

**CÔNG TY CỔ PHẦN  
TẬP ĐOÀN EMA LAND  
EMA LAND GROUP JSC**

Số: .04./2026/CBTT  
No.: 04../2026/CBTT

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc  
THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness**

Hồ Chí Minh, ngày 12 tháng 03 năm 2026  
Ho Chi Minh, day 12 month 03 year 2026

**CÔNG BỐ THÔNG TIN  
INFORMATION DISCLOSURE**

**Kính gửi: - Sở Giao dịch chứng khoán Hà Nội/ Hanoi Stock Exchange  
- Ủy ban Chứng khoán Nhà nước/ State Securities Commission**

1. Tên tổ chức/Name of organization: Công ty Cổ phần Tập đoàn EMA LAND/ Ema Land Group Jsc

- Mã chứng khoán/ Stock code: TV6

- Địa chỉ/Address: 71 Tạ Hiện, Phường Cát Lái, Hồ Chí Minh/71 Ta Hien Street, Cat Lai Ward, Ho Chi Minh City.

- Điện thoại liên hệ/Tel.: 0908 687 295

Fax:

- E-mail: tapdoanbdsema@gmail.com

2. Nội dung thông tin công bố/Contents of disclosure:

Công ty Cổ phần Tập đoàn EMA LAND công bố thông tin Thư mời họp và tài liệu Đại hội đồng cổ đông thường niên năm 2026.

*EMA LAND Group Joint Stock Company announces the Invitation Letter and Meeting Materials for the 2026 Annual General Meeting of Shareholders.*

(Đối với trường hợp đính chính hoặc thay thế thông tin đã công bố cần giải trình rõ nguyên nhân đính chính hoặc thay thế)/In case of correction or replacement of previously disclosed information, explanation is needed).

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 12/03/2026 tại đường dẫn <https://emaland.vn/> /This information was published on the company's website on March 12, 2026, as in the link <https://emaland.vn/>



Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

***Tài liệu đính kèm/Attached documents:***

Thư mời họp và tài liệu họp  
Đại hội đồng cổ đông  
thường niên năm 2026/  
*Invitation Letter and  
Meeting Materials for the  
2026 Annual General  
Meeting of Shareholders*

**Đại diện tổ chức  
*Organization representative***

  
**Lý Minh Tâm**





**EMA LAND GROUP JOINT STOCK COMPANY**  
Head office: No. 71 Ta Hien Street, Cat Lai Ward, Ho Chi Minh City  
Business Registration Certificate No.: 0600446389  
Phone: 0908687295 Website: www.emaland.vn

*Ho Chi Minh City, March 12, 2026*

## INVITATION LETTER

### ATTENDING THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Pursuant to the Charter of organization and operation of EMA LAND GROUP JOINT STOCK COMPANY, THE Board of Directors of the Company cordially invites shareholders to attend the Annual General Meeting of Shareholders (AGM) in 2026 as follows:

**1. Time of the meeting:** 08:00, April 20, 2026

**2. Meeting Location:** No. 71 Ta Hien Street, Cat Lai Ward, Ho Chi Minh City, Vietnam.

**3. Contents of presentation, discussion and voting at the Congress:**

The agenda and documents of the General Meeting of Shareholders are posted on the Company's website at the link: <https://emaland.vn/> (Shareholder Relations Section) from 12/03/2026

**4. Registration for the meeting:**

In order to prepare facilities to welcome delegates, please register to attend the General Meeting at EMA LAND GROUP JOINT STOCK COMPANY or send the Registration Form to the following address before **20/04/2026**.

**5. Authorization to attend the congress:**

If you authorize another person to attend the General Meeting, please fill in the Power of Attorney form to attend the General Meeting or other forms as prescribed by civil law and send the signed Power of Attorney to the address below before **20/04/2026** or present it when the Authorized Person attends the General Meeting.

*(Note: The power of attorney must clearly state the name of the authorized individual or organization and must contain the number of authorized shares. The power of attorney must be the original, with a live signature. In case of receiving authorization from shareholders of organizations, the Power of Attorney must bear the seal of the authorizing organization).*

**6. Texting address and support contact:**

**EMA LAND GROUP JOINT STOCK COMPANY**

- Address: No. 71 Ta Hien Street, Cat Lai Ward, Ho Chi Minh City, Vietnam.
- Phone: 0908 687 295 – Email: tapdoanbdsema@gmail.com

**7. Shareholders or authorized persons attending the General Meeting should bring the following documents:**

- Invitation letter and Power of Attorney (if any);
- ID card/ID card/Passport or a valid copy of the organization's Business Registration Certificate.

It is our pleasure to welcome you to the Annual General Meeting of Shareholders in 2026.

Best regards!

**EMA BOARD**  
**CHAIRMAN OF THE BOARD OF**  
**DIRECTORS**  
  
*Vu Tien Hung*





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## PROGRAM

### ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026

(April 20, 2026)

Time	Contents
08:00 – 08:30	<b>Welcoming guests and checking the eligibility of delegates:</b> <ul style="list-style-type: none"> <li>Welcoming delegates;</li> <li>Check the qualifications of delegates, distribute voting cards, voting papers, election papers and documents of the Congress.</li> </ul>
08:30 – 09:00	<b>Opening of the Congress:</b> <ul style="list-style-type: none"> <li>Report on checking the qualifications of delegates to attend the Congress;</li> <li>Statement of reasons, introduction of the Chairman;</li> <li>Adopt the Working Regulations;</li> <li>The Chairman introduces and approves the list of the Presiding Delegation, the Delegate Eligibility Examination Committee, the Vote Counting Committee;</li> <li>Approval of the Congress program;</li> </ul>
09:00 – 09:30	<b>The Board of Directors, the Supervisory Board and the Board of Directors presented the following contents:</b> <ul style="list-style-type: none"> <li>Report on the performance of the Board of Directors in 2025 and the Operation Plan in 2026;</li> <li>Report on the activities of the Supervisory Board in 2025 and the Operation Plan in 2026;</li> <li>Report of the Board of Directors of the Company on the business situation in 2025 and the Operation Plan in 2026.</li> </ul>
09:30 – 10:15	<b>Contents of the report to be submitted to the Congress:</b> <ul style="list-style-type: none"> <li>Proposal to approve the audited 2025 financial statements;</li> <li>Proposal on profit distribution and dividend distribution plan in 2025 and plan for 2026;</li> <li>Proposal to approve the remuneration of the Board of Directors and the Supervisory Board, the salary of the Executive Board in 2025 and the plan for 2026;</li> <li>Proposal approving the selection of an independent auditor for the fiscal year 2026;</li> <li>Proposal for dismissal of members of the Control Board and election of additional members of the Control Board;</li> <li>Other content (if any).</li> </ul>
10:15 – 10:45	Discussion Congress
10:45 – 10:55	Voting Guidelines and Voting Through Reports and Submissions
11:00 – 11:15	Announcement of vote counting results.
11:15 – 11:25	The Secretary reads the draft Minutes of the meeting and the Resolution of the General Meeting of Shareholders; The General Meeting voted to approve the contents of the Minutes of the meeting and the





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**CERTIFICATE**  
**ATTENDANCE/AUTHORIZATION**  
**ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026**

**To: EMA LAND Group Joint Stock Company**

**Shareholder/Authorizer:**.....

ID card/CCCD/Passport/business registration number:..... issued on .../.../.....  
at.....

Address: .....Phone: .....

Number of shares owned (According to VSDC's list closed on 03/03/2026): .....  
Shares

(In words: .....)

Full name of the legal representative of shareholders being organizations:  
.....

ID card/CCCD/Passport number:..... issued date.....  
at.....

*(Shareholders select one of the two items below, check the appropriate box)*

**1. REGISTER TO ATTEND ☐ THE MEETING**

**2. AUTHORIZATION FOR ☐**

**Name of the individual/organization:** .....

ID card/CCCD/Passport/business registration number:..... issued on .../.../.....  
at.....

Address: .....

Phone: .....Email : .....

Number of authorized shares: ..... shares.

(In words: .....)

Full name of the legal representative of the authorized organization (in case of authorization for the organization): .....

ID card/CCCD/Passport number:..... issued date.....  
at.....

**3. In case shareholders are unable to attend and cannot authorize others, shareholders can authorize members of the company's Board of Directors according to the list below:**

STT	Full name	Position	Tick	Number of authorized shares
1	Vu Tien Hung	Chairman of the Board of Directors		
2	Nguyen Dang Manh	Member of the Board of Directors		



3	Ly Van Nam	Member of the Board of Directors		
4	Nguyen Thanh Nghia	Independent Member of the Board of Directors		
5	Tran Thi Minh Thu	Member of the Board of Directors		

(Note: Please mark (X) next to the name of the member that you choose to authorize, only choose to authorize one person the entire number of shares owned; in case you want to authorize more than one person, please specify the number of authorized shares for each member)

#### 4. Authorization contents:

The Authorized Party shall represent the Authorized Party to attend the 2026 Annual General Meeting of Shareholders of EMA LAND Group Joint Stock Company **held on 20/04/2026** and exercise all rights and obligations at the General Meeting of Shareholders related to the number of authorized shares.

#### 5. Responsibilities and duration of authorization

- I/we are solely responsible for this authorization and undertake to strictly comply with the applicable provisions of the law and the Charter of the EMA LAND Group Joint Stock Company.
- This Power of Attorney is effective from the date of signing until the end of the 2026 Annual General Meeting of Shareholders of the EMA LAND Group Joint Stock Company./.

#### AUTHORIZED PERSON

(Sign and specify your full name and seal if it is an organization)

....., date ..... 20 years old....

#### SHAREHOLDERS/AUTHORS

(Sign and specify your full name and seal if it is an organization)







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**VOTING VOTES**  
**(At the 2026 Annual General Meeting of Shareholders**  
**EMA LAND Group Joint Stock Company on April 20, 2026)**

Shareholder Name: ..... Shareholder Code: .....

Full name of the person authorized to attend and vote (if any):.....

Number of valid voting shares:..... CP<sup>1</sup>

Contacts: .....

CCCD/HC number: ..... Date of issue: ..... Place of Issue .....

**Voting Plan**

Voting issues	Endorsement (1)	Disapprove (2)	No Comments (3)
<b>Article 1:</b> To approve the report of the Board of Directors on the results of production and business activities in 2025 and the plan for 2026;			
<b>Article 2:</b> To approve the report of the Supervisory Board on the results of operations in 2025 and the plan for 2026;			
<b>Article 3:</b> To approve the Report of the Board of Directors on the results of operations in 2025 and the plan for 2026;			
<b>Article 4:</b> Approval of the audited financial statements for 2025;			
<b>Article 5:</b> Approving the plan for profit distribution and dividend distribution in 2025 and the plan for 2026;			
<b>Article 6:</b> Approving the remuneration of the Board of Directors, the Supervisory Board, the salary of the Executive Board in 2025 and the			

<sup>1</sup> Number of shares owned according to the list of shareholders as of the closing date 03/03/2026



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plan for 2026			
<b>Article 7:</b> Approval of the selection of an independent auditor for the fiscal year 2026			
<b>Article 8.-</b> Dismissal of members of the Control Board and election of additional members of the Control Board			

**Shareholders/Authorized Persons**  
(sign and specify full name)







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Ho Chi Minh City, April 20, 2026

**WORKING REGULATIONS  
ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026  
EMA LAND GROUP JOINT STOCK COMPANY**

**Base:**

- Law on Enterprises No. 59/2020/QH14 dated 17/06/2020 and guiding documents;
- Charter of organization and operation of EMA LAND Group Joint Stock Company;
- Notice of invitation to the 2026 Annual General Meeting of Shareholders of the Board of Directors of the Company.

In order to ensure the principles of openness, fairness and democracy, and create favorable conditions for the organization and conduct of the 2026 Annual General Meeting of Shareholders ("**the General Meeting**"), the Organizing Committee of the General Meeting would like to report to the General Meeting of Shareholders for approval of the Working Regulations at the General Meeting as follows:

**CHAPTER I  
GENERAL REGULATIONS**

**Article 1: Scope of regulation**

This Regulation prescribes the order of the General Meeting, the rights and tasks of the General Meeting, the rights and procedures for exercising the rights of shareholders, the responsibilities of the Chairman, the Secretariat, the Vote Counting Committee, regulations on minutes and resolutions of the General Meeting and related matters.

**Article 2: Subjects of application**

Shareholders, persons authorized by shareholders to attend the General Meeting and parties participating in the General Meeting shall comply with the provisions of this Regulation.

**CHAPTER II  
RIGHTS AND OBLIGATIONS OF PARTICIPANTS IN THE CONGRESS**

**Article 3.- Rights and obligations of the General Meeting of Shareholders**

- Through the Presidium, the Secretariat, the Vote Counting Committee, the Congress Program, the Working Regulations.
- Approving the Minutes and Resolutions of the General Meeting.

**Article 4: Rights and obligations of shareholders or authorized representatives of shareholders attending the General Meeting**





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**4.1. Participants and conditions for attending the General Meeting:**

Shareholders or authorized representatives in writing of one or more shareholders named in the list of shareholders of the Company as of **03/03/2026**.

**4.2. Rights of shareholders:**

- Directly attend or authorize others to attend the Congress, express opinions and discuss all contents of the agenda of the Congress approved by the Congress.

- Exercising the right to vote directly or through an authorized representative or in other forms prescribed by law and the Company's Charter. Each ordinary share has 01 vote. Shareholders or representatives of shareholders when attending the general meeting are entitled to receive voting cards, voting papers and election papers to participate in voting and elections after registering to attend the general meeting with the Organizing Committee.

- Shareholders who arrive late when the General Meeting has not yet ended have the right to register immediately, then have the right to participate and vote and vote right at the General Meeting. The Presidium is not responsible for stopping the General Meeting to allow late shareholders to register and the validity of the votes that have been conducted will not be affected.

- Other rights as prescribed by law and the Company's Charter.

**4.3. Obligations of shareholders:**

- Shareholders or authorized persons attending the meeting must bring the following documents when attending the General Meeting in person: (1) Notice of invitation to the meeting; (2) Participation registration certificate (3) ID card/ID card/passport for individuals; (4) Power of attorney (in case of authorization to attend the Congress).

- Strictly abide by the law, the Company's Charter and this Regulation, respect the control of the Chairman of the General Meeting and the results of work at the General Meeting.

- Other obligations as prescribed by law and the Company's Charter.

**Article 5.- Rights and obligations of the Chairperson of the Congress**

**5.1.** Control the Congress in accordance with the content of the agenda and regulations approved by the Congress.

**5.2.** To guide the congress in discussing and collecting opinions to vote on issues on the agenda of the congress and related issues during the course of the congress.

**5.3.** To direct the settlement of issues arising during the course of the Congress. The Chairman's decision to handle issues of order, procedures or events arising will be the highest judgment.

**5.4.** The Chairman has the right not to reply or only record the opinions of shareholders if the opinions are not included in the work agenda of the General Meeting.





**5.5.** Other rights and obligations as prescribed by law and the Company's Charter.

**Article 6.- Rights and obligations of the Congress Secretariat**

**6.1.** The Secretariat of the Congress shall be appointed by the Chairman, consisting of 01 Head of the Secretariat and from 01 to 02 assisting members if necessary.

**6.2.** The Secretariat of the Congress shall perform the assisting tasks as assigned by the Chairman of the Congress, including:

- Assisting the Chairman and the Presidium in controlling the program of the Congress;
- Making minutes of the General Meeting fully and truthfully reflecting the order of the General Meeting, the comments and discussions of the Chairman and shareholders during the course of the General Meeting;
- Presenting the draft Minutes of the Congress to the Congress for approval;
- Draft Resolution of the Congress;
- Perform other tasks as assigned by the Chairman.

**Article 7: Rights and duties of the Shareholder Eligibility Examination Committee to attend the General Meeting**

**7.1.** The Shareholder Eligibility Examination Committee to attend the General Meeting consists of 01 Head of the Board of Directors and members decided by the Board of Directors of the Company.

**7.2.** The Committee for Examination of Shareholders' Qualifications to Attend the General Meeting shall have the following rights and tasks:

- Receive the notice of the meeting of shareholders, power of attorney, ID card/CCCD/Passport of the attendees of the General Meeting, check and determine the shareholders who have the right to attend the meeting;
- Distribution of documents, voting cards, voting slips, election slips to shareholders and authorized persons attending the General Meeting;
- Refusing or preventing persons who do not have the status of shareholders from attending meetings;
- Prepare and report to the General Meeting the results of checking the eligibility of shareholders to attend the General Meeting of Shareholders before the opening of the General Meeting and before voting, conducting elections if there is a change in the number of shareholders registered to attend.

**Article 8.- Rights and obligations of the Vote Counting Committee**

**8.1.** The vote counting committee consists of 01 Head and members voted for approval by the Congress if necessary.

**8.2.** The Vote Counting Committee has the following tasks:





- The vote counting committee must make a record of vote counting and take responsibility before the Presidium and the General Meeting of Shareholders when performing its tasks;

- Work honestly and objectively;
- Guidance on voting, election and voting methods;
- Counting votes, making a record of vote counting;
- Consider and report to the General Meeting of Shareholders on the results of vote counting, and cases of violation of voting rules or complaints related to vote counting (if any).

### **CHAPTER III**

#### **REGULATIONS CONDUCTING THE CONGRESS**

##### **Article 9: Conditions for conducting the Congress**

The General Meeting shall be conducted when the number of shareholders attending the meeting represents more than 50% of the total voting shares. In case more than 60 minutes from the time of opening of the General Meeting stated in the content of the General Meeting program sent to shareholders but the number of shareholders registered to attend the General Meeting does not fully represent more than 50% of the total number of voting shares according to the list of closing shareholders on **March 3, 2026**, the meeting shall be considered ineligible to be held. In this case, the convening and conducting of the 2nd General Meeting of Shareholders will be conducted in accordance with the provisions of the Company's Charter and the Law on Enterprises.

##### **Article 10: Voting to approve issues at the General Meeting**

**10.1.** Each shareholder has the number of votes calculated by the total number of shares owned by him or her representative.

**10.2.** Resolutions of the General Meeting shall be adopted when they are approved by the number of shareholders owning more than 50% of the total votes of all *shareholders attending and voting at the meeting*.

**10.3.** A resolution on the following contents shall be approved if it is approved by the number of shareholders representing 65% or more of the total number of votes of all shareholders *attending and voting at the meeting*:

- Type of shares and total number of shares of each type;
- Change of business lines, trades and fields;
- Changes in the structure and management organization of the Company;
- Projects to invest in or sell assets with a value equal to or greater than 35% of the total value of assets recorded in the Company's latest financial statements;
- Reorganization or dissolution of the Company;
- Other cases as prescribed in Article 19 of the Company's Charter.

**10.4.** Voting rules:





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a. Shareholders or authorized representatives attending the General Meeting will be issued by the Company with a blue "Voting Card" and a white "Voting Card". Voting cards, voting slips approving the contents of the General Meeting are pre-printed cards and slips, according to the Company's form. On the Voting Card, the Voting Slip contains the following information: full name of the shareholder or authorized person, number of votes (owner/representative and/or authorized) of the shareholder, voting/election contents at the General Meeting and affixed with the Company's seal.

b. Voting form:

✓ Shareholders vote by holding up voting cards when voting on the following issues:

- (i) Approving the Congress Program, Working Regulations at the Congress;
- (ii) Through the Presidium, the Secretariat, the Vote Counting Committee;
- (iii) Approving the Minutes of the meeting and the Resolution of the General Meeting of Shareholders.

✓ Shareholders vote in the form of voting for reports and proposals. Shareholders vote by choosing the option of approving or disapproving or having no opinion on each content to be consulted.

+ If approving the issue of requesting voting, the shareholder shall mark the multiplication (X) in column (1) and blank the entire column (2) (3);

+ If they disagree with the issue of voting request, the shareholder shall mark the multiplication (X) in column (2) and must leave the entire column (1) (3) blank;

+ If there is no opinion on the issue of requesting voting, the shareholder shall mark the multiplication (X) in column (3) and must leave the entire column (1) (2) blank.

For issues to be voted on, each shareholder only uses a single voting slip on which the contents to be voted on at the General Meeting are clearly stated.

In case, in the same 01 issue, shareholders choose 2 opinions or no opinion will be counted as having no opinion

c. Invalid votes shall not be counted, including:

- Not according to the form issued by the Organizing Committee and without the Company's seal;

- Being torn, bricked, erased, repaired;

- Write other information not related to the content of the meeting;

- There is no signature of the shareholder or the authorized representative of the shareholder.

d/ The voting for each content to be approved in the voting paper is independent of each other and the validity of the voting part of this content does not affect the validity of other voting contents.

**Article 11: Discussion and expression of opinions at the General Meeting**





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At the General Meeting, shareholders or authorized representatives may express their opinions in the discussion section of the General Meeting and must comply with the following principles and conditions:

**11.1.** The discussion shall be conducted only within the prescribed time and within the scope of the issues presented in the agenda of the General Meeting of Shareholders.

**11.2.** Shareholders or authorized representatives shall raise their voting cards when they wish to express their opinions and only when approved by the chairman. In case many shareholders want to speak, the Chairman will arrange for shareholders to speak in the order of registration, and at the same time answer shareholders' questions.

**11.3.** Shareholders shall make brief speeches and focus on the contents of the agenda of the General Meeting that have been approved, and do not restate the opinions expressed by other shareholders.

**Article 12: Minutes and Resolutions of the Congress**

**12.1.** All contents, developments, opinions and discussions in accordance with the contents of the program approved by the General Meeting must be recorded by the Secretary in the Minutes of the General Meeting of Shareholders in a full and truthful manner.

**12.2.** The Minutes of the Congress shall serve as a basis for making the Resolution of the Congress. The Minutes and Resolutions must be read and approved before the Congress closes.

**12.3.** The contents already voted and approved by the General Assembly must be reflected in the Resolution of the General Assembly.

**CHAPTER IV**

**IMPLEMENTATION PROVISIONS**

**Article 13: Enforcement Provisions**

**13.1.** This Regulation consists of 04 Chapters and 13 Articles, approved by the 2026 Annual General Meeting of Shareholders held on April 25, 2026 and takes effect for the session on the same day.

**13.2.** This Regulation may be amended and supplemented right at the congress session at the proposal of the Chairman of the congress and must be voted for by the congress.





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**Recipients:**

- General Meeting of Shareholders;
- Save: VP of the Board of Directors.

**TM. GENERAL MEETING OF  
SHAREHOLDERS  
CHAIRMAN**

**Vu Tien Hung**





**JOINT STOCK COMPANY  
TẬP ĐOÀN EMA LAND**

No. 01/2026/BC-HDQT

**SOCIALIST REPUBLIC OF VIETNAM**  
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*Ho Chi Minh City, April 20, 2026*

**REPORT OF THE BOARD OF DIRECTORS ON OPERATING RESULTS  
PRODUCTION AND BUSINESS IN 2025 AND PLAN FOR 2026**

**Submission: - Annual General Meeting of Shareholders in 2026;  
- EMA LAND Group Joint Stock Company.**

In 2025, the Board of Directors of EMA LAND Group Joint Stock Company has fulfilled its functions and tasks in accordance with the provisions of the law and the Company's Charter. The year 2025 is a year marking many great developments in the business activities of the whole Company, when the Company has begun to record revenue from real estate brokerage and leasing activities after the restructuring period and seeking sustainable development in the future. The Board of Directors has been doing a good job of managing, building business strategies and supervising the management of the Board of Directors. The main results achieved in 2025 are as follows:

**I. RESULTS OF THE IMPLEMENTATION OF THE RESOLUTION OF THE 2025 GENERAL MEETING OF SHAREHOLDERS**

In 2025, under the direction of the Board of Directors and the efforts of the Board of Directors and all employees, the Company has initially recorded revenue and profit from the Company's core business activities. The Company's revenue comes from real estate brokerage and leasing activities. In which, real estate brokerage activities will account for the main proportion of the Company's revenue structure in 2025. Specifically, in terms of business results, the Company has achieved the following:

Criteria	Plan for 2025	Implementation in 2025	Completion Level (%)
Turnover (VND)	45.000.000.000	5.476.940.304	12,17%
Profit after tax (VND)	3.200.000.000	443.608.253	13,86%
Dividend (%)	0	0	0

**II. ACTIVITIES OF THE BOARD OF DIRECTORS AND EXECUTIVE BOARD IN 2025**

**1. Personnel structure of the Board of Directors**

The Board of Directors of the Company consists of 05 members chaired by *Mr. Vu Tien Hung*, with 03 members of the Board of Directors, 01 independent member of the Board of Directors, specifically:



STT	Name	Position in the Board of Directors	Position in the Company
1	Vu Tien Hung	Chairman of the Board of Directors	None
2	Nguyen Dang Manh	Member of the Board of Directors	None
3	Ly Van Nam	Member of the Board of Directors	None
4	Nguyen Thanh Nghia	Independent Member of the Board of Directors	None
5	Tran Thi Minh Thu	Member of the Board of Directors	Vice President of Sales

## 2. Regarding the personnel structure of the Executive Board in 2025

The Company's Board of Directors, including 01 member of Mr. *Ly Minh Tam* as Director:

STT	Name	Positions on the Board of Directors	Other Positions
1	Ly Minh Tam	Director	None

## 3. The activities of the Board of Directors in 2025 are in accordance with the provisions of the Law on Enterprises and the Charter of organization and operation of the Company.

In 2025, the Board of Directors has managed and directed the operation of the Company in compliance with the provisions of the Law on Enterprises and the Charter of the Company's organization. The remaining tasks under the jurisdiction of the Board of Directors and the Executive Board are directed to be carried out in accordance with the provisions of the law.

### a. Board Meetings:

Ano nym ous	Member of the Board of Directors	Position	The start date is the TV of the Board of Directors	The day is no longer the TV of the Board of Directors	Numbe r of session s attende d	Rate (%)	Reasons for not attending
1.	Mr . Vu Tien Hung	Chairman of the Board of Directors	30/06/2025	-	06/06	100 %	
2.	Mr . Nguyen Dang Manh	Member of the Board of Directors	30/06/2025	-	06/06	100 %	
3.	Mr. Ly Van Nam	Member of the Board of Directors	30/06/2025	-	06/06	100 %	
4.	Mr . Nguyen Thanh Nghia	Independent Board of Directors TV	30/06/2025	-	03/06	50%	New appointment 30/06/2025



Anonym	Member of the Board of Directors	Position	The start date is the TV of the Board of Directors	The day is no longer of the TV session	Rate (%)	Reasons for not attending
5.	Ms. Tran Thi Minh Thu	Member of the Board of Directors	30/06/2025	-	03/06	50% New appointment 30/06/2025

**b. Supervisory activities of the Board of Directors over the Board of Directors:**

In 2025, the Board of Directors has also directed directly to the Executive Board to monitor, supervise, orient and direct the management and administration of the Executive Board.

Monthly/quarterly, a company-wide briefing meeting is held with members including:

Board of Directors, Executive Board, Heads of departments. To assess the level of production and business task performance, implementation results; Set out a detailed plan for the next month; Solving problems that exist in the production and business process of the Company; regularly remind and urge the Executive Board to implement the report.

**c. Management and direction of the Company**

The Board of Directors has made decisions in the management and direction of the Company on:

- Implementing the Resolution of the General Meeting of Shareholders to the Board of Directors and departments throughout the Company;

- Every month, the Board of Directors regularly sends people to attend full briefings with the heads of departments to capture the results of handling the work of each department and management department as well as directly give directions and suggestions to promptly solve problems arising in the management and administration of the Board of Directors in order to manage the activities of the Company in accordance with the orientation and objectives of the General Meeting of Shareholders; - Quarterly, on the basis of evaluating the results of the implementation of the previous quarter's plan, identifying the causes of existence to come up with remedial solutions and assigning the next quarter's production plan;

- Promulgating unified resolutions on the Company's guidelines and policies in management, investment, production and business activities,... and Decisions on directing the implementation of business, management and investment operations;

- In conjunction with the Executive Board and the Supervisory Board, decide to select an audit firm to implement the preparation of the audited financial statements in 2025.

**d. Evaluation of the performance of members of the Board of Directors in 2025**

In 2025, the members of the Board of Directors have seriously participated in the regular meetings of the Board of Directors once a quarter in accordance with the provisions of the law



and gave written opinions on issues under the jurisdiction of the Board of Directors with a high sense of responsibility, promoting the leadership capacity of the Board of Directors members, for the benefit of shareholders and the sustainable development of the Company.

In addition to performing and fulfilling the general responsibilities for the activities of the Board of Directors, the members of the Board of Directors have basically completed the assigned tasks according to the assignment of specific tasks of the members of the Board of Directors;

- The Chairman of the Board of Directors has fulfilled the duties of the Chairman of the Board of Directors in accordance with the Law on Enterprises, the Company's Charter of Organization and Operation Regulations of the Board of Directors in formulating and implementing the annual work program, assigning tasks among members of the Board of Directors, organizing meetings, collecting written opinions, etc. promulgating Resolutions, Decisions, Notices of the Board of Directors; direct, manage and supervise the implementation of the Resolutions of the Board of Directors; assign tasks for Departments and Departments under the Board of Directors and Internal Control to promote the function of advising and advising the Board of Directors on matters under their jurisdiction.

- The remaining full-time members of the Board of Directors have made positive contributions in the process of perfecting the Company's internal management system, together with the Board of Directors to manage, supervise and administer business activities, contributing to the maintenance of production activities. doing business in the most difficult period.

e. Activities of independent members of the Board of Directors and results of independent members' evaluation of the activities of the Board of Directors: Independent members of the Board of Directors in 2025 have supervised and organized the implementation of control over the management and administration of the company. Specifically, supervising the Board of Directors and Directors in the management and administration of the company; Examining the reasonableness, legality, honesty and prudence in the management and administration of business activities; the systematic, consistent and appropriate work of accounting, statistics and financial reporting...

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

In 2025, the remuneration of the Board of Directors shall be approved by the General Meeting of Shareholders as follows:

*Unit: Bronze*

Full Name	Position	Remuneration	Operating Costs	Other benefits
<b>Vu Tien Hung</b>	Chairman of the Board of Directors	0	0	0
Nguyen Dang Manh	Member of the Board of Directors	0	0	0
Ly Van Nam	Member of the Board of Directors	0	0	0
Nguyen Thanh Nghia	Independent Board of Directors TV	0	0	0
Tran Thi Minh Thu	Member of the Board of Directors	0	0	142.063.333



Total spent in 2025	0	0	142.063.333
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#### 4. Report on the evaluation of the activities of independent members of the Board of Directors

### III. PLAN AND DIRECTION OF ACTIVITIES OF THE BOARD OF DIRECTORS AND THE EXECUTIVE BOARD IN 2026

#### 1. Personnel structure

The total number of members of the Board of Directors is 05 members, including 01 independent member of the Board of Directors.

#### 2. Production and business plan

Based on the current business situation, the Board of Directors submits to the General Meeting of Shareholders for approval the production and business plan in 2026:

The expected targets are as follows:

Criteria	Unit of calculation	Implementation plan
Revenue	Copper	150.000.000.000
Profit before tax	Copper	10.000.000.000
Profit after tax	Copper	8.000.000.000
Dividends	%	0

#### 3. Direction of activities of the Board of Directors and the Board of Directors in 2026

The Board of Directors strives to overcome all difficulties and challenges of the economy and enterprises, proactively taking advantage of opportunities to implement tasks well.

On the stepping stone achieved in 2025, the Board of Directors is determined to bring the Company to maintain the growth rate in 2026.

In addition, the Board of Directors will drastically direct the Board of Directors in implementing the Company's key tasks in 2026, namely: Continue to improve the organizational structure, apparatus and personnel; Expanding the search for real estate investment opportunities; Opening up capital mobilization channels to meet the investment and business needs of the Company; Good cost control to improve business investment efficiency and financial efficiency; Take care of and ensure the satisfactory interests of shareholders and employees.

Above is the report of the Board of Directors and the Board of Directors of the Company in 2025, plans and operational directions for 2026, respectfully submitted to the General Meeting of Shareholders for study, consideration and approval.

### IV. REPORT ON TRANSACTIONS

#### 1. Transactions between companies, subsidiaries and companies controlled by public companies with more than 50% or more of charter capital and members of the Board of Directors and related persons of such members:



STT	Name of organization/individual	Relationship with the company	Professional content	Transaction value	Pursuant to the Board of Directors, the General Meeting of Shareholders	Notes
1	Emaar Land Real Estate Investment Consulting Joint Stock Company	Together with Members of the Board of Directors	Collect office rental deposits	10,000,000 VND	No. 94/2025/TV6-NQ-HDQT	
2	Kim Hung Trading Co., Ltd.	Together with Members of the Board of Directors	Business Cooperation:	20,000,000,000 VND	No. 02/2024 TTr-BOD	
3	Bao Loc Park Hills Co., Ltd.	Together with the person in charge of corporate governance	Collecting office rental deposits:	10,000,000 VND	No. 94/2025/TV6-NQ-HDQT	

**2. Transactions between companies and companies in which a member of the Board of Directors is a founding member or manager of the enterprise in the last 03 years before the time of transaction:**

STT	Institution Name	Relationship with the company	Professional content	Transaction value	Pursuant to the Board of Directors/General Meeting of Shareholders	Notes
1	X Land Investment Co., Ltd.	Subsidiary (Ema Land Group Joint Stock Company, owning 98% of charter capital)	Receiving the transfer of contributed capital to become a subsidiary	According to the contributed capital transfer contract	Resolution No. 2010/2025/TV6/NQ-HDQT on investment and purchase of capital in X Land	H Complete d capital transfer 27/10/2025

*Respectfully submitted to the Annual General Meeting of Shareholders in 2026 for approval.*

**Recipients:**

- As dear to you;
- Save: VT, VP OF THE BOARD OF DIRECTORS.

**TM. BOARD  
CHAIRMAN**

**VU TIEN HUNG**



JOINT STOCK COMPANY  
TẬP ĐOÀN EMA LAND

SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness

№ 01/2026/BC-BKS

HCMC Ho Chi Minh City, April 20, 2026



**REPORT OF THE SUPERVISORY BOARD ON THE RESULTS  
2025 OPERATION AND 2026 PLAN**

**Submission:** - Annual General Meeting of Shareholders in 2026;  
- EMA LAND Group Joint Stock Company.

The Supervisory Board (Supervisory Board) reports to the General Meeting of Shareholders (AGM) on the operation of the Supervisory Board of the Company in 2025 and the plan for 2026 with the following contents:

**I. ORGANIZATION OF THE APPARATUS AND OPERATION OF THE CONTROL BOARD**

**1. Organizational structure of the Control Board:**

The Supervisory Board of EMA LAND Group Joint Stock Company consists of 03 members, of which:

STT	Member of the Supervisory Board	Position	Appointment Date	Date of dismissal
1.	Phan Luu Nhat Quang	Head of the Supervisory Board	30/06/2025	
2.	Hoang Thi Anh Loan	Member of the Supervisory Board	30/06/2025	
3.	Nguyen My Linh	Member of the Supervisory Board	30/06/2025	
4.	Ta Van An	Member of the Supervisory Board		30/06/2025
5.	Tran Lam Hoang	Member of the Supervisory Board		30/06/2025

Statistics of meetings:

STT	Member of the Supervisory Board	Number of Supervisory Board Meetings	Meeting Attendance Rate	Reason not attending the meeting
1.	Phan Luu Nhat Quang	02/02	100%	Appointed from 06/2025
2.	Hoang Thi Anh Loan	01/02	50%	Appointed from 06/2025



3.	Nguyen My Lynh	01/02	50%	Appointed from 06/2025
4.	Ta Van An	01/02	50%	Dismissal from 06/2025
5.	Tran Lam Hoang	01/02	50%	Dismissal from 06/2025

## 2. Main activities of the Control Board

In 2025, the Supervisory Board of the Company has carried out the following activities:

The Supervisory Board is primarily responsible for reviewing issues and material judgments of the financial statements to ensure the integrity of the financial statements, the internal control system and internal audit, compliance with legal regulations related to the Company's business activities, related party transactions, related party transactions or person's transactions may cause conflicts of interest and results of independent audits, as well as consideration of the selection of an independent audit firm for the Company.

The Supervisory Board shall perform the function of risk management and the effectiveness of the internal control system for the whole Company and report to the Board of Directors on a quarterly basis.

Supervise the activities of the Board of Directors, the Board of Directors and other managers of the Company to ensure the proper functions and tasks of each department.

### 3. Remuneration, operating expenses and other benefits of the Control Board:

In 2025. The remuneration of the Supervisory Board shall be approved by the General Meeting of Shareholders as follows:

*Unit: Bronze*

ST T	Full name	Position	Duration of remuneration	Remuneration (VND)	Other benefits (VND)	Total (VND)
1	Phan Luu Nhat Quang	Head of the Supervisory Board	01/01/2025 to 31/12/2025	0	338.000.000	338.000.000
2	Hoang Thi Anh Loan	Member of the Supervisory Board	Appointment 30/06/2025 to 31/12/2025	0	80.000.000	80.000.000



ST T	Full name	Positio n	Duration of remuneration	Remu nerati on (VND )	Other benefits (VND)	Total (VND)
		sory Board				
3	Nguyen My Lynh	Membe r of the Supervi sory Board	Appointment 30/06/2025 to 31/12/2025	0	108.918.422	108.918.422
4	Ta Van An	Membe r of the Supervi sory Board	01/01/2025 to 30/06/2025	0	135.000.000	135.000.000
<b>Total spent in 2025</b>				<b>0</b>	<b>661.918.422</b>	<b>661.918.422</b>

## II. SUPERVISION RESULTS OF THE CONTROL BOARD

### 1. Activities of the Board of Directors and the Executive Board

#### a. Board of Directors

In 2025, the total number of members of the Board of Directors of the Company will be 05 people, including: 01 Chairman of the Board of Directors, 03 members of the Board of Directors and 01 independent member of the Board of Directors who have fully performed their management responsibilities in compliance with the Law on Enterprises, the Law on Securities, the Company's Charter, the Resolution of the 2025 General Meeting of Shareholders and other provisions of law.

During the year, the Board of Directors issued 11 Resolutions to implement the Resolution of the General Meeting of Shareholders and implement the Company's business strategy. According to the Supervisory Board, the organization of the Board of Directors meeting, the preparation of meeting minutes, the sending of voting opinion polls, the making of vote counting minutes and the issuance of documents of the Board of Directors are carried out in accordance with the law and the Company's Charter.

The Board of Directors regularly supervises the activities of the Board of Directors in implementing the Resolution of the General Meeting of Shareholders and the Company's



business activities. The Board of Directors has coordinated well with the Board of Directors in directing and operating the Company's activities.

#### **b. Board of Directors**

The Board of Directors has managed the Company's business activities within the scope of functions, tasks and powers specified in the Company's Charter. The Board of Directors has implemented and implemented the Resolution of the General Meeting of Shareholders, Resolutions and Decisions of the Board of Directors in compliance with other provisions of law.

The Board of Directors has promptly amended internal processes and regulations to apply in accordance with the actual situation to facilitate governance and cost management.

The Board of Directors has maintained a regular schedule of briefings with participants fully participating in the content of the meeting, focusing on solutions to promote business activities and remove obstacles in operation.

### **2. Financial Statements**

The Supervisory Board (Supervisory Board) has conducted a comprehensive assessment of the quarterly, semi-annual and full-year financial statements (FS) in 2025. The results show that the audited financial statements for 2025 are prepared and presented transparently, honestly, in accordance with Vietnam Accounting Standards and current legal regulations, ensuring the accuracy and reliability of financial information.

In FY2025, the Company has maintained a stable accounting policy and the principle of determining accounting estimates from the previous year's accounting period, demonstrating high consistency and compliance with regulations. Through the review process, the Supervisory Board did not detect any signs of fraud or potential risks on the financial statements. Significant fluctuations related to revenue, profit and other material objectives have been thoroughly explained by the Executive Board and the Independent Audit, bringing transparency and feedback to the Supervisory Board.

### **3. Report on the assessment of the coordination of activities between the Supervisory Board and the Board of Directors, the Board of Directors and shareholders**

#### **a. Evaluation of the coordination of activities between the Control Board and the Board of Directors**

Conduct quarterly and annual meetings in accordance with the company's regulations and charter. Meetings are conducted in 2 forms: face-to-face or online;

Promulgating resolutions, decisions, regulations... to direct the Board of Directors to operate specific production and business activities of the company;

The promulgation of resolutions and decisions is in accordance with the competence of legal procedures as prescribed.

#### **b. Evaluation of the coordination of activities between the Supervisory Board and the Board of Directors**

Implement the directives and resolutions of the General Meeting of Shareholders in 2025, as well as the resolutions of the Board of Directors of the Company;



The Board of Directors has been close and drastic in directing and operating production and business in the context of fiercely competitive business sectors and business fields, the Board of Directors has united and promoted the results achieved from 2025, applying all relationships, resources and strengths to exceed the assigned plan;

Organize regular or irregular briefings to direct and administer departments and divisions in production and business activities and solve arising problems;

Grasp and perform well the assigned tasks in the production and business administration according to the approved plan, directives and resolutions of the General Meeting of Shareholders and the Board of Directors.

#### **c. Evaluation of the coordination of activities between the Supervisory Board of shareholders**

In 2025, the Supervisory Board will not receive any recommendations or complaints from shareholders about the Company's operational situation.

#### **4. Summary of meetings and decisions of the Supervisory Board**

The Supervisory Board has held 2 regular meetings, from which there are a number of proposals to the Board of Directors on the basis of the actual operation situation and orientation of operational tasks in 2025 as follows:

- Regarding production and business tasks, the Company's Board of Directors needs to focus on expanding the market, meeting partners to find real estate products with a variety of segments to supply to customers;
- It is necessary to focus on financial planning for the company's business activities to ensure operational resources;
- More efforts are needed to improve operational efficiency and relationships with partners.

### **III. REPORTS ON TRANSACTIONS**

#### **1. Transactions between companies, subsidiaries, companies controlled by public companies with more than 50% or more of charter capital and members of the Board of Directors and related persons of such members:**

STT	Institution Name	Relationship with the company	Professional content	Transaction value	Pursuant to the Board of Directors/General Meeting of Shareholders	Notes
1	X Land Investment Co., Ltd.	Subsidiary (Ema Land Group Joint Stock Company, owning 98% of charter capital)	Receiving the transfer of contributed capital to become a subsidiary	According to the contributed capital transfer contract	Resolution No. 2010/2025/TV6/NQ-HDQT on investment and purchase of capital in X Land	Completion of capital transfer 27/10/2025



**2. Transactions between companies and companies in which members of the Board of Directors are founding members or managers of enterprises in the last 03 years before the time of transaction: none**

#### **IV. OPERATIONAL ORIENTATION OF THE SUPERVISORY BOARD IN 2026**

Fully perform the functions and tasks of the Supervisory Board specified in the company's charter and state law;

Develop a work program in accordance with the content of the work program of the Board of Directors and the Executive Board to perform the function of timely inspection and supervision in each specific field, report and make recommendations to the Executive Board during the inspection process. supervision;

Assign tasks to each member to directly participate in order to strengthen inspection and supervision as prescribed;

Participate with the Company's Board of Directors to improve the effectiveness of the Company's internal control and management processes.

**Respectfully submit to the Annual General Meeting of Shareholders in 2026 for approval./.**

***Recipients:***

- As dear to you;
- Save: VT, BKS.

**TM. SUPERVISORY BOARD  
Head of the Supervisory Board**

**Phan Luu Nhat Quang**





Draft



**REPORT OF THE BOARD OF DIRECTORS ON THE RESULTS OF THE  
OPERATION  
\*PRODUCTION AND BUSINESS IN 2025 AND PLAN FOR 2026**

**Submission:** - Annual General Meeting of Shareholders in 2026;

- EMA LAND Group Joint Stock Company.

**I. BUSINESS RESULTS REPORT 2025**

**1. General situation**

Entering 2026, the Company will continue to implement the strategy of restructuring business activities, focusing on strengthening the financial foundation and development orientation according to industries in line with the Company's long-term strategy. After the restructuring period, in 2025 the Company has begun to record revenue from business activities, creating a premise for the expansion of operations in the following years.

In 2026, the Company's Board of Directors will continue to seek and develop investment opportunities, expand business activities in potential fields, especially activities related to investment and project development. At the same time, the Company will strengthen governance, improve the efficiency of capital use and optimize costs to improve business efficiency.

In addition, the Company also focuses on improving the corporate governance system, improving executive capacity and building a long-term sustainable development strategy, ensuring the harmony of the interests of shareholders and stakeholders.

**2. Business results in 2025**

*Unit: Copper*

STT	Criteria	DVT	Year 2024	Year 2025	Increase/Decrease (%)
1	Total Assets	Copper	34.522.307.900	34.522.307.900	35.615.165.606
	Short-term assets	Copper	14.448.536.790	14.448.536.790	10.834.894.488
	Long-term assets	Copper	20.073.771.110	20.073.771.110	24.780.271.118
2	Net Revenue	Copper	1.446.001.128	1.446.001.128	5.474.921.282
3	Profit from business activities	Copper	1.707.886.495	1.707.886.495	558.461.328
4	Other Profits	Copper	(63.178)	(63.178)	(3.438.038)



STT	Criteria	DVT	Year 2024	Year 2025	Increase/Decrease (%)
5	Profit before tax	Copper	1.707.823.317	1.707.823.317	555.260.316
6	Profit after tax	Copper	1.426.435.180	1.426.435.180	443.608.253
7	Dividend payout ratio	%	0	0	0

**Profit in 2025 decreased compared to 2024 (although revenue increased by 3 times)**

1. **Reason:** In 2024, the company will have a sudden profit (1.7 billion) mainly thanks to the reversal of provisions or negative management expenses (internal restructuring).

2. **Reality 2025:** Profit of 555 million is the real profit from production and business activities after deducting actual operating costs. This is a "cleaner" and more sustainable profit.

### 3. Short-Term Assets to Long-Term Assets:

- Short-term assets decreased by 70% and long-term assets increased by 51%, directly reflecting the company's use of cash to invest in 02 land plots (VND 24.74 billion).
- This is a shift of capital from cash to profitable assets (land) to create a premise for the target of 150 billion by 2026.

## II. PRODUCTION AND BUSINESS ORIENTATION IN 2026

### 1. General situation in 2026

- The global economic context in 2026 is still uncertain:
  - o The global geopolitical situation still poses many risks when some major conflicts in the world have not been completely resolved, especially tensions in the Middle East
  - o Political instability affects investment capital flows and market sentiment

Domestically, the real estate industry continues the recovery process after the previous difficult period thanks to:

- More flexible credit policies for commercial real estate and social housing
- Increasing public investment, infrastructure helps stimulate demand
- However, market liquidity is not really sustainable, requiring businesses to be proactive and flexible, control risks well and diversify revenue sources

### 2. Main targets in 2026

The company sets out the business direction for 2026 as follows:

#### BUSINESS PLAN 2026

STT	Criteria	DVT	TH 2025	FY 2026	
				Values	%/2025
1	Net Revenue	Copper	5.476.940.304	150.000.000.000	2.738,76%
2	Profit before tax	Copper	555.260.316	10.000.000.000	1.801,04%
3	Profit after tax	Copper	443.608.253	8.000.000.000	1.803,39%
4	Dividends	%	0	0	0



### **3. Some implementation solutions:**

#### **Specific operational directions in 2026:**

In the context that the real estate market is expected to continue to have a strong recovery and restructuring, the Board of Directors orients the Company's activities in 2026 to focus on the following goals and solutions:

#### **3.1 Focus on developing core business activities:**

The company continues to promote land fund search, brokerage and real estate investment activities, focusing on segments with real demand and high liquidity such as land plots and townhouses. Key areas prioritized for exploitation include Bao Loc, Lam Dong and Ho Chi Minh City.

#### **3.2. Expand stable revenue sources**

In addition to real estate brokerage and investment activities, the Company aims to further develop the exploitation and leasing segment of assets, especially commercial real estate and townhouses in areas with good business potential to create a stable and sustainable source of income.

#### **3.3. Strengthen cooperation and product development**

The company will actively expand cooperation with investors and strategic partners to develop exclusive real estate products or participate in project distribution cooperation, thereby diversifying product sources and improving competitiveness in the market.

#### **3.4. Improve the efficiency of governance and organizational apparatus**

The Board of Directors continues to consolidate the organizational structure in the direction of streamlining, professionalism and efficiency; strengthen the decentralization of management, improve the responsibilities of each department and individual to improve work efficiency and quality of corporate governance.

#### **3.5. Mobilize and use capital effectively**

The Company will continue to seek appropriate capital sources from shareholders, strategic partners and credit institutions to serve the business expansion plan, while ensuring the efficient and safe use of capital.

#### **3.6. Cost control and operational optimization**

The Board of Directors focuses on strictly controlling operating costs, optimizing resources, maintaining a lean operating apparatus to improve business efficiency and ensure the sustainable development of the Company.

#### **3.7. Promote the application of technology in governance**

The company is oriented to invest in and apply information technology in management and sales activities, gradually digitize customer data, improve management efficiency through Customer Relationship Management systems and modern management tools.

### **Conclusion**

The above is the orientation and direction of the Company's activities in 2026. The Board of Directors is committed to making efforts to implement the proposed solutions to improve



operational efficiency, add value to shareholders and ensure the sustainable development of the Company in the coming time.

Respectfully submit to the Congress for consideration and approval!

**DIRECTOR**

**LY MINH TAM**





**JOINT STOCK COMPANY  
TẬP ĐOÀN EMA LAND**

**SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness**

*Ho Chi Minh City, April 20, 2026*



No. 02/2026/TTr-HDQT

**STATEMENT**

*Re: Approval of the Audited Financial Statements for 2025*

**Submission: - Annual General Meeting of Shareholders in 2026;  
- EMA LAND Group Joint Stock Company.**

- 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;
- Pursuant to the Charter of Organization and Operation of EMA LAND Group Joint Stock Company;
- Based on the audited financial statements for the year ended 31/12/2025 of EMA LAND Group Joint Stock Company.

Implementing the resolution of the Annual General Meeting of Shareholders in 2025 authorizing the Board of Directors to select an audit unit in 2025. The Board of Directors of the company has decided to select Southern Accounting & Auditing Financial Consulting Services Co., Ltd. (AASCS) as the auditing firm to perform the audit of financial statements in 2024.

The Board of Directors of EMA LAND Group Joint Stock Company would like to submit to the General Meeting of Shareholders for approval the contents of the 2025 Financial Statements audited by **A&C AUDITING AND CONSULTING CO., LTD - SOUTHWEST BRANCH** including:

- Reports of the Board of Directors;
- Independent audit report;
- Balance sheet;
- Report on business results;
- Cash flow statements;
- Explanation of financial statements.

The company has disclosed the information of the audited financial statements in accordance with regulations, and at the same time has been posted on the company's website <http://emaland.vn>.

***Respectfully submit to the Annual General Meeting of Shareholders in 2026 for approval./.***

***Recipients:***

- As dear to you;
- Save: VT, VP OF THE BOARD OF DIRECTORS.

**TM. BOARD  
CHAIRMAN**

**Vu Tien Hung**





No. 03/2026/TTr-HDQT

Ho Chi Minh City, April 20, 2026

**STATEMENT**  
**Regarding the approval of the profit sharing plan and  
dividend payment in 2025 and plan for 2026**

**To: Annual General Meeting of Shareholders in 2026;  
EMA LAND Group Joint Stock Company.**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam;
- Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019
- Pursuant to the Charter of organization and operation of EMA LAND Group Joint Stock Company;
- Based on the results of production and business activities in 2025 of EMA LAND Group Joint Stock Company.

The Board of Directors (BOD) respectfully submits to the 2026 Annual General Meeting of Shareholders (AGM) to consider and approve the profit distribution and dividend distribution plan in 2025 and the plan for 2026 as follows:

**I. Profit distribution and dividend distribution plan in 2025:**

Unit: VND

STT	Contents	Audited financial statements for 2025
1.	Profit after tax achieved in 2025	443.608.253
2.	Accumulated profit until the end of 31/12/2025	1.870.043.433
3	Setting up funds	0
3.1	Reward Fund	0
3.2	Welfare Fund	0
3.3	Financial Reserve Fund	0
4	Dividend payment in 2025 to shareholders	0
5	Residual profit after distribution 2025 (5)=(2)-(3)-(4)	1.870.043.433

**II. Profit distribution and dividend distribution plan in 2026.**

According to the business plan for 2026, the Board of Directors expects the after-tax profit distribution plan in 2026 as follows:

- Expected profit after tax in 2026 is: **VND 8,000,000,000**, the use plan is as follows:

1. Dividends paid to shareholders in 2026: 0%/charter capital
2. Deduction of reward fund: 0%/charter capital

3. Deduction from the welfare fund: 0%/charter capital

The plan of the Board of Directors is expected not to pay dividends and not deduct funds:  
In order to concentrate all own capital (nearly VND 2 billion in accumulated profit) to serve



the strategy of breaking through revenue of VND 150 billion in 2026, especially deploying the exploitation of 02 strategic land plots that have been invested, in order to bring higher value to shareholders in the future.

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

**Recipients:**

- As above;
- Save: VT, VP. Board of Directors.

**TM. BOARD  
CHAIRMAN**

**Vu Tien Hung**





**JOINT STOCK COMPANY  
TẬP ĐOÀN EMA LAND**

Ngày 04/2026/TT-HDQT

**SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness**

Hồ Chí Minh City, April 20, 2026

# **STATEMENT**

Re: Approving the remuneration and salary of the Board of Directors, the Supervisory Board, the Executive Board in 2025 and the plan for 2026

**Submission: - Annual General Meeting of Shareholders in 2026;**

**- EMA LAND Group Joint Stock Company.**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17/06/2020;
- Pursuant to the Charter of Organization and Operation of EMA LAND Group Joint Stock Company;
- Pursuant to the audited 2024 Financial Statements;
- Based on production and business results in 2025 and production and business plans in 2026.

The Board of Directors of EMA LAND Group Joint Stock Company submits to the 2026 Annual General Meeting of Shareholders to consider and approve the remuneration and salary of the Board of Directors, the Supervisory Board, the Executive Board in 2025 and the plan for 2026.

## **1. Remuneration and salary of the Board of Directors, Supervisory Board and Executive Board in 2025**

EMA LAND Group Joint Stock Company reports on the payment of remuneration and salary to the Board of Directors and the Supervisory Board in 2025 as follows:

Full name	Position	Remuneration and salary in 2025
Vu Tien Hung	Chairman of the Board of Directors	0
Nguyen Dang Manh	Member of the Board of Directors	0
Ly Van Nam	Member of the Board of Directors	0
Nguyen Thanh Nghia	Independent Member of the Board of Directors (appointed 30/06/2025)	0
Tran Thi Minh Thu	Member of the Board of Directors (appointed 30/06/2025)	142.063.333
Phan Luu Nhat Quang	Head of the Supervisory Board	338.000.000





Hoang Thi Anh Loan	Member of the Supervisory Board (appointed 30/06/2025)	80.000.000
Nguyen My Lynh	Member of the Supervisory Board (appointed 30/06/2025)	108.918.422
Ta Van An	Member of the Supervisory Board (Dismissed 30/06/2025)	135.000.000
Tran Lam Hoang	Member of the Supervisory Board (Dismissed 30/06/2025)	0
Duong Tam	Director ((Dismissed 09/06/2025)	55.380.000
Ly Minh Tam	Director ((Appointed 09/06/2025)	110.000.000
Nguyen Tien Dat	Chief Accountant (Dismissed 13/01/2025)	0
Tran Thi Thanh Van	Chief Accountant (Appointed 13/01/2025)	240.684.954

## 2. Plan to pay remuneration and salary to the Board of Directors, Supervisory Board of Directors in 2026

The Board of Directors respectfully requests the General Meeting of Shareholders to approve the remuneration in 2026 as follows:

STT	Title	Remuneration
1	Chairman of the Board of Directors	6,000,000/month
2	Member of the Board of Directors	5,000,000/month
3	Head of the Supervisory Board	4,000,000/month
4	Member of the Supervisory Board	3,000,000/month

For the salary, bonus and income of the Board of Directors, based on the labor contract and business results achieved, the Board of Directors will report in detail on the salary, remuneration and income of the Board of Directors in 2026 at the Annual General Meeting of Shareholders in 2027.

*Respectfully submitted to the Annual General Meeting of Shareholders in 2026 for approval.*

### Recipients:

- As dear to you;

**TM. BOARD  
CHAIRMAN**



- Save: VT, VP OF THE BOARD OF  
DIRECTORS.

**Vu Tien Hung**





**JOINT STOCK COMPANY  
TẬP ĐOÀN EMA LAND**



No. 02/2026/TTr-BKS

**SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness**

*Hồ Chí Minh City, April 20, 2026*

**STATEMENT**

*Re: Approving the selection of an independent auditor for the fiscal year 2026*

**Submission: - Annual General Meeting of Shareholders in 2026;**

**- EMA LAND Group Joint Stock Company.**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17/06/2020;
- Pursuant to the Law on Securities No. 54/2019/QH14 dated 26/11/2019;
- Pursuant to Decree 155/2020 ND-CP detailing the implementation of a number of articles of the securities law passed on December 31, 2020;
- Pursuant to the Charter of Organization and Operation of EMA LAND Group Joint Stock Company.

In accordance with the provisions of the law and the Company's Charter, the Company's financial statements must be audited by an independent auditing firm. The Supervisory Board recommends that the criteria for selecting an auditing firm to audit the Company's 2026 financial statements must meet the following requirements:

- Being a company operating legally in Vietnam, with a good reputation and trustworthiness;
- Meet the requirements of EMA LAND Group Joint Stock Company on the scope and progress of the audit;
- Have a team of highly qualified and experienced auditors;
- Having a reasonable audit fee;
- There is no conflict of other legitimate rights and interests when conducting audits for EMA LAND Group Joint Stock Company.

Based on the above-mentioned criteria for selecting the auditing unit, the Supervisory Board respectfully submits to the General Meeting of Shareholders for approval the list of auditing firms and authorizes the Board of Directors of the Company to select one of the following auditing units to audit the Company's 2026 financial statements:

1. Southern Accounting & Auditing Financial Consulting Services Co., Ltd.;
2. AFC Vietnam Auditing Co., Ltd.;
3. A&C Auditing and Consulting Co., Ltd.;
4. A&C Auditing and Consulting Co., Ltd. - Southwest Branch;
5. Other auditing units in accordance with the above selection criteria (if any).

***Respectfully submit to the Annual General Meeting of Shareholders in 2026 for approval./.***



***Recipients:***

- As dear to you;
- Save: VT, VP OF THE BOARD OF DIRECTORS.

**TM. SUPERVISORY BOARD  
HEAD**

**Phan Luu Nhat Quang**







**EMA LAND GROUP  
JOINT STOCK COMPANY**

No. 05/2026/TTr-HDQT

**SOCIALIST REPUBLIC OF  
VIETNAM** Independence – Freedom – Happiness

*Ho Chi Minh City, April 20, 2026*

### **STATEMENT**

*Re: Dismissal of members of the Supervisory Board and election of additional members of the Supervisory Board*

**To: Annual General Meeting of Shareholders in 2026;  
EMA LAND Group Joint Stock Company.**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam;
- Pursuant to the Law on Securities No. 54/2019/QH14 dated November 26, 2019
- Pursuant to the Charter of organization and operation of EMA LAND Group Joint Stock Company;

The Board of Directors (BOD) respectfully submits to the 2026 Annual General Meeting of Shareholders (AGM) for consideration and approval of the following contents:

On 12/03/2026, EMA LAND Group Joint Stock Company received the resignation letter from Ms. Hoang Thi Anh Loan as a member of the Supervisory Board according to her personal wishes.

In order to ensure the structure of the Supervisory Board, the Board of Directors respectfully submits to the General Meeting of Shareholders for approval:

1. Dismissal of the position of Member of the Supervisory Board for Ms. Hoang Thi Anh Loan.
2. Election of additional positions of members of the Supervisory Board. Quantity: 01 member.
3. Approving the election regulations for members of the Supervisory Board.

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

**Recipients:**

- As above;
- Board of Directors, Supervisory Board
- Save: VT, VP. Board of Directors.

**TM. BOARD  
CHAIRMAN**

**Vu Tien Hung**



EMALAND GROUP COMPANY

SOCIALIST REPUBLIC OF VIETNAM

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No. 03/2026/TB-HDQT

Ho Chi Minh City, March 12, 2026



## NOTICE

**Re: Candidacy and nomination of candidates for election as members of the Supervisory Board (Supervisory Board)**

**EMA LAND Group Joint Stock Company for the term 2025-2030**

**Dear: SHAREHOLDERS OF EMA LAND GROUP JOINT STOCK COMPANY**

On 12/03/2026, EMA LAND Group Joint Stock Company received the resignation letter from Ms. Hoang Thi Anh Loan as a Member of the Supervisory Board according to her personal wishes. In order to prepare additional personnel for the Supervisory Board, the Company would like to inform shareholders about the nomination and candidacy of members of the Supervisory Board for the term 2025-2030 as follows:

### **1. CONDITIONS FOR NOMINATION/CANDIDACY**

1.1. A shareholder or group of shareholders holding voting shares has the right to combine the number of voting rights of each person together to nominate candidates for the Supervisory Board.

1.2. Shareholders or groups of Shareholders owning:

- From 10% or more of the total voting shares have the right to nominate one (01) candidate for the Supervisory Board;

### **2. NUMBER OF MEMBERS OF THE SUPERVISORY BOARD FOR THE TERM 2025-2030 TO BE ELECTED AS REPLACEMENTS, CRITERIA AND CONDITIONS FOR MEMBERSHIP OF THE SUPERVISORY BOARD**

2.1. **Number of members of the Supervisory Board to be elected to supplement and replace**

The number of additional and replaced elected Controllers for the 2025-2030 term is 01 member.

2.2. **Criteria and conditions for membership of the Supervisory Board**

- Having full civil act capacity, not being subject to the provisions of Clause 2, Article 17 of the Law on Enterprises No. 59/2020/QH14;
- Being trained in one of the majors in economics, finance, accounting, auditing, law, business administration or majors suitable to the Company's business activities;
- Not be a family member of the Board of Directors, Directors and other managers;
- Not to hold managerial positions of the Company; not necessarily a shareholder or employee of the Company
- The Controllers are not persons working in the accounting and finance departments of the Company, are not members or employees of independent auditing firms that are auditing the Company's financial statements in the preceding 03 consecutive years;





- The Controller of the Company must not be a person related to the family of the business manager of the Company.

### 3. DOSSIER OF NOMINATION/CANDIDACY FOR MEMBERS OF THE SUPERVISORY BOARD

The dossier of candidacy/nomination of members of the Supervisory Board includes:

- ✓ Letter of nomination of candidates to participate in the Supervisory Board (**according to form 01A**); or Letter of nomination of candidates to participate in the Supervisory Board (**according to form 01B**) if nominated by the group of shareholders; or Letter of nomination for members of the Supervisory Board (**according to form 01C**) documents proving the status of shareholders;
- ✓ A curriculum vitae declared by the candidate **himself (according to form 02)** accompanied by a commitment to the truthfulness and accuracy of personal information published;
- ✓ Commit to perform tasks honestly, prudently and in the best interests of the Company if elected as a member of the Supervisory Board (**according to form 03**);
- ✓ Copy of ID card/ID card/Passport and professional diplomas and certificates of the candidate;
- ✓ Information about the positions/positions the candidate is holding or being nominated at another organization, declaration of interests and relationship of interest related to the Company (**according to form 04**);

**Note:** The forms are attached to this Notice and posted on the Company's website at: <https://emaland.vn/quan-he-co-dong/>

### 4. TIME AND ADDRESS FOR RECEIVING NOMINATION/CANDIDACY DOSSIERS

Nominations/candidacies must be sent to the Company **no later than 17:00 on 19/04/2026** (Vietnam time) to the following address:

Recipient: **Organizing Committee of the General Meeting of Shareholders - EMA LAND Group Joint Stock Company**  
Address: No. 71 Ta Hien Street, Cat Lai Ward, Ho Chi Minh City, Vietnam.  
Phone: 0908 687 295

EMA LAND Group Joint Stock Company would like to announce and request Shareholders to nominate and run for election according to this Notice.



VU TIEN HUNG





**Form 01A: Letter of nomination of members of the Supervisory Board (for single shareholders)**

**NOMINATION LETTER  
MEMBER OF THE SUPERVISORY BOARD OF EMA LAND GROUP JOINT STOCK  
COMPANY FOR THE TERM 2025-2023**

**To : ORGANIZING COMMITTEE OF THE ANNUAL GENERAL MEETING OF  
SHAREHOLDERS IN 2026**

**EMA LAND GROUP JOINT STOCK COMPANY**

My name is: ..... currently a  
shareholder of EMA LAND Group Joint Stock Company ("TV6")

Business Registration Certificate/ID Card/CCCD/Passport No.: ..... Issue Date:  
..... Place of issue: .....

Address: .....

Phone: ..... Fax: .....

The total number of shares owned in TV6 is: ..... account for the proportion .....  
% of total voting shares of TV6

After studying the criteria and conditions for being a member of the Supervisory Board specified in the Law on Enterprises, the Charter and Internal Regulations on corporate governance, I would like to nominate the following named(s) as candidates for the position of member of the Supervisory Board for the term 2025-2030.

Mr. (Mrs.): .....

Date of Birth: .....

ID card/ID card/Passport number: ..... Issue Date: ..... Place of issue:

Address: .....

I attach this document to the candidate's Curriculum Vitae and attached documents.

Thank you!

....., date ..... 2026  
(Sign and specify full name, stamp - if any)





**Form 01B: Letter of nomination of members of the Supervisory Board (for Shareholders)**

**NOMINATION LETTER  
MEMBER OF THE SUPERVISORY BOARD OF EMA LAND GROUP JOINT STOCK  
COMPANY FOR THE TERM 2025-2023**

**To : ORGANIZING COMMITTEE OF THE ANNUAL GENERAL MEETING OF  
SHAREHOLDERS IN 2026**

**EMA LAND GROUP JOINT STOCK COMPANY**

We are the Shareholders of Ema Land Group Joint Stock Company (the "Company" or "TV6"), hereby agreed to form a group of shareholders with the total number of shares owned..... shares, corresponding to .....% of the Company's total voting shares, with the following details:

STT	Shareholder Name	Business Registration Certificate/ID Card/CCCD/Passport
1	.....	.....
2	.....	.....
3	.....	.....
4	.....	.....

After studying the criteria and conditions for being a member of the Supervisory Board specified in the Law on Enterprises, the Charter and Internal Regulations on corporate governance, I would like to nominate the following Tube(s) as candidates for the position of member of the Supervisory Board for the term 2025-2030.

Mr. (Mrs.): .....

Date of Birth: .....

ID card/ID card/Passport number: ..... Issue Date: ..... Place of issue:

Address: .....

I attach this document to the candidate's Curriculum Vitae and attached documents.

Thank you!

....., date ..... 2026





**CERTIFICATION OF THE SHAREHOLDER GROUP**

STT	SHAREHOLDER NAME	Signature (for individual shareholders)/ Signature of the legal representative and seal (if any) for institutional shareholders
1		
2		
3		
4		





12d

Form 01C: Letter of candidacy for members of the Supervisory Board



**CANDIDACY LETTER**  
**MEMBER OF THE SUPERVISORY BOARD OF EMA LAND GROUP JOINT STOCK**  
**COMPANY FOR THE TERM 2025-2023**

**To: ORGANIZING COMMITTEE OF THE ANNUAL GENERAL MEETING OF**  
**SHAREHOLDERS IN 2026**

**EMA LAND GROUP JOINT STOCK COMPANY**

My name is: .....  
ID card/CCCD/Passport number: ..... Issue Date: Place of issue:.....  
Address: .....  
Phone: ..... Fax: .....  
Education: ..... Major:.....  
Currently owned: ..... Shares (In words: ..... )  
Corresponding to the total face value of (VND): .....

After studying the criteria and conditions for being a member of the Supervisory Board specified in the Law on Enterprises, the Charter and Internal Regulations on corporate governance, I would like to nominate myself for the position of member of the Supervisory Board for the term 2025-2030 of EMA LAND Group Joint Stock Company.

If elected by the Shareholders as a member of the Company's Supervisory Board for the term 2025-2030, I commit to bring all my capacity and enthusiasm to contribute to the development of the Company, and at the same time commit to perform tasks honestly and reasonably. prudently, for the best interests of the Company and always strictly comply with the provisions of the law as well as the Company's Charter.

I attach this document to my Curriculum Vitae and accompanying documents.

Thank you!

....., date ..... 2026  
(Sign and specify full name)

Sample 02: Candidate Resume



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RESUME

Of the candidate participating in the Supervisory Board

1. Full name :
2. Gender :
3. Date of birth :
4. Place of birth :
5. CCCD Number :
6. Place of Issue :
7. Ethnicity :
8. Nationality :
9. Hometown :
10. Permanent Address :
11. Phone :
12. Educational level :
13. Qualifications :
14. Work experience :

Time	Working Units	Position

15. Current position :





16. Positions at other organizations :
17. Acts of violating the law :
18. Conflicting interests with the company :
19. Number of shares held :

In which:

- *Personal Ownership: ... shares (corresponding to ... Charter capital).*
- *Authorized to represent the capital: ... shares (corresponding to ... Charter capital).*

20. Number of shares held by related persons: ..... shares account for .....% of charter capital

– Relationship:

Full name:

21. Remuneration and other benefits:

I would like to assure you that the above testimonies are completely true, if they are wrong, I will take responsibility before the law.

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

**Candidates**





**Form 03: Commitment to perform tasks honestly, prudently and in the best interests of the Company if elected as a member of the Supervisory Board**

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

## **COMMITMENT VILLAGE**

**To: EMA LAND Group Joint Stock Company**

My name is: .....

Date of Birth:..... Gender: .....

Hometown: .....

Permanent address: .....

Current residence: .....

CCCD number: ..... Issue Date: ..... Place of issue:  
 .....

Workplace: .....

Position: .....

Level: .....

Major: .....

Contact Phone: .....

I commit to the following contents:

**Commitment to act and perform tasks honestly, loyally, prudently and in the best interests of the Company if he is appointed as a member of the Supervisory Board.**

If I violate the above commitments, I would like to take full responsibility before the Company.

....., date ..... .....

**Committer**

*(Sign and specify full name)*





12g

**Form 04: Written declaration of information about the candidate's current / nominated positions in other organizations, declaration of interests and relationship of interest related to EMA LAND Group Joint Stock Company ("TV6")**

My name is: .....

ID card/Passport number: ..... Issued Date: ..... Place of issue: .....

In order to provide sufficient information for the purpose of completing the candidate profile for the position of member of the Supervisory Board and enhancing transparency for EMA LAND Group Joint Stock Company as well as all TV6 shareholders, I would like to declare the information related to my profile as follows:

1. **Positions currently held by candidates in other organizations** (if Yes, please fill in the information below, if No, write No in the Note section):

STT	Organization Name	Location	Date/month/year of start of holding Location	Notes
1				
2				
3				
4				
5				
6				

2. **Positions for which the candidate is currently nominated/nominated in other companies** (if Yes, please fill in the information below, if No, write No in the Note field):

STT	Company Name	Position/Title	Nomination date	Notes
1				
2				



3				
4				
5				
6				

3. **Declare benefits** (if Yes, please fill in the information below, if No, write No in the Notes section):

Declare the enterprises in which the applicant owns shares/contributed capital:

STT	Business name	Ratio of % of shares/contributed capital	Notes
1			
2			
3			
4			
5			
6			

Declare organizations in which <sup>1</sup> the candidate's related person owns shares/capital contributions of more than 10% of the charter capital of that enterprise:

STT	Business name	Ratio of % of shares/contributed capital	Notes
1			
2			
3			
4			
5			
6			

<sup>1</sup> Related persons are defined in Clause 23, Article 4 of the current Law on Enterprises and Clause 46, Article 4 of the current Law on Securities.



#### 4. Declaration of relationships with TV6

STT	Relationship	Yes	None	Relationship Details
				<i>(If the "Yes" column is checked, it will describe the relationship of interest in detail and the applicant will include relevant documents.)</i>
1	Employee Relationship with TV6			(Relationship information, time) .....
2	Audit and consulting relationship with TV6			(Relationship information, time) .....
3	Ownership relationship (shareholders of TV6)			..... .....
4	Economic Relationship			.....
4.1	Seller Relations (Vendors)			..... .....
4.2	Buyer Relations (Customers)			..... .....
4.3	Partnerships			.....
5	Other Relations			.....

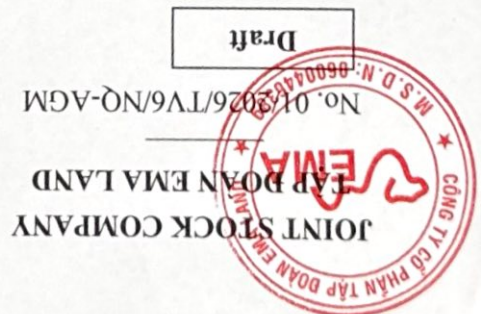
I would like to assure you that the above testimonies are completely honest, accurate and reasonable, if they are wrong, I will take responsibility before the law.

....., date..... months..... 2026

**Declaration**

(Sign and specify full name)





**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence – Freedom – Happiness**  
  
*Hồ Chí Minh City, April 20, 2026*

## **RESOLUTION**

### **ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026**

#### **EMA LAND GROUP JOINT STOCK COMPANY**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on 17/06/2020;
- Pursuant to the Law on Securities No. 54/2019/QH14 approved by the National Assembly of the Socialist Republic of Vietnam on 26/11/2019 and its guiding documents;
- Pursuant to the Minutes of vote counting at the 2026 Annual General Meeting of Shareholders of EMA LAND Group Joint Stock Company dated 20/04/2026;
- Pursuant to the Charter of Organization and Operation of EMA LAND Group Joint Stock Company;
- Based on the minutes of the meeting on the same day.

The General Meeting of Shareholders unanimously approved the resolution of the General Meeting with the following main contents:

## **RESOLVED:**

**Article 1:** Approve the report of the Board of Directors on the results of production and business activities in 2025 and the plan for 2026 (attached to Report No. 01/2026/BC-HDQT dated 20/04/2026).

**Article 2:** To approve the Report of the Supervisory Board on the operating results in 2025 and the plan for 2026 (attached to Report No. 01/2026/BC-BKS dated 20/04/2026).

**Article 3:** Approving the Report of the Board of Directors on the operating results in 2025 and the plan for 2026 (attached to Report No. 01/2026/BC-BGD dated 20/04/2026).

**Article 4:** Approve the audited financial statements for 2025 (enclosed with the report No. 02/2026/TT-HDQT dated 20/04/2026).

**Article 5:** Approving the plan for profit distribution and dividend distribution in 2025 and the plan for 2026 (attached to the report No. 03/2026/TT-HDQT dated April 20, 2026).

**Article 6:** Approving the remuneration of the Board of Directors, the Supervisory Board, the salary of the Executive Board in 2025 and the plan for 2026 (attached to the report No. 04/2026/TT-HDQT dated 20/04/2026).

**Article 7:** Approving the selection of an independent audit unit for the fiscal year 2026 (attached to the report No. 02/2026/TT-HDQT dated 20/04/2026).



**Article 8:** Approving the proposal for dismissal of members of the Supervisory Board and the election of additional members of the Supervisory Board (*enclosed with the report No. 05/2026/TTr-HDQT dated 20/04/2026*).

**Article 9:** The General Meeting of Shareholders has approved the election of 01 additional member of the Company's Supervisory Board for the term 2025-2030, namely:

- Mr./Mrs.: .....

**Article 10: Implementation provisions**

- This Resolution has been approved by the General Meeting of Shareholders of the Company and takes effect from the date of signing.

- The Board of Directors of EMA LAND Group Joint Stock Company, the Board of Directors and relevant departments/departments/units are responsible for implementing this Resolution, ensuring the interests of shareholders and the Company and complying with the provisions of law.

**Recipients:**

- Board of Directors, Board of Directors;
- Save the VP.

**TM. GENERAL MEETING OF  
SHAREHOLDERS  
CHAIRMAN OF THE BOARD OF  
DIRECTORS**

**VU TIEN HUNG**





GROUP JOINT STOCK COMPANY

EMA LAND

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Happiness

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Ho Chi Minh City, April 20, 2026

**ADDITIONAL ELECTION REGULATIONS  
MEMBER OF THE SUPERVISORY BOARD FOR THE TERM  
2025-2030  
EMA LAND GROUP JOINT STOCK COMPANY**

**Base:**

- Pursuant to the Law on Securities dated November 26, 2019;
- Pursuant to the Law on Enterprises dated June 17, 2020;
- Charter of Ema Land Group Joint Stock Company;

The 2026 Annual General Meeting of Shareholders of Ema Land Group Joint Stock Company approved the regulations on the election of additional members of the Supervisory Board (Supervisory Board) for the term 2025-2030 as follows:

**I. Election subjects:**

Shareholders owning shares have voting rights and authorized representatives of shareholders owning shares have voting rights (*according to the list of shareholders closed on 03/03/2026*).

**II. List of candidates and nomination of candidates for additional election to the Control Board:**

According to the list compiled by the Organizing Committee of the 2026 Annual General Meeting of Shareholders, Ema Land Group Joint Stock Company and approved by the General Meeting of Shareholders. The list of candidates is arranged in ABC order by name, with full names on the ballot.

**III. Votes and instances of invalid votes****1. Vote:**

- The ballot papers are printed uniformly, with the total number of voting rights according to the participation code;
- Shareholders or authorized representatives are given votes for members of the Supervisory Board according to the attendance code;



- In case the votes are incorrectly recorded, the shareholders request the Organizing Committee to change other votes;

## **2. Cases of Invalid Voting**

- The slip does not follow the form prescribed by the Company, does not bear the Company's seal;
- The slip to delete or add the name of the person outside the list of candidates approved by the General Meeting of Shareholders before the voting is conducted;
- The vote has the total number of voting rights for the shareholder's candidates that exceeds the total number of voting rights owned or authorized by that shareholder;
- The ballot does not have the signature of the shareholder/shareholder representative.

## **IV. Number of additionally elected members of the Supervisory Board for the term 2025-2030**

- Supervisory Board: 01 (one) member.

## **V. Method of election of members of the Control Board**

The election of additional members of the Supervisory Board (Supervisory Board) shall be carried out by secret ballot by the method of cumulative voting, whereby:

- Each shareholder has the total number of voting rights of the Supervisory Board corresponding to the number of voting shares (*including ownership and authorization*): multiplied by **01** (*the number of elected members of the Supervisory Board*);
- Shareholders conduct elections by directly recording their voting rights numbers for candidates of their choice. The number of voting rights for each candidate may vary depending on the trust of shareholders/shareholder representatives for each candidate. The total number of voting rights of shareholders voting for candidates must not exceed the total number of voting rights of such shareholders/shareholders' representatives;
- Election ballots will be placed in a sealed ballot box before voting and inspected in the presence of shareholders;
- Voting begins when the distribution of election ballots is completed and ends when the last shareholder casts their votes in the ballot box;
- The counting of votes must be conducted immediately after the voting is over;

The vote counting results shall be made in writing and announced by the Head of the Vote Counting Committee to the General Meeting of Shareholders.

## **VI. Principles for electing members of the Supervisory Board**

- The winner of the election of a member of the Supervisory Board is determined according to the number of voting rights received from the shareholders conducting the election, from high to low, starting from the candidate with the highest number of voting rights until the number of members of the Supervisory Board is sufficient to be additionally elected;
- In case there are candidates who achieve the same number of votes but need to be eliminated in order to achieve a sufficient number of elected members as prescribed, a re-election will be held between these candidates to select a sufficient number of members.

This Regulation was voted and approved by the General Meeting of Shareholders.

**TM. BOARD  
CHAIRMAN**

**Recipients:**

- General Meeting of Shareholders;
- BOARD OF DIRECTORS,  
SUPERVISORY BOARD, BOARD  
OF DIRECTORS;
- Luu TH.

**VU TIEN HUNG**

