



THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

No: 01/2026/BBH/ĐHĐCĐ

Cam Lam, June 26, 2026

MEETING MINUTES

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

HUNG THINH INCONS JOINT STOCK COMPANY

I. COMPANY INFORMATION

1. **Company Name:** Hung Thinh Incons Joint Stock Company (“**Company**”).
2. **Head Office:** 53 Tran Quoc Thao Street, Xuan Hoa Ward, Ho Chi Minh City.
3. **Enterprise Registration Number:** Enterprise Registration Certificate No. 0305371707 issued by the Department of Planning and Investment (now the Department of Finance) of Ho Chi Minh City, first registered on August 28, 2010, and amended from time to time.

II. TIME, LOCATION, AND PARTICIPATION RATE

1. **Time:** 14:00, June 26, 2026.
2. **Venue:** Wyndham Garden Cam Ranh Resort (Main Building: 3rd Floor, Ballroom), Lot D14b, Northern Cam Ranh Peninsula Tourist Area, Cam Lam Commune, Khanh Hoa Province, Vietnam.
3. **Attendance rate:**

Mr. Dinh Ngoc Trien, Head of the Shareholder Eligibility Verification Committee, presented the report on the results of the shareholder eligibility verification.

- a. The total number of shareholders entitled to attend the General Meeting of Shareholders (“**General Meeting**” or “**Meeting**”) is **4.889** shareholders, owning **89.116.411** voting shares of the Company, equivalent to **100%** of the total voting shares.
- b. The total number of shareholders attending/authorizing attendance as of 14:00 is **22** shareholders, owning and representing **46.000.077** shares, accounting for **51,6%** of the total voting shares.

The General Meeting was legally and validly convened in accordance with the Company's Articles of Association and applicable laws.

III. AGENDA OF THE MEETING

1. **Approving the composition of the Presiding Committee, the Secretariat, and the Vote Counting Committee:**

Mr. Nguyen Ngoc Long, representing the Organizing Committee, read the presentation introducing the Presiding Committee, the Secretariat, and the Vote Counting Committee as follows:



a. **THE CHAIRING COMMITTEE**

No	Full Name	Position	Role
1.	Mr. Nguyen Dinh Trung	Chairman of the Board of Directors	Chairman
2.	Mr. Truong Van Viet	Standing Vice Chairman of the Board of Directors	Member
3.	Mr. Tran Tien Thanh	Deputy General Director	Member
4.	Mr. Tran Quoc Van	Member of the Board of Directors	Member
5.	Ms. Do Thi Lien Chi	Independent Member of the Board of Directors	Member

b. **SECRETARIATS**

No	Full Name	Position	Role
1.	Mr. Nguyen Ngoc Long	Company Secretary	Head
2.	Mr. Phan Xuân Trung	Head of Investor Relations	Member

c. **VOTE COUNTING COMMITTEES**

No	Full Name	Position	Role
1.	Mr. Dinh Ngoc Trien	Chief Accountant of the Company	Head of the Committee
2.	Ms. Vu Thi Gai	Deputy Head of Accounting Department	Member

The General Meeting resolved to approve the composition of the The Chairing Committee, the Secretariat, and the Vote Counting Committees with 100% of votes cast in favor.

2. **Approval of the 2026 Annual General Meeting of Shareholders Agenda:**

Mr. Nguyen Ngoc Long on behalf of the Organizing Committees requested approval for the Meeting agenda.

The Meeting voted to approve the Meeting agenda with a 100% approval rate.

3. **Approval of the 2026 Annual General Meeting of Shareholders Organization Regulations:**

Mr. Nguyen Ngoc Long, on behalf of the Organizing Committees, presented the Meeting Regulations for approval by the General Meeting.

The General Meeting resolved to approve the Meeting Regulations with 100% approval.

4. **Mr. Nguyen Dinh Trung - Chairman of the Board of Directors delivers the opening speech of the Meeting.**

5. **Presentation of Proposals at the Meeting:**

a. **Mr Truong Van Viet** - Standing Vice Chairman of the Board of Directors, reported on the Board of Directors' performance in 2025 and its business plan for 2026.

In the report on the activities of the Board of Directors for 2024 and the plan for 2025, the Board of Directors informed the General Meeting that the payment of dividends for the fiscal year 2021 had been completed on June 24, 2026.

b. **Ms. Do Thi Lien Chi** – The Independent Member of the Board of Directors (Chairperson of the Audit Committee) delivered the report on the activities of the Independent Member of the Board of Directors and the Audit Committee.

c. **Mr. Tran Tien Thanh** – The Deputy General Director presented the report on the Company's operating results for 2025 and the operating plan for 2026.

6. **Presenting reports at the Meeting:**

Ms. Do Thi Lien Chi – Member of The Chairing Committee presents the Proposals, including:

a. Proposal No. 01/2026/TTr-ĐHĐCĐ regarding the approval of the Company's audited financial statements for 2025.

b. Proposal No. 02/2026/TTr-ĐHĐCĐ regarding the approval of the 2025 profit distribution plan.

Mr. Tran Quoc Van – Member of The Chairing Committee presents Proposal No. 03/2026/TTr-ĐHĐCĐ regarding the approval of the 2026 Business plan.

Mr. Tran Tien Thanh – Member of The Chairing Committee presents the Proposal, including:

a. Proposal No. 04/2026/TTr-ĐHĐCĐ regarding the approval of the selection of the auditing firm for the 2026 fiscal year.

b. Proposal No. 05/2026/TTr-DHĐCĐ regarding the approval of the remuneration for the Board of Directors and the Company Secretary in 2025 and the projected remuneration for 2026.

Mr. Tran Quoc Van – Member of The Chairing Committee presents Proposal No. 06/2026/TTr-ĐHĐCĐ regarding the approval of Contracts and Transactions with Related Parties of the Company.

Mr. Truong Van Viet – Member of The Chairing Committee presents Proposals No. 07/2026/TTr-ĐHĐCĐ regarding the early termination of the 2021-2026 term of the Board of Directors and the election of members of the Board of Directors for the 2026-2031 term.

Ms. Do Thi Lien Chi – Member of The Chairing Committee presents Proposal No. 08/2026/TTr-ĐHĐCĐ regarding increasing charter capital from equity capital.

7. **The Meeting proceeded with the discussion session:**

Mr. Nguyen Dinh Minh Tu (authorized representative of shareholder Nguyen Thi Ngoc Lan): HTN has participated in the Khải Vy social housing project as the main contractor and has repeatedly emphasized its strategic focus on the affordable housing segment. How does the Board of Directors assess the potential of this segment for HTN's construction business?

The Chairing Committee: This is not a new direction for Hung Thịnh. Since its early days, Hung Thịnh has developed affordable housing products, including the 8X and 8X Plus apartment series, which were very well received by the market. We understand the market, understand our customers, and have extensive hands-on experience in this segment.

Demand for affordable housing remains very strong. Accordingly, as part of Hung Thịnh Group's overall strategy, HTN will continue to expand its participation in affordable housing and social housing projects. Drawing on its long-standing experience as a main contractor, HTN is well positioned to continue making its mark in this segment.

The Khải Vy social housing project is particularly unique. Although it is a social housing development, it is being built to commercial housing standards, featuring basement parking, a full range of amenities, and a prime location in the former District 7. Further information on the project will be announced in due course.

Beyond its role as the main contractor, HTN will also undertake new strategic missions within Hung Thịnh Group in the coming period. With the plans currently being implemented, we believe tangible results will be achieved in the near future.

Ms. Tran Ngoc Bich (authorized representative of shareholder Vo Tran Thanh Thuy): Over the past period, many companies have undergone significant restructuring of their workforce and management teams. During the new term of the Board of Directors, what changes will the Company make to strengthen its corporate governance and management capabilities to support its next phase of development?

The Chairing Committee: The current business environment requires corporate leaders to possess hands-on experience, proven execution capability, and the ability to navigate an increasingly volatile environment.

Accordingly, the key criterion for the new Board of Directors is practical experience and execution capability. We prioritize individuals who have personally gone through different market cycles and possess solid experience in corporate governance, finance, investment, and operations.

As our Chairman has shared, Hung Thịnh Incons will soon take on additional strategic missions, requiring a leadership team with the expertise, resilience, and experience to

deliver. We will continue to streamline our organization, making it leaner, stronger, and more effective.

Ms. Le Thi Le (authorized representative of shareholder Nguyen Van Bang): Although the market has shown encouraging signs of recovery, HTN's 2026 business plan remains relatively conservative. How does the Board of Directors view the Company's prospects in the coming period? What gives the Board confidence in achieving the targets that have been set?

The Chairing Committee: Our business plan is built on the projects currently under implementation as well as the Company's core competencies. The Board's principle is that every target must be backed by a realistic basis for execution.

The market has become much more positive compared to the previous period. At the same time, we are focusing on resolving outstanding issues one by one. Many shareholders have sent us messages expressing their appreciation that Hung Thinh Incons has continued to pay dividends despite the challenges of recent years.

Looking ahead, transforming HTN into a real estate developer has long been part of our strategic vision and is being implemented step by step. Given the nature of the real estate industry, revenue and profits are typically recognized around two years after project implementation. Accordingly, 2026 will serve as a foundation year for the Company's next phase of growth.

As this strategy is closely aligned with our core business, the Group's overall development strategy, and indeed one of the Group's strategic missions, we have adopted a prudent yet proactive approach. While our planning remains cautious, execution will be decisive and focused. We believe this will mark the beginning of a new chapter for the Company, and we look forward to reporting tangible results to our shareholders in the near future.

Shareholder Vu Thi Hoang Bac: Could the Management Board provide further details on Hung Thinh's business plans in the coming period to enhance shareholder value and improve the Company's share price? Could you also share an update on the Group's current business situation?

The Chairing Committee: Hung Thinh Incons is an independent company, while also being part of the Hung Thinh Corporation ecosystem and consistently aligned with the Group's overall development strategy and mission. Our mission is to develop affordable real estate products, create value for customers and shareholders, and generate employment opportunities. There have been periods of favorable market conditions as well as periods of significant challenges, but we have never wavered from this mission.

Over the past period, Hung Thinh Corporation has focused its utmost efforts on restructuring and addressing each issue systematically. With the policies of the Party and the Government, together with the support of local authorities, many of the key bottlenecks have now been substantially resolved. Building on this continued support, we will implement various plans and strengthen our capabilities to prepare for the next market cycle. Hung Thinh Incons will also undertake additional responsibilities as part of the Hung Thinh Corporation's overall development strategy. With strong determination, we are confident that we will bring Hung Thinh back onto a new path of stable and sustainable growth.

8. **Voting and election instructions:**

Mr Dinh Ngoc Trien – The Head of the Vote Counting Committees provided instructions on secret-ballot voting.

The Meeting voted to approve the secret ballot voting procedures with a 100% approval rate.

IV. THE GENERAL MEETING PROCEEDS TO VOTE ON REPORTS AND PROPOSALS

The number of shareholders as of the time of voting is **22** shareholders, owning and representing **46.000.077** shares, accounting for **51,6%** of the total voting shares.

V. VOTING AND ELECTION RESULTS

Mr Dinh Ngoc Trien - The head of the Vote Counting Committees announces the voting and election results:

1. **Approve the Board of Directors' Report on the 2025 operating results and the 2026 Business Plan**

Voting results: This content was approved with a 99,999% approval rate of the total voting shares held by the shareholders present/represented at the meeting, specifically:

No	Number of votes		Voting ratio
1	Total number of voting shares	46.000.077 votes	100%
2	Total number of valid votes	46.000.077 votes	100%
3	Total number of invalid votes	0 votes	0 %
4	Number of "For" votes	45.999.777 votes	99,999%
5	Number of "Against" votes	0 votes	0%
6	Number of "Abstain" votes	300 votes	0,001%

2. **Approve the Report on the Activities of Independent Members of the Board of the Directors and reports on the activities of the Audit committee**

Voting results: This content was approved with a 100% approval rate of the total voting shares held by the shareholders present/represented at the meeting, specifically:

No	Number of votes		Voting ratio
1	Total number of voting shares	46.000.077 votes	100%
2	Total number of valid votes	46.000.077 votes	100%

3	Total number of invalid votes	0 votes	0 %
4	Number of "For" votes	46.000.077 votes	100%
5	Number of "Against" votes	0 votes	0%
6	Number of "Abstain" votes	0 votes	0%

3. Approval of the Board of Management's report on the 2025 business results and the 2026 Operational Plan

Voting results: This content was approved with a 100% approval rate of the total voting shares held by the shareholders present/represented at the meeting, specifically:

No	Number of votes		Voting ratio
1	Total number of voting shares	46.000.077 votes	100%
2	Total number of valid votes	46.000.077 votes	100%
3	Total number of invalid votes	0 votes	0 %
4	Number of "For" votes	46.000.077 votes	100%
5	Number of "Against" votes	0 votes	0%
6	Number of "Abstain" votes	0 votes	0%

4. Approval of Proposal No. 01/2026/TTr-ĐHĐCĐ regarding the Approval of the Company's Audited Financial Statements for 2025

Voting results: This content was approved with a 100% approval rate of the total voting shares held by the shareholders present/represented at the meeting, specifically:

No	Number of votes		Voting ratio
1	Total number of voting shares	46.000.077 votes	100%
2	Total number of valid votes	46.000.077 votes	100%
3	Total number of invalid votes	0 votes	0 %
4	Number of "For" votes	46.000.077 votes	100%
5	Number of "Against" votes	0 votes	0%
6	Number of "Abstain" votes	0 votes	0%

5. **Approval of Proposal No. 02/2026/TTr-ĐHĐCĐ regarding the Approval of the 2025 profit distribution plan**

Voting results: This content was approved with a 100% approval rate of the total voting shares held by the shareholders present/represented at the meeting, specifically:

No	Number of votes		Voting ratio
1	Total number of voting shares	46.000.077 votes	100%
2	Total number of valid votes	46.000.077 votes	100%
3	Total number of invalid votes	0 votes	0 %
4	Number of "For" votes	46.000.077 votes	100%
5	Number of "Against" votes	0 votes	0%
6	Number of "Abstain" votes	0 votes	0%

6. **Approval of Proposal No. 03/2026/TTr-ĐHĐCĐ regarding the approval of the 2026 business plan**

Voting results: This content was approved with a 100% approval rate of the total voting shares held by the shareholders present/represented at the meeting, specifically:

No	Number of votes		Voting ratio
1	Total number of voting shares	46.000.077 votes	100%
2	Total number of valid votes	46.000.077 votes	100%
3	Total number of invalid votes	0 votes	0 %
4	Number of "For" votes	46.000.077 votes	100%
5	Number of "Against" votes	0 votes	0%
6	Number of "Abstain" votes	0 votes	0%

7. **Approval of Proposal No. 04/2026/TTr-ĐHĐCĐ regarding the approval of the selection of an auditing firm for the 2026 fiscal year**

Voting results: This content was approved with a 99,999% approval rate of the total voting shares held by the shareholders present/represented at the meeting, specifically:

No	Number of votes		Voting ratio
1	Total number of voting shares	46.000.077 votes	100%
2	Total number of valid votes	46.000.077 votes	100%
3	Total number of invalid votes	0 votes	0 %
4	Number of "For" votes	45.999.777 votes	99,999%
5	Number of "Against" votes	0 votes	0%
6	Number of "Abstain" votes	300 votes	0,001%

8. **Approve Proposal No. 05/2026/TTr-DHĐCĐ regarding the approval of the remuneration for the Board of Directors and the Company Secretary in 2025 and the projected remuneration for 2026**

Voting results: This content was approved with a 100% approval rate of the total voting shares held by the shareholders present/represented at the meeting, specifically:

No	Number of votes		Voting ratio
1	Total number of voting shares	46.000.077 votes	100%
2	Total number of valid votes	46.000.077 votes	100%
3	Total number of invalid votes	0 votes	0 %
4	Number of "For" votes	46.000.077 votes	100%
5	Number of "Against" votes	0 votes	0%
6	Number of "Abstain" votes	0 votes	0%

9. **Approval of Proposal No. 06/2026/TTr-DHĐCĐ regarding the approval of contracts and transactions with related parties of the Company**

Voting results: This content was approved with a 100% approval rate of the total voting shares held by the shareholders present/represented at the meeting, specifically:

No	Number of votes		Voting ratio
1	Total number of voting shares	46.000.077 votes	100%
2	Total number of valid votes	46.000.077 votes	100%

3	Total number of invalid votes	0 votes	0 %
4	Number of "For" votes	46.000.077 votes	100%
5	Number of "Against" votes	0 votes	0%
6	Number of "Abstain" votes	0 votes	0%

10. **Approve the Proposal No. 07/2026/TTr-DHDCĐ regarding the termination of the 2021 – 2026 term of the Board of Directors and the election of members of the Board of Directors for the 2026 – 2031 term.**

Voting results: This content was approved with a 100% approval rate of the total voting shares held by the shareholders present/represented at the meeting, specifically:

No	Number of votes		Voting ratio
1	Total number of voting shares	46.000.077 votes	100%
2	Total number of valid votes	46.000.077 votes	100%
3	Total number of invalid votes	0 votes	0 %
4	Number of "For" votes	46.000.077 votes	100%
5	Number of "Against" votes	0 votes	0%
6	Number of "Abstain" votes	0 votes	0%

11. **Approve the Proposal No 08/2026/TTr-DHDCĐ on the increase of charter capital from equity.**

Voting results: This content was approved with a 100% approval rate of the total voting shares held by the shareholders present/represented at the meeting, specifically:

No	Number of votes		Voting ratio
1	Total number of voting shares	46.000.077 votes	100%
2	Total number of valid votes	46.000.077 votes	100%
3	Total number of invalid votes	0 votes	0 %
4	Number of "For" votes	46.000.077 votes	100%
5	Number of "Against" votes	0 votes	0%
6	Number of "Abstain" votes	0 votes	0%

The 2026 Annual General Meeting of Shareholders unanimously elected members of the Board of Directors for the 2026 – 2031 term, specifically:

No	Full name	Proportion
1	Nguyen Dinh Trung	100%
2	Truong Van Viet	100%
3	Tran Quoc Van	100%
4	Phan Thanh Tung (Independent member)	100%
5	Nguyen Hoai Thanh (Independent member)	100%

VI. SUMMARY OF THE GENERAL MEETING

1. The General Meeting of Shareholders approves the Minutes of the Meeting:

Mr. Nguyen Ngoc Long – Head of the General Meeting Secretariats reads the draft Minutes, Resolutions of the 2026 Annual General Meeting of Shareholders.

The Meeting voted to approve the Minutes and Resolutions of the General Meeting of Shareholders with a 100% approval rate of the total voting shares present at the Meeting.

2. Closing speech of the General Meeting of Shareholders

Mr. Nguyen Dinh Trung – Chairman of the Meeting delivers the closing speech.

3. End of the Meeting:

The 2026 Annual General Meeting of Shareholders of Hung Thinh Incons Joint Stock Company concluded at 16:00 on the same day.

The General Meeting of Shareholders assigns the Board of Directors and the Executive Board of the Company to organize and implement the contents approved at the General Meeting of Shareholders.

**MEETING SECRETARIATS
COMPANY SECRETARY DIRECTORS**

**CHAIRMAN OF THE MEETING
CHAIRMAN OF THE BOARD OF DIRECTORS**



NGUYEN NGOC LONG



NGUYEN DINH TRUNG





Handwritten signature or initials



RESOLUTION

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

HUNG THINH INCONS JOINT STOCK COMPANY

- Based on the Enterprise Law No. 59/2020/QH14 promulgated by the National Assembly on June 17, 2020, and its implementing guidelines;
- Based on the Securities Law No. 54/2019/QH14 issued by the National Assembly on November 26, 2019, and its implementing guidelines;
- Based on the Articles of Association of Hung Thinh Incons Joint Stock Company (“Company”);
- Based on the Annual General Meeting of Shareholders 2026 documents provided by the Company to its shareholders;
- Based on the Minutes of the Annual General Meeting of Shareholders of the Company dated June 26, 2026.

RESOLUTION:

Article 1. The General Meeting of Shareholders of Hung Thinh Incons Joint Stock Company (“the General Meeting of Shareholders”) approved the reports presented at the General Meeting of Shareholders, including:

No.	Report	Approval rate (%)
1.	Board of Directors' Report on Performance in 2025 and Plan for 2026	100%
2.	Reports on the activities of independent members of the Board of Directors and reports on the activities of the Audit committee	100%
3.	The CEO's report on the 2025 performance results and the 2026 plan	100%

Article 2. The General Meeting of Shareholders approved the proposals presented at the meeting, including:

- 2.1. Proposal No. 01/2026/TTr-ĐHĐCĐ regarding the approval of the Company's audited financial statements for 2025, accordingly:



a. Audited consolidated financial statements for the year 2025:

- Balance sheet:

Unit: VND

No.	Target	FY 2024	FY 2025
I	Total Assets	7,656,387,400,986	7,359,477,003,205
1	Current assets	7,120,955,383,085	6,786,730,453,512
2	Long-term assets	535,432,017,901	572,746,549,693
II	Total Liabilities and Equity	7,656,387,400,986	7,359,477,003,205
1	Liabilities	6,114,406,042,070	5,801,638,580,016
2	Equity	1,541,981,358,916	1,557,838,423,189

- Business Performance Report:

Unit: VND

No.	Target	FY 2024	FY 2025
1	Net Revenue	1,140,492,454,254	630,688,865,509
2	Profit before tax	31,142,413,659	25,241,379,551
3	Profit after tax	25,612,193,420	18,325,734,995

b. Audited separate financial statements for 2025:

- Balance sheet:

Unit: VND

No.	Target	FY 2024	FY 2025
I	Total Assets	6,964,162,125,020	6,673,242,059,464
1	Current assets	6,555,470,000,350	6,214,164,041,697
2	Long-term assets	408,692,124,670	459,078,017,767
II	Total Funding	6,964,162,125,020	6,673,242,059,464
1	Liabilities	5,616,846,133,148	5,304,936,723,448
2	Equity	1,347,315,991,872	1,368,305,336,016

- Business Performance Report:

Unit: VND

No.	Target	FY 2024	FY 2025
1	Net revenue	1,119,940,593,629	620,949,327,532
2	Profit before tax	26,763,475,380	29,561,383,356
3	Profit after tax	21,902,101,481	22,767,473,421

The contents of the proposal were approved with a 100% vote of approval

2.2. Proposal No. 02/2026/TTr-DHĐCĐ regarding the approval of the profit distribution plan for 2025, accordingly:

- Profit distribution plan:

No.	Target	Value (VND/year)
1	Undistributed after-tax profit for 2025	22,767,473,421
2	Fund allocation	2,504,422,077
	Development investment fund: 3%	683,024,203
	Reward fund: 5%	1,138,373,671
	Welfare fund: 3%	683,024,203
3	Remaining profit in 2025 after deducting funds (3=1-2)	20,263,051,344
4	Remaining profit from the previous year	263,765,373,376
5	Remaining profit after deducting funds (5=3+4)	284,028,424,720

The General Shareholders' Meeting approved the decision not to pay dividends; all remaining profits will be used to supplement working capital for business operations and the Company's financial resources.

The contents of the proposal were approved with a 100% vote of approval.

2.3. Proposal No. 03/2026/TTr-DHĐCĐ regarding the approval of the 2026 business plan, accordingly:

No.	Content	Value (VND/year)
1	Total revenue (consolidated)	2,204,146,540,900
2	Profit before tax (consolidated)	69,054,313,464
3	Profit after tax (consolidated)	50,262,500,875

The contents of the Proposal were approved with a 100% vote of approval.

717
3 T
HÀ
THI
ON:
HỒ

2.4. Proposal No. 04/2026/TTr-DHĐCĐ regarding the approval of the selection of the auditing firm for the 2026 fiscal year, accordingly:

Authorize the Board of Directors (“**BOD**”) to select the auditing firm for the Company’s financial statements for fiscal year 2026, based on the selection of one of the auditing firms approved by the State Securities Commission.

The contents of the Proposal were approved with a 99,999% vote of approval.

2.5. Proposal No. 05/2026/TTr-DHĐCĐ Regarding the approval of Remuneration for the Board of Directors and the Head of Corporate Governance in 2025 and the Proposed Remuneration Levels for the Board of Directors and the Head of Corporate Governance in 2026:

a. Remuneration paid in 2025:

No	Position	Remuneration per person per month (VND)
1.	Chairman of the Board	10,000,000
2.	Vice Chairman of the Board of Directors	8,000,000
3.	Board Member	5,000,000
4.	Corporate Governance Officer	5,000,000

b. Expected remuneration to be paid in 2026:

No	Position	Remuneration per person per month (VND)
1.	Chairman of the Board	10,000,000
2.	Vice Chairman of the Board of Directors	8,000,000
3.	Board Member	5,000,000
4.	Corporate Governance Officer	5,000,000

Payment Method and Time: Payments are made monthly and settled at the end of the fiscal year. Payments are due between the 26th and 30th of the same month.

The contents of the Proposal were approved with a 100% vote of approval

2.6. Proposal No. 06/2026/TTr-DHĐCĐ regarding the approval of contracts and transactions with related parties of the Company, accordingly:

- a. Approving the policy of signing contracts and transactions between Hung Think Incons Joint Stock Company with a value equal to or greater than 35% or transactions resulting in a total transaction value arising within 12 (*twelve*) months from the date of the first transaction with a value of 35% or more of the total asset value of the Company as recorded in the most recent published financial statements.

Subjects of contract/transaction signing: attached to Proposal No. 06/2026/TTr-DHĐCĐ.

The main content of signed contracts and transactions includes:

- (i) Construction contract;
- (ii) Borrowing/lending, loan guarantees and other loan security measures (pledging, mortgage), excluding transactions involving loans and guarantees for shareholders or related parties of shareholders that the Company is not permitted to undertake under the law;
- (iii) Buying and selling securities;
- (iv) Leasing, renting property; buying and selling products, supplies/materials, and equipment for production and construction;
- (v) Service/service provision contracts; other civil and commercial contracts.

The specific value of each transaction: based on the price at the time and for each specific contract, while ensuring the Company's interests are protected.

- b. Approving contracts, loan transactions, or asset sales with a value exceeding 10% of the Company's total assets as recorded in the most recent financial statement, between the Company and a shareholder/group of shareholders owning 51% or more of the total voting shares or a related party of that shareholder/group of shareholders. The specific value of each transaction: based on the price at the time and in each specific contract, ensuring the Company's interests are protected.
- c. Approving granting loans or guarantees to members of the Board of Directors, the General Director, other managers who are not shareholders, and individuals ~~or organizations related to these entities~~. The specific value of each transaction: based on the price at the time and for each specific contract, while ensuring the interests of the Company.
- d. Implementation period: From the date the General Meeting of Shareholders' resolution approving the above contents takes effect until the General Meeting of Shareholders issues a new resolution to replace it. Content related to this Proposal that was approved in the previous General Meeting of Shareholders' resolution will cease to be effective from the date the new resolution takes effect.

27
Y
NH
3
HI

- e. Authorize the Board of Directors and the General Director of the Company to decide on and approve, as well as conclude and execute each specific contract and transaction based on the Company's actual situation, and to carry out the procedures related to the signing and execution of the aforementioned contracts and transactions. This authorization is valid from the date the General Meeting of Shareholders' resolution is passed until the General Meeting of Shareholders' resolution replaces it and is not limited by a period of 01 (one) year.

2.7. *Proposals No. 07/2026/TTr-ĐHĐCĐ on the early termination of the Board of Directors' term 2021-2026 and the election of Board members for the term 2026-2031.*

The contents of the Proposal were approved with a 100% vote of approval.

2.8. *Proposal No. 08/2026/TTr-ĐHĐCĐ regarding increasing charter capital from equity.*

The contents of the Proposal were approved with a 100% vote.

I. Approval of the share issuance plan to increase share capital from equity capital with the following key information:

1. Share name: Hung Thinh Incons Joint Stock Company Shares
2. Stock code: HTN
3. Exchange: HOSE
4. Share type: Common shares
5. Par value: VND 10,000/share
6. Total number of outstanding shares: 89,116,411 shares
7. Total value of outstanding shares (calculated at par value): VND 891,164,110,000
8. Total number of shares expected to be issued: 44,558,205 shares
9. Total value of new shares expected (calculated at par value): VND 445,582,050,000
10. Total charter capital expected after issuance: VND 1,336,746,160,000 VND
11. Issuance method: Issuance of shares to increase share capital from equity capital
12. Issuance recipients: Existing shareholders whose names are on the list of securities holders on the last registration date to exercise the right to receive shares provided by the Vietnam Securities Depository and Clearing Corporation (VSDC) (The General Meeting of Shareholders authorizes the Board of Directors to decide the closing date of the list)
13. Expected issuance ratio: 50%
14. Expected exercise ratio: 2:1 (On the last registration date to finalize the list of shareholders to exercise the right, each existing shareholder owning 02 shares will be entitled to receive 01 newly issued share)
15. Method of handling fractional shares: In case of fractional shares, the number of additional shares issued to each shareholder will be rounded down to the nearest whole number, the decimal fraction (if any) will be canceled and the new charter capital will be registered based on the actual number of shares distributed.

Example: On the last registration date for the issuance of dividend shares, shareholder A, who owns 87 shares of the Company, will receive 43.5 newly issued shares. However, due to rounding down to the nearest whole number, shareholder A will actually only receive 43 new shares, and the 0.5 fractional share will be canceled.

16. Funding source: From the equity capital of Hung Think Incons Joint Stock Company based on the audited financial statements for 2025, including: Undistributed after-tax profit and share capital surplus.

The General Meeting of Shareholders authorizes the Board of Directors to balance and decide on the details of the funding sources to be used from the above-mentioned sources.

17. Expected implementation time: Expected Q3/2026 – Q4/2026, after the State Securities Commission (SSC) announces the receipt of complete issuance report documents. The General Meeting of Shareholders authorizes the Board of Directors to decide on the specific issuance date.

18. Transfer restrictions: New shares are not subject to transfer restrictions.

19. Transfer of rights: The right to receive shares issued from equity capital is not transferable.

20. Registration and supplementary listing of new shares: New shares issued from equity capital (based on the actual issuance results report after issuance) are supplementary registered with the Vietnam Securities Depository and Clearing Corporation (VSDC) and supplementary listed on the Ho Chi Minh Stock Exchange (HOSE).

II. Amendments and additions to the Charter of Hung Think Incons Joint Stock Company after issuance

Through the policy of amending and supplementing the charter capital clause in the current Articles of Association based on the Report on the actual results of the share issuance after the issuance.

Other provisions of the Charter remain unchanged and are still in full force and effect.

III. Through implementation

Authorize/delegate the Board of Directors, based on its functions, duties, and powers, to perform the following duties:

1. Select an appropriate time to implement the plan for issuing shares to increase share capital from equity;
2. Decide on the details of the Issuance Plan approved by the General Meeting of Shareholders (including amendments, adjustments, additions, etc., to suit the actual situation and the requirements of competent authorities to ensure the successful issuance of new shares within the scope approved by the General Meeting of Shareholders);
3. Approve the implementation of the Issuance Plan; approve the registration dossier for the issuance of new shares (including additions, amendments, and explanations of documents in the Issuance Dossier); contents related to the foreign ownership ratio and other issues related to the issuance of new shares in accordance with the law, the approval of the General Meeting of Shareholders, and the guidance of competent authorities;



4. Adjust and supplement all other contents and issues not presented in this share issuance plan that, in accordance with applicable laws, must be met and/or aimed at clarifying the contents and issues of this plan to ensure that the Company's share issuance is carried out in accordance with the law and best protects the interests of the Company's shareholders. The Board of Directors is responsible for reporting to the next General Meeting of Shareholders on the relevant adjustments;
5. Decide on (i) registering the increase in charter capital at the Business Registration Authority; (ii) amending and supplementing the Charter; (iii) depositing and listing additional New Shares at VSDC and HOSE according to the actual issuance results;
6. Perform all necessary tasks and procedures to successfully issue the new shares according to the Issuance Plan.

2.9. *The 2026 Annual General Meeting of Shareholders unanimously elected the members of the Board of Directors for the term 2026 – 2031, specifically:*

No	Full name	Approval Rate
1	Nguyen Dinh Trung	100%
2	Truong Van Viet	100%
3	Tran Quoc Van	100%
4	Phan Thanh Tung (Independent member)	100%
5	Nguyen Hoai Thanh (Independent member)	100%

Article 3. The Board of Directors and the General Director of the Company are responsible for organizing, directing, and overseeing the implementation and monitoring of the Resolution of the Company's 2026 Annual General Meeting of Shareholders.

Article 4. This resolution takes effect from the date of signing.

Article 5. Shareholders, members of the Board of Directors, the Executive Board, departments/divisions, and relevant individuals of the Company shall be responsible for implementing this Resolution.

Recipients:

- As per Article 5, "for implementation";
- Shareholders;
- Office of the Board of Directors.

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



Nguyen Dinh Trung



HE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Cam Lam, June 26....., 2026

No: 01.../2026/TT-DHĐCĐ

REPORT

Subject: Approval of the Company's audited financial statements for 2025

Respectfully submitted to: **THE GENERAL MEETING OF SHAREHOLDERS**

- Based on the Enterprise Law No. 59/2020/QH14 promulgated by the National Assembly on June 17, 2020, and its implementing guidelines;
- Based on the Articles of Association of Hung Thinh Incons Joint Stock Company,

The Board of Directors of Hung Thinh Incons Joint Stock Company respectfully submits to the General Meeting of Shareholders (“GS”) for consideration and approval the 2025 financial statements audited by AASC Auditing Firm Co., Ltd., including the following key indicators:

I. Audited consolidated financial statements for the year 2025:

1. Balance Sheet

Unit: VND

STT	Target	FY 2024	FY 2025
I	Total Assets	7,656,387,400,986	7,359,477,003,205
1	Current assets	7,120,955,383,085	6,786,730,453,512
2	Long-term assets	535,432,017,901	572,746,549,693
II	Total Funding	7,656,387,400,986	7,359,477,003,205
1	Liabilities	6,114,406,042,070	5,801,638,580,016
2	Equity	1,541,981,358,916	1,557,838,423,189

2. Business Performance Report

Unit: VND

STT	Target	FY 2024	FY 2025
1	Net Revenue	1,140,492,454,254	630,688,865,509
2	Profit before tax	31,142,413,659	25,241,379,551
3	Profit after tax	25,612,193,420	18,325,734,995

II. Audited separate financial statements for 2025:

1. Balance Sheet

Unit: VND

STT	Target	FY 2024	FY 2025
I	Total Assets	6,964,162,125,020	6,673,242,059,464
1	Current assets	6,555,470,000,350	6,214,164,041,697
2	Long-term assets	408,692,124,670	459,078,017,767
II	Total Funding	6,964,162,125,020	6,673,242,059,464
1	Liabilities	5,616,846,133,148	5,304,936,723,448
2	Equity	1,347,315,991,872	1,368,305,336,016

2. Business Performance Report

Unit: VND

STT	Target	FY 2024	FY 2025
1	Net revenue	1,119,940,593,629	620,949,327,532
2	Profit before tax	26,763,475,380	29,561,383,356
3	Profit after tax	21,902,101,481	22,767,473,421

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

Recipients:

- All shareholders of the Company;
- Office of the Board of Directors.

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



Nguyen Dinh Trung



No: 02./2026/TT-ĐHĐCĐ

THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Cam Lam, June ...26....., 2026

REPORT

Subject: Approval of the Profit Distribution Plan for 2025

Respectfully submitted to: **THE GENERAL MEETING OF SHAREHOLDERS**

- Based on the Enterprise Law No. 59/2020/QH14 promulgated by the National Assembly on June 17, 2020, and its implementing guidelines.
- Based on the Articles of Association of Hung Thinh Incons Joint Stock Company,

The Board of Directors of Hung Thinh Incons Joint Stock Company respectfully submits to the General Meeting of Shareholders ("GS") for consideration and approval the Profit Distribution Plan for 2025 as follows:

STT	Target	Value (VND/year)
1	Undistributed after-tax profit for 2025	22,767,473,421
2	Fund allocation	2,504,422,077
	Development investment fund: 3%	683,024,203
	Reward fund: 5%	1,138,373,671
	Welfare fund: 3%	683,024,203
3	Remaining profit in 2025 after deducting funds (3=1-2)	20,263,051,344
4	Remaining profit from the previous year	263,765,373,376
5	Remaining profit after deducting funds (5=3+4)	284,028,424,720

We respectfully submit to the General Meeting of Shareholders for voting the profit distribution plan for 2025 and authorize the Board of Directors to carry out the necessary procedures related to the distribution of profits for 2025.

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

Recipients:

- All shareholders of the Company;
- Office of the Board of Directors.

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



Nguyen Dinh Trung



THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Cam Lam, June ..26....., 2026

No: 03./2026/TT-ĐHĐCĐ

REPORT

Subject: Approval of the 2026 Business Plan

Respectfully submitted to: **THE GENERAL MEETING OF SHAREHOLDERS**

HUNG THINH INCONS JOINT STOCK COMPANY

- *Based on the Enterprise Law No. 59/2020/QH14 promulgated by the National Assembly on June 17, 2020, and its implementing guidelines.*
- *Based on the Articles of Association of Hung Thinh Incons Joint Stock Company,*

The Board of Directors of Hung Thinh Incons Joint Stock Company respectfully submits to the General Meeting of Shareholders ("GS") for consideration and approval the Business Plan for 2026 as follows:

STT	Content	Value (VND/year)
1	Total revenue (consolidated)	2,204,146,540,900
2	Profit before tax (consolidated)	69,054,313,464
3	Profit after tax (consolidated)	50,262,500,875

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

Recipients:

- *All shareholders of the Company;*
- *Office of the Board of Directors.*

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



Nguyen Dinh Trung



THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Cam Lam, June26....., 2026

No: ..04./2026/TT- ĐHĐCĐ

REPORT

Subject: Approval of the Audit Firm Selection for the 2026 Fiscal Year

Respectfully submitted to: **THE GENERAL MEETING OF SHAREHOLDERS**

- *Based on the Enterprise Law No. 59/2020/QH14 promulgated by the National Assembly on June 17, 2020, and its implementing guidelines;*
- *Based on the Articles of Association of Hung Thinh Incons Joint Stock Company,*

The Board of Directors of Hung Thinh Incons Joint Stock Company respectfully submits to the General Meeting of Shareholders (“GS”) for consideration and approval the authorization for the Board of Directors to select an auditing firm for the Company's financial statements for the fiscal year 2026, based on the selection of one of the auditing firms approved by the State Securities Commission.

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

Recipients:

- *All shareholders of the Company;*
- *Office of the Board of Directors.*

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



Nguyen Dinh Trung



THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

No: 65 /2026/TT- ĐHĐCĐ

Cam Lam, June ...26....., 2026

REPORT

Subject: Through the remuneration of the Board of Directors and the person in charge of company administration in 2025 and the projected remuneration level for 2026

Respectfully submitted to: **THE GENERAL MEETING OF SHAREHOLDERS**

- *Based on the Enterprise Law No. 59/2020/QH14 promulgated by the National Assembly on June 17, 2020, and its implementing guidelines;*
- *Pursuant to the Articles of Association of Hung Thinh Incons Joint Stock Company (“Company”),*

The Board of Directors of Hung Thinh Incons Joint Stock Company (“**Board of Directors**”) respectfully submits to the General Meeting of Shareholders (“**General Meeting of Shareholders**”) for consideration and approval the remuneration of the Board of Directors and the person in charge of corporate governance for 2025 and the remuneration of the Board of Directors and the person in charge of corporate governance expected to be paid in 2026 as follows:

I. Remuneration paid in 2025:

STT	Position	Remuneration per person per month (VND)
1.	Chairman of the Board	10,000,000
2.	Vice Chairman of the Board of Directors	8,000,000
3.	Board Member	5,000,000
4.	Controller	5,000,000
5.	Corporate Governance Officer	5,000,000

II. Expected remuneration for 2026:



Based on the projected business plan for 2026, we respectfully submit to the General Meeting of Shareholders for consideration and approval the following remuneration levels for 2026:

STT	Position	Remuneration per person per month (VND)
1.	Chairman of the Board	10,000,000
2.	Vice Chairman of the Board of Directors	8,000,000
3.	Board Member	5,000,000
4.	Corporate Governance Officer	5,000,000

Payment method and timing: Payments are made monthly and settled at the end of the fiscal year. Payments are due between the 26th and 30th of the same month.

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

Recipients:

- All shareholders of the Company;
- Office of the Board of Directors

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



Nguyễn Đình Trung
Nguyễn Đình Trung

No: 06./2026/TT- ĐHĐCĐ

REPORT***Subject: Approval of Contracts and Transactions with Related Parties of the Company***Respectfully submitted to: **THE GENERAL MEETING OF SHAREHOLDERS**

- *Based on the Enterprise Law No. 59/2020/QH14 promulgated by the National Assembly on June 17, 2020, and its implementing guidelines;*
- *Based on the Articles of Association of Hung Thinh Incons Joint Stock Company,*

The Board of Directors of Hung Thinh Incons Joint Stock Company (“**Board of Directors**”) respectfully submits the following matters to the General Meeting of Shareholders (“**General Meeting of Shareholders**”) for consideration and approval:

1. Through the policy of signing contracts and transactions between Hung Thinh Incons Joint Stock Company (“**Company**”) with a value equal to or greater than 35% or transactions resulting in a total transaction value arising within 12 (*twelve*) months from the date of the first transaction with a value of 35% or more of the total asset value of the Company as recorded in the most recent published financial statements.
 - a. Parties to the contract/transaction: as per the attached Appendix.
 - b. The main content of signed contracts and transactions includes:
 - Construction contract for the project;
 - Lending/borrowing, loan guarantees, and other loan security measures (pledging, mortgaging), excluding transactions involving loans and guarantees.
 - Buying and selling securities;
 - Renting and leasing properties; buying and selling products, supplies/materials, and equipment for production and construction.
 - Service/service provision contracts; other civil and commercial contracts.
 - c. Specific value of each transaction: based on the price at each specific time and contract, while ensuring the Company's interests are protected.
2. Through contracts, loan transactions, or asset sales with a value exceeding 10% of the Company's total assets as recorded in the most recent financial statement, between the Company and a shareholder/group of shareholders owning 51% or more of the total voting shares or a related party of that shareholder/group of shareholders.

The specific value of each transaction: based on the price at the time and for each specific contract, while ensuring the Company's interests are protected.
3. Through granting loans or guarantees to members of the Board of Directors, members of the Supervisory Board, the General Director, other managers who are not shareholders, and individuals or organizations related to these entities.



The specific value of each transaction: based on the price at the time and for each specific contract, while ensuring the Company's interests are protected.

4. Implementation period: from the date the General Meeting of Shareholders' resolution approving the above-mentioned contents takes effect until the General Meeting of Shareholders issues a new resolution to replace it. Content related to this Proposal that was approved in the previous General Meeting of Shareholders' resolution will cease to be effective from the date the new resolution takes effect.
5. Authorize the Board of Directors and the General Director of the Company to decide on and approve, as well as conclude and execute each specific contract and transaction based on the Company's actual situation, and to carry out the procedures related to the signing and execution of the aforementioned contracts and transactions. This authorization is valid from the date the General Meeting of Shareholders' resolution is passed until the General Meeting of Shareholders' resolution replaces it and is not limited by a period of 01 (one) year.

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

Recipients:

- All shareholders of the Company;
- Office of the Board of Directors.

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



Nguyen Dinh Trung

APPENDIX

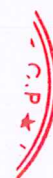
(Attached is Report No...06..... /2026/TTr-DHDCĐ June...26..., 2026)

No.	SUBJECTS WITH INTERESTS
1.	Hung Thinh Group Joint Stock Company
2.	Binh Trieu Mechanical & Construction Joint Stock Company
3.	Hung Thinh Cam Ranh One-Member Limited Liability Company
4.	Khai Huy Quan Joint Stock Company
5.	Hung Thinh Land Joint Stock Company
6.	Cam Ranh International Real Estate Joint Stock Company
7.	Vietnam Investment and Project Development Services Joint Stock Company
8.	Hung Thinh Quy Nhon Real Estate Joint Stock Company
9.	Hung Thinh Investment Joint Stock Company
10.	Khang Thong Real Estate Investment and Business Joint Stock Company – Quy Nhon
11.	Hoan My Coconut Hill Trading & Services Joint Stock Company
12.	HTK Investment Joint Stock Company
13.	Khai Thinh Real Estate Joint Stock Company
14.	Property X Joint Stock Company
15.	Indec Investment and Construction Co., Ltd.
16.	Thuan Thanh Phat Construction and Trading Company Limited
17.	Hung Thinh Land Group Joint Stock Company
18.	Hung Thinh Real Estate Investment and Business Joint Stock Company
19.	Phuc Thinh Investment Management Joint Stock Company
20.	Thien Phuc Loi Trading and Service Company Limited
21.	Thien Phuc Loi Trading and Investment Joint Stock Company
22.	Hung Thinh Investment Group Joint Stock Company

No.	SUBJECTS WITH INTERESTS
23.	Saigon Garden Resort Joint Stock Company
24.	Hung Thinh Hospitality Joint Stock Company
25.	Hung Thinh Innovation Joint Stock Company
26.	Kim Cuc Real Estate Investment and Business Joint Stock Company
27.	BMC Quy Nhon Real Estate Investment and Business Joint Stock Company
28.	Hung Thinh Quy Nhon Entertainment Services Joint Stock Company
29.	Hung Thinh Retail Joint Stock Company
30.	Huong Sen Joint Stock Company
31.	Dong Xuan Thu Duc Co., Ltd.
32.	Nozomi Apartment Building Management Joint Stock Company
33.	Western Saigon Joint Stock Company
34.	Cam Ranh Mystery Joint Stock Company
35.	Hung Thinh Business Development Investment Company Limited
36.	Hung Thinh Construction Technology Joint Stock Company
37.	Dai Phuc Company Limited
38.	Phuoc Nhan Real Estate Joint Stock Company
39.	Vinh Tien Real Estate Joint Stock Company
40.	T&L Trading Joint Stock Company
41.	Vinatex Construction Investment Joint Stock Company
42.	Vung Tau Green Sea Tourism Joint Stock Company
43.	Thang Loi Company Limited
44.	Topenland Vietnam Joint Stock Company
45.	Minh Tuan Song Ray Tourism Joint Stock Company
46.	Ocean Ocean Joint Stock Company

No.	SUBJECTS WITH INTERESTS
47.	Topengroup Joint Stock Company
48.	Topenpay Joint Stock Company
49.	Topencar Joint Stock Company
50.	Topenvalue Joint Stock Company
51.	Topenasset Joint Stock Company
52.	Topeninsurance Joint Stock Company
53.	Topenid Joint Stock Company
54.	Linh Dam Real Estate Company Limited
55.	Tan Van Hoa Construction and Trading Joint Stock Company
56.	TopenMart Joint Stock Company
57.	Topen Investment Joint Stock Company
58.	TopenFintech Joint Stock Company
59.	TopenCapital Joint Stock Company
60.	TopenHome Joint Stock Company
61.	HT Project Development Investment Joint Stock Company
62.	Dat Phuong Nam Real Estate Investment and Construction Joint Stock Company
63.	Thuan An Real Estate Joint Stock Company
64.	Deo Ca Investment Joint Stock Company - Lam Dong
65.	Tan Hung Investment Joint Stock Company
66.	Topen AI Joint Stock Company
67.	Saigon Res Van Xuan Real Estate Company Limited
68.	Hung Thinh Legacy Joint Stock Company
69.	Hung Thinh Forestry Joint Stock Company
70.	TTD Hope Housing Development Company Limited

No.	SUBJECTS WITH INTERESTS
71.	Saigon Quy Nhon Investment Joint Stock Company
72.	Quy Nhon Golf Investment and Development Company Limited
73.	Anh Sao Joint Stock Company
74.	Hoa Binh Ham Ninh Joint Stock Company





THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Cam Lam, June26.....,2026

No: 03./2026/ TT- ĐHĐCĐ

REPORT

Subject: Election of Board of Directors members for the term 2026 – 2031

Respectfully submitted to: **THE GENERAL MEETING OF SHAREHOLDERS**

- Based on the Enterprise Law No. 59/2020/QH14 promulgated by the National Assembly on June 17, 2020, and its implementing guidelines;
- Based on the Articles of Association of Hung Thinh Incons Joint Stock Company,

The members of the Company's Board of Directors for the 2021 - 2026 term will conclude their term on October 17, 2026. To ensure the Company's governance, the Board of Directors of Hung Thinh Incons Joint Stock Company respectfully submits the following to the General Meeting of Shareholders ("GS") for consideration and approval:

1. To terminate the 2021-2026 term of the Company's Board of Directors early.
2. Election of the Company's Board of Directors for a term of 05 (five) years (2026 - 2031).
3. The Company's Board of Directors consists of 5 (five) members, including 2 (two) independent members.

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

Recipients:

- All shareholders of the Company;
- Office of the Board of Directors

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



Nguyễn Đình Trung
Nguyễn Đình Trung



SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom – Happiness

No: 08.../2026/TTr-ĐHĐCĐ

Cam Lam, June 26....., 2026

PROPOSAL

Ref: Approval of the plan for issuance of shares to increase share capital from owners' equity and related matters

Submitted to: THE GENERAL MEETING OF SHAREHOLDERS

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17 June 2020;
- Pursuant to the Law amending and supplementing a number of articles of the Law on Securities, the Law on Accounting, the Law on Independent Audit, the Law on State Budget, the Law on Management and Use of Public Assets, the Law on Tax Administration, the Law on Personal Income Tax, the Law on National Reserves, and the Law on Handling of Administrative Violations No. 56/2024/QH15 dated 29 November 2024;
- Pursuant to the Law on Securities No. 54/2019/QH14 dated 26 November 2019;
- Pursuant to Decree No. 155/2020/ND-CP dated 31 December 2020 of the Government, providing detailed regulations on the implementation of a number of articles of the Law on Securities;
- Pursuant to Decree No. 245/2025/ND-CP dated 11 September 2025 of the Government, amending and supplementing a number of articles of Decree No. 155/2020/ND-CP;
- Pursuant to Circular No. 118/2020/TT-BTC dated 31 December 2020 of the Ministry of Finance, providing guidance on certain matters regarding securities offering and issuance, public tender offers, share repurchase, registration of public companies, and cancellation of public company status;

- Pursuant to Circular No. 115/2025/TT-BTC dated 15 December 2025, amending and supplementing a number of articles of Circular No. 118/2020/TT-BTC;
- Pursuant to the Charter on Organization and Operation of Hung Thinh Incons Joint Stock Company.

The Board of Directors of Hung Thinh Incons Joint Stock Company respectfully submits to the General Meeting of Shareholders for approval the plan for share issuance to increase share capital from owners' equity as follows:

I. Approval of the plan for issuance of shares to increase share capital from owners' equity with the key information as follows:

1.	Name of shares:	Shares of Hung Thinh Incons Joint Stock Company
2.	Stock symbol:	HTN
3.	Trading exchange:	HOSE
4.	Type of shares:	Ordinary shares
5.	Par value:	VND 10,000/share
6.	Total number of outstanding shares:	89,116,411 shares
7.	Total value of outstanding shares (at par value):	VND 891,164,110,000
8.	Total number of shares expected to be additionally issued:	44,558,205 shares
9.	Total expected value of New Shares (at par value):	VND 445,582,050,000



10. Expected total charter capital after the issuance: VND 1,336,746,160,000
11. Issuance form: Issuance of shares to increase share capital from owners' equity
12. Offerees: Existing shareholders named in the list of securities owners on the record date for exercising the right to receive shares, as provided by the Vietnam Securities Depository and Clearing Corporation (VSDC) (the General Meeting of Shareholders authorizes the Board of Directors to decide the record date)
13. Expected issuance ratio: 50%
14. Expected right exercise ratio: 2:1 (On the record date for finalizing the list of shareholders entitled to exercise the right, each existing shareholder owning 02 shares will be entitled to receive 01 newly issued share)
15. Plan for handling fractional shares: In case fractional shares arise, the number of additional shares issued to each shareholder will be rounded down to the nearest unit; the decimal fraction, if any, will be cancelled and the new charter capital will be registered based on the number of shares actually distributed. Example: On the record date for the share issuance to pay dividends, Shareholder A owns 87 shares of the Company and would be entitled to receive 43.5 newly issued shares. However, due to rounding down to the nearest unit, Shareholder A will actually receive only 43 new

- shares and the 0.5 fractional share will be cancelled.
16. Funding source: From owners' equity of Hung Thinh Incons Joint Stock Company based on the audited financial statements for 2025, including undistributed profit after tax and share premium.
The General Meeting of Shareholders authorizes the Board of Directors to balance and decide in detail the funding sources to be used from the sources mentioned above.
17. Expected implementation period: Expected from Quarter III/2026 to Quarter IV/2026, after the State Securities Commission of Vietnam (SSC) issues a notice of receipt of the complete report documents for the issuance. The General Meeting of Shareholders authorizes the Board of Directors to decide the specific issuance time.
18. Transfer restriction: The New Shares are not subject to transfer restriction.
19. Transfer of rights: The right to receive shares issued from owners' equity is not transferable.
20. Additional depository registration and listing of the New Shares: The new shares issued from owners' equity (based on the actual issuance results report after the issuance) shall be additionally registered for depository at the Vietnam Securities Depository and Clearing Corporation (VSDC) and

additionally listed on the Ho Chi Minh City Stock Exchange (HOSE).

II. Amendment and supplementation of the Charter of Hung Think Incons Joint Stock Company after the issuance

Approval in principle of the amendment and supplementation of the article on charter capital in the current Charter on the basis of the report on the actual results of the share issuance after the issuance.

Other provisions of the Charter remain unchanged and shall continue to be valid and effective.

III. Approval of implementation

Assign/authorize the Board of Directors, based on its functions, duties and authority, to perform the following tasks:

1. Select the appropriate time to implement the plan for issuance of shares to increase share capital from owners' equity;
2. Decide detailed matters of the Issuance Plan approved by the General Meeting of Shareholders, including amendments, adjustments and supplements,... to suit the actual situation and meet the requirements of competent authorities, in order to ensure the successful issuance of New Shares within the scope approved by the General Meeting of Shareholders;
3. Approve the implementation of the Issuance Plan; approve the registration dossier for issuance of New Shares, including supplementation, revision and explanation of documents in the Issuance Dossier; address matters relating to the foreign ownership ratio and other matters relating to the issuance of New Shares in accordance with the law, the approval of the General Meeting of Shareholders and the guidance of competent authorities;
4. Adjust and supplement all contents and other matters not presented in this share issuance plan which are required to be satisfied under the law and/or are intended to clarify the contents and matters of this plan, in order to ensure that the

Company's share issuance is implemented in accordance with the law and in the best interests of the Company's shareholders. The Board of Directors shall report to the nearest General Meeting of Shareholders on the relevant adjustments;

5. Decide on (i) registration of the increase in charter capital with the Business Registration Authority; (ii) amendment and supplementation of the Charter; and (iii) additional depository registration and additional listing of the New Shares at VSDC and HOSE according to the actual issuance results;
6. Perform other necessary work and procedures for the successful issuance of the New Shares under the Issuance Plan.

The Board of Directors respectfully submits the above to the General Meeting of Shareholders for approval.

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



Nguyen Dinh Trung

