audited Consolidated Financial Statements)

IDJ Vietnam closed 2025 with business results recorded in its consolidated financial statements, achieving revenue of 1058,64 billion VND and pre-tax profit of loss 160 billion VND..

2.2 Business Operation Deployment Status in 2025

In 2025, IDJ Vietnam continued to focus on its core business in real estate, while accelerating digital transformation and the application of technology to enhance operational efficiency. The Company prioritized development in high-potential markets, selectively investing in projects that meet all implementation requirements and are capable of generating fast and sustainable cash flow. Advanced technological solutions were applied throughout construction management, operations, and business activities for product lines such as condotels, shophouses, high-rise residential buildings, and luxury hotels, ensuring superior quality and optimizing customer experience. At the same time, the digitalization of sales processes was further strengthened through the use of data platforms and artificial intelligence, enabling the Company to adapt flexibly to market trends and improve distribution efficiency.

Simultaneously, the Company continued to strengthen and expand its multi-sector ecosystem through the robust development of the Mandala Hotel & Spa brand. Projects were implemented under a parallel model, optimizing competitive advantages and creating synergy between real estate investment and hotel management and operations, gradually forming a closed and sustainable ecosystem. In addition, IDJ Vietnam enhanced cooperation with strategic partners, participating in the execution of contract packages for key projects and developments of Asia-Pacific Investment Joint Stock Company, thereby increasing overall value and ensuring progress and quality in line with the highest standards.

With a long-term vision, the Company's leadership not only focused on building a creative workforce and a professional sales system but also promoted digital transformation across the entire real estate value chain. Modern technologies were effectively leveraged in market analysis, project development optimization, and customer experience enhancement. Alongside business growth, IDJ Vietnam is committed to sustainable development standards, from green architectural design and energy efficiency to the use of environmentally friendly materials, contributing to long-term value creation for the community and society.

In addition to projects already in operation, the Company's large-scale land banks continued to be developed throughout 2025, creating a solid foundation for a breakthrough phase in 2026 with a series of projects that have received investment approval and are planned for synchronized implementation.

In 2025, the implementation status of IDJ Vietnam's projects is as follows:

APEC Mandala Wyndham Mui Ne: With a scale of 4 27-story towers comprising 2,912 condotels and 5-star amenities already in operation, APEC Mandala Wyndham Mui Ne is the largest real estate project bringing trillions of VND in revenue to IDJ Vietnam in recent years. Specifically, in 2025, revenue recorded from sales at the Mui Ne project was over VND 670 billion, accumulated to VND 2,078 billion. The remaining revenue from real estate sales at the project is expected to be VND 1,712 billion, which IDJ Vietnam aims to complete in the next two years. In addition, the project has been put into operation, bringing a stable income from rental operations reaching 12 billion in 2025.

APEC Diamond Park Lang Son – Phase 2: Following the success of Phase 1, which successfully sold and handed over 229 shophouses with recorded revenue of VND 1,200 billion and after-tax profit of VND 302 billion, IDJ Vietnam continues to develop Phase 2 of Commercial Services and High-rise Apartments. In 2025, the company focused on completing legal documents and product design.

Nam Hong – Hong Phong Industrial Cluster: IDJ Vietnam is carrying out procedures to adjust the Planning submitted to the People's Committee of Hai Duong province. After the policy is approved, the Company will proceed with investment preparation and site clearance (GPMB) procedures.

APEC Mandala Grand Phu Yen: Currently in the process of completing related legal procedures.

Apec Dubai Tower Ninh Thuan and Apec Infinity Tower Thai Nguyen: Currently in the process of completing site clearance and related legal procedures.

II. BUSINESS OPERATION PLAN FOR 2026

In 2026, the Company aims to stabilize its business operations, address outstanding legal and financial issues of existing projects, and accelerate revenue recognition from real estate projects that are eligible for implementation to improve cash flow and enhance operational efficiency.

In the context of a real estate market that is gradually recovering but still facing challenges related to liquidity and capital sources, the Company will prioritize resources for projects capable of being launched and generating revenue in the short term. At the same time, the Company will continue reviewing legal matters, adjusting planning schemes, and completing investment procedures for ongoing projects, thereby creating a foundation for development plans in the coming years.

2.1 Project implementation plan under IDJ

Nam Hong Phong Industrial Cluster Project (Hai Duong):

IDJ identifies 2026 as a key phase for accelerating legal procedures and investment preparation for the Nam Hong Phong Industrial Cluster Project. In the context where industrial real estate continues to be one of the strongest-growing segments driven by manufacturing relocation trends and increasing demand for industrial land leasing, the Company expects the project to create a stable long-term revenue foundation.

During the year, the Company will focus on completing planning adjustments, submitting investment policy approvals, and preparing technical infrastructure works. At the same time, the Company will continue working with partners in manufacturing, logistics, and supporting industries to identify potential customers and prepare for future commercial operations.

Apec Diamond Park Lang Son Project:

In 2026, the Company will continue completing planning adjustment procedures and legal documentation in line with the current product development orientation and market demand. As infrastructure in Lang Son continues to be developed in a synchronized manner and demand for mid-

to high-end housing still shows growth potential, the Company expects the project to gradually establish a foundation for future business implementation phases.

In addition to refining the project concept toward modern design, optimized functionality, and enhanced customer experience, the Company will continue cooperating with strategic partners to prepare implementation resources when market conditions become more favorable. According to the projected plan, revenue recognized from the project in 2026 is expected to reach approximately VND 39.5 billion.

Apec Mandala Wyndham Mui Ne Project:

In 2026, Apec Mandala Wyndham Mui Ne will continue to be IDJ's key project contributing major revenue and operating cash flow. Based on the product inventory that has completed legal procedures and is eligible for business operations, the Company will focus on accelerating sales activities and revenue recognition for condotels, commercial shophouses, and remaining inventory products.

In addition to expanding distribution channels and cooperating with specialized real estate agencies in the resort segment, the Company aims to apply digital technology and AI in marketing, customer care, and operational management to optimize sales efficiency, reduce operating costs, and improve customer conversion rates.

Alongside business operations, the Company will continue upgrading service quality, enhancing customer experience, and optimizing room operation efficiency to improve the average room rate (ARR), thereby gradually increasing the asset value and long-term operational efficiency of the project.

According to the projected plan, revenue recognized from the Mui Ne project and related activities in 2026 is expected to reach approximately VND 706.8 billion, contributing the majority of the Company's consolidated revenue.

Apec Infinity Tower Thai Nguyen Project:

By capturing the strong urbanization trend and the administrative merger orientation between Thai Nguyen and Bac Kan provinces, IDJ Vietnam Investment Joint Stock Company has identified the center of Thai Nguyen as a strategic area for developing a premium apartment model within the new administrative center of the province. The project is expected to establish a new standard of living while effectively leveraging the potential appreciation of real estate value in the near future.

The Management Board aims to complete the legal procedures and develop the project under a premium high-rise apartment model featuring modern design, superior amenities, and suitability for young customers, experts, government officials, and the rapidly growing middle-income population in the area. Thorough market research and the development of a well-structured sales strategy will serve as the foundation for effective implementation once market conditions become favorable.

Apec Mandala Grand Phu Yen, Apec Dubai Tower Ninh Thuan:

As the legal framework for condotels and resort real estate continues to improve, particularly regulations relating to the issuance of certificates of land use rights and ownership of assets attached to land, the Company believes this will provide positive support for the recovery of the resort real estate market in the coming period.

However, the market is still under pressure from large inventories of older projects, while resort demand is recovering but has not yet experienced strong growth. Therefore, the Company aims to develop these projects with differentiated product concepts, enhanced customer experiences, and clear brand positioning aligned with modern resort trends.

In 2026, the Executive Board will continue focusing on completing legal procedures and investment preparation for the Apec Dubai Tower Ninh Thuan Project, while also researching and

developing product concepts for both projects in line with the mid- to high-end resort segment. Preparatory activities will be implemented in a synchronized manner to ensure readiness for investment, construction, and business deployment once market conditions improve.

2.2 Construction general contractor plan for projects under the Apec Group ecosystem

OCT5 Project – 55 Nguyen Van Cu, Bac Giang City

– Bac Giang is emerging as one of the fastest-growing industrial centers in the North, attracting a large number of foreign experts, engineers, and high-quality workers to live and work. The strong growth of industrial parks has led to an increasing demand for high-end housing, especially in central city locations – where infrastructure, utilities, and regional connectivity are fully available.

– The OCT5 project has a scale of 22 floors, located on Nguyen Van Cu street – the administrative and commercial center of Bac Giang City. This is a project that continues the success of Apec Aqua Park (OCT8), a 29-story building jointly developed by IDJ Vietnam and Asia-Pacific Joint Stock Company.

– IDJ Vietnam continues to play the role of general contractor for construction and project management at OCT5, setting the following project implementation goals:

+ QI/2026: Project commencement.

+ QIII/2026: Acceptance of the foundation, officially launching products to the market.

+ QI/2028: Handover for use.

– The OCT5 project is expected to continue to extend IDJ's chain of success in Bac Giang, both meeting the rapidly growing real housing needs and contributing to shaping the high-rise apartment segment in one of the most dynamic industrial cities in the country. The expected revenue for IDJ Vietnam from the project is approximately VND 600 billion.

APEC Golden Palace Project – 85 Le Dai Hanh, Lang Son City

– The APEC Golden Palace project has a scale of 30 floors, located in the center of Lang Son City. This is the first high-end apartment complex in the area, developed with the goal of creating a modern and convenient living standard for local residents. The project has a smart design with moderate-sized apartments, optimizing functionality, while integrating a rich system of amenities such as a four-season swimming pool, gym – yoga room, BBQ garden, children's play area, Vip guest reception lounge... to fully meet the living – resort – community exchange needs of residents.

– IDJ Vietnam plays the role of general contractor for construction and construction management, and also cooperates with Asia-Pacific Joint Stock Company to develop the project. With a tightly planned implementation process:

+ QI/2026: Project commencement.

+ QIII/2026: Acceptance of the foundation, officially launching products to the market.

+ QI/2028: Handover for use.

– Not only commercial, APEC Golden Palace also plays a pioneering role in forming the high-rise apartment segment in Lang Son – a new but potential market. The project is expected to contribute to improving the urban appearance of the center, changing the traditional living habits of the people, and creating a driving force for the development of subsequent real estate projects in the area. The expected revenue for IDJ Vietnam during the implementation cycle is approximately VND 750 billion.

2.3 Operation, exploitation and brand development plan

Develop the Mandala Hotel & Spa brand

– IDJ Vietnam continues to aim to improve service quality at the Mandala branded resort hotel system, including Mandala Hotel & Suites Hai Duong, Mandala Retreats Kim Boi and Mandala

Cham Bay Mui Ne, bringing high-class accommodation and resort services, meeting the increasing needs of domestic and international tourists

- Through strong investment in facilities, professional staff training, standardized operating procedures, expansion of wellness services, and integration of loyalty programs to increase room occupancy and average room rates (ARR). IDJ aims to build Mandala into a favorite and trusted resort hotel brand, contributing to enhancing its position on the Vietnam tourism map.

- In addition, IDJ Vietnam is focusing on researching and developing high-quality service models, combining natural therapy methods and modern technology. IDJ Vietnam is promoting surveys and cooperation with domestic and foreign experts to build comprehensive health care centers, a chain of treatment spas, and high-end resorts according to wellness trends.

Optimize office and commercial center operations

- Apply a flexible leasing model: small offices, hourly/daily rentals, integrating community event spaces to maximize usage efficiency.

- Use AI technology and data analysis to optimize operating costs and enhance tenant experience.

- Simultaneously, actively attract F&B, entertainment, and educational service partners to increase foot traffic, thereby improving occupancy rates and service revenue.

- Currently, the commercial center (TTTM) spaces owned by IDJ Vietnam are located in prime, central, and high-potential development locations. In 2026, IDJ will continue to promote leasing activities at prominent projects such as Grand Plaza, Hai Duong, Phu Yen, Mui Ne,... with the expectation of becoming a reliable partner, accompanying businesses on their journey to conquer the market.

a. Financial and management solutions

- Establish and expand cooperative relationships with financial institutions and commercial banks to ensure stable financial resources for investment plans.

- Implement strict control over operating costs and sales expenses, striving to reduce the sales expense/revenue ratio by at least 10% compared to 2025.

- Promote the application of digital transformation in internal management, sales, and customer care:

- + Use AI to analyze customer behavior and optimize marketing campaigns.

- + Apply CRM and CDP systems to improve management efficiency and service quality to customers.

3. Business plan targets for 2026:

No.	Content	Value (VND)
1	Total revenue	987,600,000,000
2	Profit before tax	72,500,000,000
3	Profit after tax	58,000,000,000

III. CONCLUSION

With the foundations built in 2025, along with high determination, innovative thinking, and a sense of responsibility, the Management Board of IDJ Vietnam is committed to making maximum efforts to complete the set targets, creating a breakthrough development for the Company in 2026 and the following years, while bringing practical benefits to shareholders, partners, and the whole society.

Sincerely thank you, esteemed shareholders./.

**ON BEHALF OF THE GENERAL
MANAGEMENT BOARD
GENERAL DIRECTOR**

Nguyen Manh Cuong

**REPORT OF THE BOARD OF DIRECTORS
IDJ VIETNAM INVESTMENT JOINT STOCK COMPANY**

Dear: Shareholders of IDJ Vietnam Investment Joint Stock Company

The Board of Directors of IDJ Vietnam Investment Joint Stock Company would like to send to the Shareholders a report including the following main contents:

1. Remuneration, operating expenses and other benefits of the Board of Directors and each member of the Board of Directors

IDJ's Board of Directors consists of 04 members, including:

1. Mr. Nguyen Duc Quan - Chairman
2. Mr. Nguyen Manh Cuong - Member
3. Mr. Ngo Thanh Trung - Member
4. Ms. Nguyen Thi Ngoc Ha - Member

The actual remuneration of the Board of Directors in 2025 is: VND **1,183,652,096** (In words: One billion one hundred eighty-three million six hundred fifty-two thousand ninety-six dong.)

2. Meetings of the Board of Directors and decisions of the Board of Directors in 2025

In 2025, the Board of Directors held 8 meetings with the participation of members of the Board of Directors. The Board of Directors closely followed the orientation of the Resolution of the 2025 Annual General Meeting of Shareholders and the actual situation of the Company to manage the Company's activities; approved issues according to management decentralization for the General Director and specialized departments to implement.

No.	No. NQ/QĐ	Date	Content
1	02/2025/IDJ/MNQ-HĐQT	28/03/2025	Resolution on convening the 2025 Annual General Meeting of Shareholders.
2	05/2025/QĐ-IDJ	30/06/2025	Decision on adjustments to the Lang Son project.
3	07/2025/IDJ/NQ-HĐQT	08/08/2025	Decision approving the appointment of A&C as auditor.
4	09/2025/IDJ/NQ-HĐQT	16/09/2025	Resolution approving capital contribution and the appointment of a representative to manage the contributed capital for the establishment of Diem Thuy Technical Infrastructure Construction Investment Joint Stock Company.
5	11/2025/IDJ/NQ-HĐQT	16/10/2025	Resolution approving the implementation of a share issuance plan for dividend payment.
6	13/2025/IDJ/NQ-HĐQT	25/12/2025	Resolution on authorizing the CEO to sign contracts and transactions between IDJ Company and related parties.
7	15/2025/IDJ/NQ-HĐQT	30/12/2025	Resolution approving the acquisition of shares in Duc Phu Gia Binh Thuan Company.
8	17/2025/IDJ/NQ-HĐQT	30/12/2025	Resolution on recovering a loan from Apec Finance Company through investment cooperation with Loc Phat Binh Thuan Company.

3. Report on transactions between the company, subsidiaries, companies where the public company holds control of 50% or more of the charter capital with members of the Board

of Directors and related persons of that member; transactions between the company and companies in which members of the Board of Directors are founding members or business managers in the 03 years prior to the transaction.

No.	Organization Name	Relationship	Details
1	Asia-Pacific Securities Joint Stock Company	Same key management personnel	IDJ leases office space; IDJ purchases goods and services
2	Asia-Pacific Investment Joint Stock Company	Same key management personnel	IDJ leases office space; Offset of IDJ's payables; IDJ borrows funds; IDJ repays loan principal; Interest expenses incurred; Offset of IDJ's receivables
3	APEC Land Hue Joint Stock Company	Same key management personnel	No transactions
4	APEC Group Joint Stock Company	Same key management personnel	Offset of receivables/payables; Loan interest income incurred; IDJ leases office space; IDJ purchases goods and services; IDJ acquires shares
5	Kim Boi Trading and Tourism Joint Stock Company	Same key management personnel	IDJ provides construction services
6	APEC Hoa Binh Investment Joint Stock Company	Subsidiary	Interest income from loans provided by APEC Hoa Binh to IDJ
7	Thai Nguyen Printing Joint Stock Company	Subsidiary	Interest expenses on borrowings incurred during the year
8	Diem Thuy Technical Infrastructure Construction Investment Joint Stock Company	Same key management personnel	Capital contribution; IDJ borrows funds

4. Activities of the Board of Directors and performance results of the Board of Directors

In 2025, the Board of Directors fully performed its functions and duties in accordance with legal regulations and the Company's Charter, ensuring transparency, accountability, and efficiency in corporate governance. The Board maintained a strict supervisory mechanism over the Executive Board, while issuing timely decisions to guide the Company's stable and sustainable development.

The Board held regular and ad hoc meetings with high attendance rates, ensuring that key issues related to strategy, budgeting, investment, and risk management were thoroughly discussed before resolutions were passed. Responsibilities for governance and management were clearly assigned among members, contributing to improved discussion quality and decision-making effectiveness.

The Board's supervisory activities over the Executive Management were implemented through a system of periodic reporting, evaluation of project progress, risk control, and close monitoring of business performance. At the same time, the Board strengthened its direction on legal compliance, standardized internal processes, and enhanced governance standards in line with advanced practices.

Overall, the Board of Directors effectively fulfilled its role in strategic orientation and executive oversight, ensuring governance stability and providing strong support to the Executive Board in implementing business plans, thereby making a significant contribution to the Company's performance in 2025.

- + **Apec Mandala Wyndham Mui Ne Project:** The project recorded positive business results in 2025, with total revenue from apartment handover and interior installation reaching over VND 932 billion – accounting for 88% of IDJ's revenue structure. The Board of Directors acknowledges and highly appreciates the efforts of the Management Board in completing the project on schedule, promoting sales efficiency and optimizing value from added services such as interior packages.
- + **Apec Diamond Park Lang Son Project – Phase 2:** As of the end of Q3/2022, IDJ had completed the synchronized construction of technical infrastructure works, including internal roads, drainage systems, lighting systems, landscaping and other related infrastructure items for the Diamond Park commercial urban area, apartments and shophouses. Currently, the Board of Directors continues directing the acceleration of legal procedures and the development of sales plans for Phase 2 of the project.
- + **Nam Hong – Hong Phong Industrial Cluster Project:** The Board of Directors directs the completion of planning adjustments and early submission to competent authorities for approval to implement the next investment steps.
- **Projects such as Apec Mandala Grand Phu Yen, Apec Dubai Tower Ninh Thuan, and Apec Infinity Tower Thai Nguyen** continue to be reviewed by the Board of Directors and the Executive Board in terms of legal procedures, investment plans and related documentation to ensure implementation conditions remain aligned with market conditions. At the same time, the Company continues closely monitoring market developments and balancing investment resources in order to gradually accelerate the implementation progress of these projects in the coming period.

The Board of Directors held **8 meetings** in 2025 with the participation of members of the Board of Directors, promptly making correct decisions and resolving issues related to the business operations of IDJ Vietnam within the scope and authority of the Board of Directors in accordance with the provisions of enterprise law, the Company's Charter and Governance Regulations.

5. Results of supervision of the General Management Board.

In 2025, the Board of Directors continued to effectively perform its supervisory role over the activities of the General Management Board, especially in the context of the real estate market still facing many difficulties due to the impact of macroeconomic factors such as tight credit, high interest rates, exchange rate fluctuations and prolonged legal problems. These factors have significantly affected the ability to raise capital and the project implementation progress of businesses, including IDJ Vietnam.

The Board of Directors has proactively assessed and adjusted the business strategy flexibly, actively seeking alternative financial solutions to maintain stable operations. Thanks to owning a clean land fund, a transparent management platform, and accumulated reputation, IDJ still maintains its competitive position in the market, with products suitable for new investment trends.

Some notable results in the supervision and operation of the Board of Directors in 2025 include

- **Real estate project development:** In 2025, real estate continues to be IDJ's strategic focus. The company focuses on completing legal procedures, accelerating site clearance, and

preparing conditions for the commencement of new projects. The Board of Directors introduces product strategies and good handover and sales policies to improve investment efficiency in the context of a volatile market.

- **Developing a resort hotel brand:** IDJ focuses on improving service quality at the Mandala hotel system such as Hai Duong, Kim Boi and Mui Ne, towards standardizing operations and expanding health and wellness services. The company invests in facilities, personnel training and develops customer loyalty programs to increase capacity and average room rates.
- **Operating offices and commercial centers:** IDJ Vietnam implements a flexible office leasing model according to demand, integrating community event spaces to optimize operating efficiency. At the same time, it promotes attracting F&B, education and entertainment partners to increase traffic and occupancy rates.

6. Report on contents approved by the General Meeting of Shareholders but not implemented in 2025

The Board of Directors issued Resolution No. 11/2025/IDJ/NQ-HĐQT dated October 16, 2025 regarding the implementation of the dividend payment plan in accordance with the Resolution of the 2025 Annual General Meeting of Shareholders. However, based on the actual business results for 2025, although the Company's revenue recorded growth of nearly 40% compared to the same period last year, the Company's after-tax profit continued to remain negative due to pressures from management, operating and financial expenses incurred during the restructuring process and business operations.

On the basis of prudent financial management, ensuring cash flow balance and maintaining resources for business operations, investments, and fulfillment of existing financial obligations, the Company is currently unable to implement the 2025 dividend payment plan as previously approved.

7. Board of Directors' operating plan for 2026

In 2026, following the strategic direction approved by the Board of Directors at the beginning of the year, IDJ Vietnam Investment Joint Stock Company will focus its resources on developing projects in key locations such as Lang Son, Phu Yen, and Hue, while gradually expanding its resort real estate brand system nationwide. Alongside strengthening and enhancing its brand position, the Company actively promotes cooperation with member companies within the APEC Group ecosystem as well as reputable domestic and international partners to develop and deliver high-quality products that better meet the increasingly diverse and demanding needs of customers.

In addition to providing premium resort experiences, IDJ continues to integrate healthcare services and promote wellness tourism, placing customers' physical and mental well-being at the center of its development strategy. The projects are developed with a sustainable orientation, focusing on environmental protection, ecological balance, and long-term contributions to community development.

The Board of Directors closely directs the following key activities:

Real Estate Project Development: Continue completing legal procedures, accelerating construction and sales activities at key projects such as Apec Diamond Park Lang Son, Apec Mandala Wyndham Mui Ne, Apec Mandala Grand Phu Yen, and Apec Dubai Tower Ninh Thuan.

At the same time, the Company will promote investment preparation for new projects including Nam Hong Phong Industrial Cluster (Hai Duong) and Apec Infinity Tower Thai Nguyen to capture opportunities from urbanization and industrial real estate trends.

Role as Main Construction Contractor: Participate as the main contractor for construction and project management of OCT5 Bac Giang and Apec Golden Palace Lang Son, ensuring project progress, quality, and business efficiency.

Hotel and Commercial Operations: Improve service quality at Mandala Hotel & Suites Hai Duong, Mandala Retreats Kim Boi, and Mandala Cham Bay Mui Ne by applying new management models and developing wellness resort complexes. The Company will also strengthen leasing activities at commercial centers in Grand Plaza, Hai Duong, Phu Yen, and Mui Ne to optimize operations and revenue.

Organization and Supervision: The Board of Directors will continue holding regular meetings and closely supervising the Management Board to ensure the effective implementation of business plans and human resource strategies, while maintaining transparency and accountability in corporate governance activities.

In 2026, with many opportunities arising from the real estate market, the Board of Directors requires all members to proactively innovate and enhance business efficiency in order to create sustainable value for shareholders and the community.

Sincerely thank you, esteemed shareholders./.

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

Nguyen Duc Quan

REPORT OF THE INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS

To: The 2026 Annual General Meeting of Shareholders

1. List of Independent Members of the Board of Directors

In 2025, the Company's Board of Directors consisted of 04 members, including 01 independent member, Ms. Nguyen Thi Ngoc Ha.

IDJ Vietnam Investment Joint Stock Company (IDJ) has complied with legal regulations and the Company's Charter regarding the required number of independent members on the Board of Directors.

2. Assessment of the Board of Directors' Activities

a. Organization of Board Meetings

- Meetings of the Board of Directors were convened and conducted according to a clear schedule, with documents fully prepared in accordance with established principles. Board members actively and fully participated in all meetings. Meeting contents were thoroughly discussed, debated, and carefully evaluated to determine the best directions and solutions for the Company.
- Issues related to business strategy, financial strategy, corporate culture, and management system development were closely discussed and supervised between the Board of Directors and the Executive Board. The Company's operations were carried out under a clearly defined delegation framework, with risks proactively identified and analyzed to ensure stable, safe operations in compliance with legal regulations and in line with plans approved by the General Meeting of Shareholders.

b. Supervision of the Executive Board

- Overall, the Board of Directors effectively performed its supervisory role over the Executive Board, ensuring that the Company's operations were strictly controlled, aligned with strategic direction, and promptly adjusted when necessary.
- Board members holding positions within the Executive Board regularly attended both periodic and extraordinary meetings of the Executive Board. Key decisions were reported, consulted, and guided by the Board of Directors/Chairman to ensure optimal solutions in the Company's best interests. As a result, the Board consistently maintained a clear understanding of the Company's operations and was promptly updated on practical requirements.
- Board members proactively recognized their roles and responsibilities in supporting the Executive Board, sharing experience, and maintaining active interaction and communication.
- The Board paid particular attention to risk management solutions, supporting early identification of issues and helping the Company maintain sustainability and operational stability while protecting the interests of shareholders and investors.

c. Activities of Board Members

- Members of the Board of Directors properly fulfilled their rights and obligations in accordance with legal regulations, the Company's Charter, the Board's operational

regulations, and other relevant provisions. They demonstrated cooperation, responsibility, and diligence in fulfilling assigned duties.

d. Overall Assessment of the Board of Directors' Performance

- In line with its operational plan, the Board's activities in 2025 were carried out in accordance with resolutions of the General Meeting of Shareholders, the Company's Charter, governance regulations, and best practices in corporate governance.
- The Board respected and facilitated the Supervisory Board in exercising its authority to review the legality and appropriateness of management and operations, and seriously addressed and rectified shortcomings identified through supervisory inspections.
- The Board proposed timely and effective solutions to help the Executive Board overcome operational challenges, while ensuring strict compliance with legal regulations.
- In 2025, the Board of Directors successfully fulfilled its functions, duties, authority, and responsibilities in accordance with legal regulations, the Company's Charter, and its operational rules, working with a high sense of responsibility, prudence, integrity, and transparency in managing a listed company. The Board also created favorable conditions for independent members to fully exercise their rights and responsibilities.

THE INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS

Nguyen Thi Ngoc Ha

**REPORT OF THE SUPERVISORY BOARD
IDJ VIETNAM INVESTMENT JOINT STOCK COMPANY**

Dear: Shareholders of IDJ Vietnam Investment Joint Stock Company

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

IDJ's Supervisory Board consists of 03 members, including:

Ms. Dau Thi Thao - Head of the Board

Ms. Vu Thi Dinh– Member

Ms. Ngo Thi Thanh Sac - Member

The total actual remuneration of the Supervisory Board in 2025 is: **58,333,333 VND** (*In words: Fifty-eight million three hundred thirty-three thousand three hundred thirty-three dong.*)

2. Summary of meetings of the Supervisory Board and the conclusions and recommendations of the Supervisory Board

In 2025, the Supervisory Board held 02 meetings. The meetings were conducted in accordance with the procedures and regulations stipulated in the Enterprise Law, the Company's Charter and internal regulations, the Supervisory Board's regulations, and supervised the Company's operations and finances.

No.	Document No.	Meeting content
1	01/2025/IDJ/BB-BKS date 15/09/2025	Summary of 6-month operation evaluation in 2025
2	02/2025/IDJ/BB-BKS date 17/12/2025	Summary of 9-month operation evaluation in 2025

Based on the powers and responsibilities of the Supervisory Board as stipulated in Article 170 of the Enterprise Law No. 59/2020/QH14 and the Company's Charter, the Supervisory Board has carried out the following tasks:

- The activities of the Board of Directors closely follow the provisions of the Company's Charter. Meetings are held regularly, and opinions are exchanged in a democratic spirit. Review and evaluate the activities of the Board of Directors, the Board of Management and the Company's management system related to the implementation and plan of the Company in 2025 approved by the General Meeting of Shareholders;
- Monitoring the compliance with obligations and information disclosure of the enterprise in accordance with the law (including: tax obligations, social insurance, health insurance and other financial obligations);
- The payment of remuneration to the Board of Directors and the Supervisory Board in 2025 is in accordance with the submission to the General Meeting of Shareholders.
- Checking information related to cash flow and important contracts of the Company; Monitoring and checking the Company's investments
- Checking the reasonableness, legality, truthfulness and prudence in the organization of accounting work, reviewing quarterly financial statements, reviewed semi-annual financial statements and annual financial statements for 2025:
- An independent audit firm has been selected to audit the 2025 financial statements, which is UHY Auditing and Consulting Co., Ltd.

- The 2025 financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant legal regulations.
- The data in the 2025 financial statements fairly and reasonably reflect, in all material respects, the financial situation, business results and cash flows of the Company.
- The Company's financial statements have been fully and promptly prepared with information on the financial situation being disclosed and clearly explained, meeting relevant regulations and the needs of investors.
- Appraising business result reports, financial statements, analyzing and evaluating the financial situation, operational efficiency, capital preservation and development capabilities;
- Reviewing and checking the accounting process and the circulation of accounting documents;

3. Results of monitoring the company's operational and financial situation.

Regarding the operational situation:

Unit: VND

Indicators	Parent Company FS	Consolidated FS
From Income Statement		
Revenue from sales and service provision	1,058,639,824,373	1,058,639,824,373
Cost of goods sold	780,700,465,148	780,700,465,148
Gross profit from sales and service provision	277,939,359,225	277,939,359,225
Net profit from business activities	(137,687,860,911)	(138,459,512,125)
Other profits	(19,987,704,413)	(20,018,183,413)
Profit before tax	(157,675,565,324)	(158,477,695,538)
Profit after tax	(157,675,565,324)	(159,654,203,087)
From Balance Sheet		
Total assets	3,376,980,194,687	3,276,281,640,089
Short-term assets	1,433,067,473,145	1,490,852,040,509
Long-term assets	1,943,912,721,542	1,785,429,599,580
Total liabilities	1,462,855,472,638	1,338,670,516,905
Equity	1,914,124,722,049	1,937,611,123,184

(Source: Parent company FS and self-prepared consolidated FS in 2025 of IDJ)

Regarding the financial situation:

Based on the 2025 financial statement data, the Supervisory Board checks the data and related documents, and the Supervisory Board records that the reported data accurately and truthfully reflects the financial situation, cash flow and business results of the company.

The Company's financial statements have been prepared in accordance with current Vietnamese accounting standards and regulations. In financial accounting, the system of books and forms is relatively clear, and accounting is done in accordance with accounting regulations. The Company's periodic inventory of assets has no shortages or losses, and the quantity is correct according to the book reports.

The financial statements fairly and reasonably reflect, in all material respects, the financial situation as of December 31, 2025, the business results, and cash flows for the financial period from January 1, 2025 to December 31, 2025, in accordance with the provisions of the current accounting system and relevant legal regulations.

4. Report on internal transactions.

Transactions with insiders comply with the provisions of the Enterprise Law, Securities Law, Company Charter, and comply with the regulations on information disclosure as prescribed by Law and related decrees and circulars.

5. Supervisory results for the Board of Directors and General Management

In 2025, the Supervisory Board noted that the Board of Directors (BOD) and the General Director Board have seriously and fully performed their management and administration functions in accordance with the law, the Company's Charter, and the resolutions of the General Meeting of Shareholders. The management and implementation of business operations are carried out in the right direction, ensuring capital safety and compliance with legal principles.

The BOD maintains regular and unscheduled meetings to promptly discuss and agree on important policies. The issued resolutions demonstrate a clear leadership role, closely following the production and business plan, and are built on the foundation of compliance with laws and internal regulations. The BOD also actively coordinates with the Executive Board, accompanying them in removing difficulties and closely monitoring market developments to proactively adjust development orientations.

Regarding operations, the General Director Board has effectively implemented the BOD's policies, ensuring that financial activities are tightly controlled, with no losses or violations occurring. The management of resources – including capital, assets, and personnel – is carried out in a transparent, cautious, and procedural manner. In addition, the Executive Board regularly reviews business plans, evaluates operational efficiency, and makes flexible adjustments according to the actual context to maintain stability and sustainable development.

6. Results of evaluating the coordination of activities between the Supervisory Board and the Board of Directors, General Director, and shareholders.

The coordination of activities between the Supervisory Board and the BOD, the Executive Board, and the shareholders is assessed as effective, ensuring independence and continuousness. Especially in activities such as:

- Periodically, every month and quarter, the Supervisory Board organizes meetings with relevant departments in the Company, then reports to the Board of Directors and the General Director Board. Functional departments need to prepare data and documents at least 1 week before the meeting. If signs of violations of regulations or the Company's Charter are detected, the Supervisory Board will promptly work and report to the General Meeting of Shareholders.

- The Supervisory Board is provided with full and timely documents and information related to the management, administration, and business operations of the Company, in accordance with regulations.

- The Supervisory Board maintains regular exchanges with members of the Board of Directors and the Executive Board on management and administration issues, and participates in meetings of the Board of Directors.

- The Supervisory Board regularly monitors and updates the fluctuation situation in the list of major shareholders.

- The recommendations of the Supervisory Board sent to the Board of Directors and the Executive Board are always seriously considered and responded to promptly.

Sincerely./.

Recipient:

- *IDJ GMS;*
- *BOD, SB;*

ON BEHALF OF THE SUPERVISORY BOARD
Head of Supervisory

Dau Thi Thao

No: 01/2026/TTr-HĐQT-IDJ

PROPOSAL 01

Re: Approval of audited financial statements for 2025

To: 2026 Annual General Meeting of Shareholders

- Pursuant to the Consolidated Audit Report No. 680/2026/UHY-BCKT and the Parent Company Audit Report 679/2026/UHY-BCKT dated 12/05/2026, audited by UHY Auditing and Consulting Co., Ltd.

Implementing the authorization in the Resolution of the 2025 Annual General Meeting of Shareholders, the Board of Directors has selected UHY Auditing and Consulting Co., Ltd. to conduct the audit of the 2025 Financial Statements. In which, some basic financial indicators are as follows:

No.	Indicator	Unit	Parent Company FS	Consolidated FS
1	Total assets	VND	3,376,980,194,687	3,276,281,640,089
2	Short-term assets	VND	1,433,067,473,145	1,490,852,040,509
3	Long-term assets	VND	1,943,912,721,542	1,785,429,599,580
4	Total liabilities	VND	1,462,855,472,638	1,338,670,516,905
5	Equity	VND	1,914,124,722,049	1,937,611,123,184
6	Net revenue	VND	1,058,639,824,373	1,058,639,824,373
7	Net profit from business activities	Dong	(137,687,860,911)	(138,459,512,125)
8	Other profits	Dong	(19,987,704,413)	(20,018,183,413)
9	Profit before tax	Dong	(157,675,565,324)	(158,477,695,538)
10	Profit after tax	Dong	(157,675,565,324)	(159,654,203,087)

Submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely./.

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

Nguyen Duc Quan

No: 02/2026/TTr-HĐQT-IDJ

PROPOSAL 02

Re: Approving the 2025 performance results, business plan for 2026

To: Annual General Meeting of Shareholders 2026

Based on the Consolidated Audited Report No. 680/26026/UHY-BCKT dated 12/05/2026, audited by UHY Auditing and Consulting Co., Ltd.

The Board of Directors of the Company reports the business results for 2025 and the business plan for 2026 as follows:

Business results in 2025:

No.	Content	Value (VND)
1	Profit after tax achieved in 2025	(159,654,203,087)
2	Accumulated undistributed profit after tax as of December 31, 2025	165,299,288,119
-	<i>Profit after tax distributed to the end of the previous period</i>	<i>324,957,334,253</i>
-	<i>Undistributed profit after tax in 2025</i>	<i>(159,658,046,134)</i>

Business plan for 2026:

No.	Content	Value (VND)
1	Total revenue	987,600,000,000
2	Profit before tax	72,500,000,000
3	Profit after tax	58,000,000,000

Submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely./.

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

Nguyen Duc Quan

No: 03/2026/TTr-HĐQT-IDJ

PROPOSAL 03

Re: Selecting an auditing/reviewing firm for the Company's 2026 financial statements

To: Annual General Meeting of Shareholders 2026

- *Pursuant to the Law on Enterprises No. 59/2020/QH14;*
- *Pursuant to the Law on Securities No. 54/2019/QH14;*
- *Pursuant to the Charter on organization and operation of IDJ Vietnam Investment Joint Stock Company.*

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the plan to select an independent auditing company to perform the audit/review of the Company's 2026 financial statements as follows:

1. Select an auditing company that operates legally in Vietnam, is on the list of eligible auditing firms to provide auditing services in 2026, and is approved by the State Securities Commission to audit listed companies; has a reputation for audit quality; and has audit fees that are appropriate for the quality and scope of the audit.
2. The General Meeting of Shareholders authorizes the Board of Directors of the Company to decide on the selection of an independent auditing company from the above list to perform the audit/review of the 2026 Financial Statements.

Submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely./.

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

Nguyen Duc Quan

No: 04/2026/TTr-HĐQT-IDJ

PROPOSAL 04

Re: Approval of Remuneration for the Board of Directors and Supervisory Board

To: Annual General Meeting of Shareholders 2026

- Pursuant to the provisions of law and the Charter of IDJ Vietnam Investment Joint Stock Company.

The Board of Directors and the Supervisory Board report to the General Meeting of Shareholders on the payment of remuneration to the Board of Directors and the Supervisory Board in 2025 and the remuneration plan for the Board of Directors and the Supervisory Board in 2026. Specifically, as follows:

1. Finalization of remuneration for the Board of Directors and Supervisory Board in 2025

The total actual remuneration of the Board of Directors and Supervisory Board in 2025 is: VND 1,241,985,429 (*One billion two hundred forty-one million nine hundred eighty-five thousand four hundred twenty-nine dong*), equivalent to 124,42% compared to the expected remuneration plan for 2025 (approved by the 2025 General Meeting of Shareholders).

2. Approval of the salary and remuneration plan for the Board of Directors and Supervisory Board 2026:

Based on the expected plan for 2026, we respectfully submit to the General Meeting of Shareholders for approval the remuneration payment level for the Board of Directors and Supervisory Board in 2026 as: VND 1,000,000,000 (One billion Vietnamese Dong).

The Board of Directors and the Supervisory Board propose assigning the Chairman of the Board of Directors to decide on the specific remuneration level for the members of the Board of Directors and the Head of the Supervisory Board to decide on the specific remuneration level for the members of the Supervisory Board within the total remuneration level mentioned above.

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

**ON BEHALF OF THE BOARD OF
DIRECTORS
CHAIRMAN
(Signed)**

Nguyen Duc Quan

No: 05/2026/TTr-HĐQT-IDJ

PROPOSAL 05

*Re: Authorizing the Board of Directors to decide on certain matters under the authority of the
General Meeting of Shareholders*

To: Annual General Meeting of Shareholders 2026

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019; Decree No. 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities;
- Pursuant to the Charter on Organization and Operation of IDJ Vietnam Investment Joint Stock Company.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the authorization for the Board of Directors to decide on certain matters under the authority of the General Meeting of Shareholders:

- Authorize the Board of Directors to receive and grant loans or guarantees to members of the Board of Directors, Controllers, General Director, other managers and related individuals and organizations of these subjects; At the same time, authorize the Board of Directors to approve transactions specified in Clause 4, Article 293 of Decree No. 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities.
- Authorize the Board of Directors to be fully proactive in working and negotiating with partners, staff and related parties regarding items for handling loans and recovering advances. Including: Loan to Apec Thai Nguyen shareholder; Loan to Apec Finance; CBNV advance. This authorization is to facilitate the process of handling investments, debts and collateral in a more flexible and effective manner. The Board of Directors commits to implementing this in a cautious and transparent manner and for the highest benefit of the Company. Important results will be fully reported at the nearest shareholder meeting.

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

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

Nguyen Duc Quan

No: 06/2026/TTr-HĐQT-IDJ

PROPOSAL 06

Re: Approval to the dismissal of a member of the Board of Directors

To: Annual General Meeting of Shareholders 2026

- *Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;*
- *Pursuant to the Charter on Organization and Operation of IDJ Vietnam Investment;*

On, 2026, the Board of Directors approved the resignation of Mr. Ngo Thanh Trung from the position of Member of the Board of Directors of IDJ Vietnam Investment Joint Stock Company.

The Board of Directors respectfully submits to the 2026 Annual General Meeting of Shareholders for approval the dismissal of Mr. Ngo Thanh Trung from the position of Member of the Board of Directors.

We kindly request the General Meeting of Shareholders to review and approve the above contents.

Respectfully submitted./.

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

Nguyen Duc Quan

No:/2026/IDJ/NQ-ĐHĐCĐ

Hanoi, ..., 2026

RESOLUTION

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

IDJ VIETNAM INVESTMENT JOINT STOCK COMPANY

- Pursuant to the Enterprise Law No. 59/2020/QH14 dated June 17, 2020;
- Pursuant to the Securities Law No. 54/2019/QH14 dated November 26, 2019;
- Pursuant to the Charter on Organization and Operation of IDJ Vietnam Investment Joint Stock Company;
- Pursuant to the Minutes of Meeting No./2026/IDJ/BB-ĐHĐCĐ dated .../.../2026 of IDJ Vietnam Investment Joint Stock Company.

RESOLVES

Article 1. Approving the Report on the activities of the General Director in 2025

Article 2. Approving the Report on the activities of the Board of Directors in 2025

Article 3. Approving the Report on the activities of the Supervisory Board in 2025

Article 4. Approving the Audited Financial Statements for 2025 of the Company

Implementing the authorization in the Resolution of the 2025 Annual General Meeting of Shareholders, the Board of Directors has selected UHY Auditing and Consulting Co., Ltd. Hanoi Branch to carry out the audit of the 2025 Financial Statements. In which, some basic financial indicators are as follows:

No.	Indicator	Unit	Parent Company Financial Statements	Consolidated Financial Statements
1	Total assets	Dong	3,376,980,194,687	3,276,281,640,089
2	Short-term assets	Dong	1,433,067,473,145	1,490,852,040,509
3	Long-term assets	Dong	1,943,912,721,542	1,785,429,599,580
4	Total liabilities	Dong	1,462,855,472,638	1,338,670,516,905
5	Equity	Dong	1,914,124,722,049	1,937,611,123,184
6	Net revenue	Dong	1,058,639,824,373	1,058,639,824,373
7	Net profit from business activities	Dong	(137,687,860,911)	(138,459,512,125)
8	Other profit	Dong	(19,987,704,413)	(20,018,183,413)
9	Profit before tax	Dong	(157,675,565,324)	(158,477,695,538)
10	Profit after tax	Dong	(157,675,565,324)	(159,654,203,087)

Article 5. Approving the 2025 operating results, 2026 business plan

2025 operating results:

No.	Content	Value (VND)
1	Profit after tax achieved in 2025	(159,654,203,087)
2	Accumulated undistributed profit after tax as of December 31, 2025	165,299,288,119
-	<i>Profit after tax distributed to the end of the previous period</i>	<i>324,957,334,253</i>
-	<i>Undistributed profit after tax in 2025</i>	<i>(159,658,046,134)</i>

Company's business plan for 2026:

No.	Content	Value (VND)
1	Total revenue	987,600,000,000
2	Profit before tax	72,500,000,000
3	Profit after tax	58,000,000,000
4	Dividend rate	-

Article 6. Approval of the selection of an auditing/reviewing unit for the 2026 financial statements

1. Selecting an auditing company that operates legally in Vietnam, is on the list of eligible auditing firms to provide auditing services in 2026, and is approved by the State Securities Commission to audit listed companies; has a reputation for audit quality; has audit fees that are appropriate for the quality and scope of the audit.
2. The General Meeting of Shareholders authorizes the Board of Directors of the Company to decide on the selection of an independent auditing company from the above list to perform the audit/review of the 2026 Financial Statements.

Article 7. Approval of remuneration for the Board of Directors and Supervisory Board.

1. Finalization of remuneration for the Board of Directors and Supervisory Board in 2025

The total actual remuneration of the Board of Directors and the Supervisory Board in 2025 is: 1,241,985,429 (One billion two hundred forty-one million nine hundred eighty-five thousand four hundred twenty-nine dong), equivalent to 124,42% compared to the expected remuneration plan for 2025 (approved by the 2025 General Meeting of Shareholders).

2. Approval of the plan to pay salaries and remuneration to the Board of Directors and Supervisory Board in 2026:

Based on the expected plan for 2026, we respectfully submit to the General Meeting of Shareholders for approval the level of remuneration payment for the Board of Directors and Supervisory Board in 2026 as: VND 1,000,000,000 (*One billion VND*).

The Board of Directors and the Supervisory Board propose assigning the Chairman of the Board of Directors to decide on the specific remuneration level for the members of the Board of

Directors and the Head of the Supervisory Board to decide on the specific remuneration level for the members of the Supervisory Board within the total remuneration level mentioned above.

Article 8. Approval of the authorization for the Board of Directors to decide on certain matters under the authority of the General Meeting of Shareholders

- Authorize the Board of Directors to receive and grant loans or guarantees to members of the Board of Directors, Supervisors, General Director, other managers, and related individuals and organizations of these subjects; and authorize the Board of Directors to approve transactions specified in Clause 4, Article 293 of Decree No. 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities.
- Authorize the Board of Directors to have full authority to actively work and negotiate with partners, staff and related parties regarding the handling of loans and recovery of advances. Including: Loan to Apec Thai Nguyen shareholder; Loan to Apec Finance; CBNV advance. This authorization is to facilitate the handling of investments, debts and collateral in a more flexible and efficient manner. The Board of Directors commits to implementing this in a cautious, transparent manner and for the best interests of the Company. Important results will be fully reported at the nearest shareholders' meeting.

Article 9. Approval of the dismissal of Mr. Ngo Thanh Trung as a member of the Board of Directors

Approve the dismissal of Mr. Ngo Thanh Trung as a member of the Board of Directors

Article 10. Effectiveness

This resolution takes effect from the date of signing.

Members of the Board of Directors, the Supervisory Board, and the General Director Board of the company, based on their functions, duties, and powers, are responsible for implementing the contents of this resolution.

To:

- *GMS;*
- *SSC, HNX;*
- *Members of BOD, BoM, BoS;*
- *Archive.*

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

Nguyen Duc Quan