
NOTICE OF INVITATION
TO THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
To: RESPECTED SHAREHOLDERS

Sacomland Corporation (or the “Company”) would like to invite our respected shareholders to attend the 2026 Annual General Meeting of Shareholders (“AGM”):

- 1. Time** : 15:00, Friday, April 24th 2026.
2. Venue : Swiss Belresort Tuyền Lâm - Functional Subdivision No. 7 & 8, Tuyền Lâm Lake Tourist Area, Xuân Hương – Đà Lạt Ward, Lâm Đồng Province.
3. Agenda : Details in the General Meeting Program, kindly visit the Company's website to view the full Meeting Documents via the following link.:
<http://samland.com.vn/vn/co-dong.html>

4. Registration:

Shareholders are kindly requested to send the Confirmation of Attendance or the Proxy Form (as per the attached template) to the Office of Sacomland Corporation before 5:00 PM on April 20th 2026, via:

- Address: 127 Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City.

Note: All travel, accommodation, and other expenses incurred during the AGM shall be borne by the shareholders.

5. Conditions for Attendance:

- All shareholders holding the Company's shares as per the shareholder list finalized by the VSDC on March 24, 2026, or their duly authorized representatives, are eligible to attend the meeting;
- Shareholders who are unable to attend the AGM may authorize another person to attend on their behalf in writing. In the absence of an appointed representative, shareholders may authorize a member of the Board of Directors, the Board of Supervisors, or the The Company's Executive Board
- The authorized representative is not allowed to delegate their authority to a third party.

6. Shareholders or Authorized Representatives attending the AGM must bring the following documents:

- Meeting Invitation and Proxy Form (if applicable);
- Original ID Card/Citizen Identity Card/Passport.

Mailing address and contact:

Mr. Nguyễn Hữu Minh Lộc. e-mail: locnguyen@samholdings.com.vn

Welcome our respected shareholders to the Annual General Meeting in 2026.

Yours Sincerely.

**On behalf of the
BOARD OF DIRECTORS CHAIRMAN**

(Signed)

NGUYỄN THU HẰNG

AGENDA OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Time: 15:00, Friday, April 24th 2026

Vanue: Swiss Belresort Tuyền Lâm - Functional Subdivision No. 7 & 8, Tuyền Lâm
Lake Tourist Area, Xuân Hương – Đà Lạt Ward, Lâm Đồng Province.

Time	Meeting agenda	Person in Charge
15:00	Shareholders to attend the 2026 Annual General Meeting of Shareholders (“AGM”): Shareholders’ Eligibility Verification Committee verify Shareholders’ eligibility and delivery AGM documents	Organization Committee
15:30	Opening and Statement of Purpose	Organization Committee
15:40	Report on the verification of shareholders' eligibility to attend the General Meeting of Shareholders (“GMS”) and the validity of the Meeting	Shareholders’ Eligibility Verification Committee
15:45	Introduction of Attending Delegates Introduction of the Honored Guests. Introduction of the Presidium Members	Organization Committee
15:50	Approval of the AGM agenda Approval of the Working Regulations of the 2026 AGM Introduction of the Secretariat Team Introduction of the Vote Counting Committee	Chairperson
16:00	Reports and Proposals of the 2026 AGM: 1. Report on Business Performance in 2025 and Presentation of the Business Plan for 2026; 2. The Board of Directors’ report in 2025 and Orientation for 2026; 3. The Board of Supervisors activity report for 2025; 4. Proposal for the approval of the 2025 audited Financial Statements; 5. Proposal for the profit distribution plan for the year 2025; 6. Proposal for the remuneration fund for the Board of Directors and the Board of Supervisors for 2025 and the plan for 2026; 7. Proposal for the Implementation of the 2025 Salary Fund and the 2026 plan; 8. Proposal for the selection of the auditing firm to audit the Financial Statements for 2026 9. Proposal on the Deregistration of Public Company Status 10. Proposal for the approval of the resignation of a Member of the BOD for the 2025–2030 term 11. Other proposals (if any).	
16:30	The GMS discusses and votes on the submitted proposals	Organization Committee
16:35	Conducting Additional Elections and Counting of Voting Ballots	Vote Counting Committee
16:50	Approval of the Meeting Minutes of the 2026 AGM.	Secretary
17:00	Announcement of the Closing	Chairperson

**CONFIRMATION OF ATTENDANCE
AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

To: SACOMLAND CORPORATION

Name of Shareholder:

Address:

Phone: Fax: Email

ID Card/ Passport/ Business Registration No:

Date of issue: Place of issue:

Number of shares owned: shares.

Shareholder Code:

According to the Invitation Letter of the 2026 Annual General Meeting of Shareholders (“AGM”) of Sacomland Corporation (the “Company”) which will be held on April 24th, 2026, I/We would like to confirm as follows:

- ☐ Attending in person at the 2026 AGM of the Company
- ☐ Authorizing another person to attend the 2026 AGM of the Company
- ☐ Authorizing a member of the Board of Directors, Board of Supervisors, or the Board of Management of the Company to represent and exercise shareholder rights at the AGM (with a Proxy Form sent or faxed to the office of the Company).

Yours Sincerely.

.....,2026

SHAREHOLDER

(Signature with full name)

Note: Shareholders are kindly requested to fax to (028) 3512 6392 or send their attendance confirmation to the office of Sacomland Corporation before 5:00 PM on April 20, 2026.

SACOMLAND CORPORATION



Address: 127 Ung Van Khiem Street, Thanh My Tay Ward, Ho Chi Minh City
Enterprise Registration No: 3601028125
Tel: 84-28) 3512 0002 - Fax: (84-28) 3512 6392 - Website: Samland.com.vn

PROXY FORM

1. Name of Shareholder:
Address:
Phone: Fax: Email
ID Card/Passpord/ Business Registration No:
Date of issue: Place of issue:
Number of shares owned: cổ phần.
Shareholder Code:

2. Hereby authorize to Mr./ Ms [Name] below:

- | | |
|--|-----------------------|
| <input type="checkbox"/> Ms Nguyễn Thu Hằng | - Chairman of the BOD |
| <input type="checkbox"/> Mr Trần Việt Anh | - Member of the BOD |
| <input type="checkbox"/> Mr Phương Quốc Vĩnh | - Member of the BOD |

Or may authorize:

Organization:

Address:

Or Mr./ Ms [Name] below:

Name:

ID Card/ Passpord/ Business Registration No:

Date of issue: Place of issue:

Entitled to attend the 2026 Annual General Meeting of Shareholders of the Company on April 24, 2026, and vote on matters included in the meeting agenda.

This proxy form shall be effective from the date of signing until the conclusion of the Meeting.

I hereby confirm that I will not file any complaints regarding the voting results of my authorized representative

Authorized person

(Signature with full name)

Shareholder

(Signature with full name)

Note: If the shareholder is a legal entity, please provide the Business Registration Certificate number and the registered office address, and ensure that the authorization is signed and stamped by the legal representative.

SACOMLAND CORPORATION



DOCUMENTS OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

April 2026

AGENDA OF THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Time: 15:00, Friday, April 24th 2026

Vanue: Swiss Belresort Tuyền Lâm - Functional Subdivision No. 7 & 8, Tuyền Lâm
 Lake Tourist Area, Xuân Hương – Đà Lạt Ward, Lâm Đồng Province.

Time	Meeting agenda	Person in Charge
15:00	Shareholders to attend the 2026 Annual General Meeting of Shareholders (“AGM”): Shareholders’ Eligibility Verification Committee verify Shareholders’ eligibility and delivery AGM documents	Organization Committee
15:30	Opening and Statement of Purpose	Organization Committee
15:40	Report on the verification of shareholders' eligibility to attend the General Meeting of Shareholders (“GMS”) and the validity of the Meeting	Shareholders’ Eligibility Verification Committee
15:45	Introduction of Attending Delegates Introduction of the Honored Guests. Introduction of the Presidium Members	Organization Committee
15:50	Approval of the AGM agenda Approval of the Working Regulations of the 2026 AGM Introduction of the Secretariat Team Introduction of the Vote Counting Committee	Chairperson
16:00	Reports and Proposals of the 2026 AGM: 1. Report on Business Performance in 2025 and Presentation of the Business Plan for 2026; 2. The Board of Directors’ report in 2025 and Orientation for 2026; 3. The Board of Supervisors activity report for 2025; 4. Proposal for the approval of the audited Financial Statements 2025; 5. Proposal for the profit distribution plan for the year 2025; 6. Proposal for the remuneration fund for the Board of Directors and the Board of Supervisors for 2025 and the plan for 2026; 7. Proposal for the Implementation of the 2025 Salary Fund & the 2026 plan; 8. Proposal for the selection of the auditing firm to audit the Financial Statements for 2026 9. Proposal on the deregistration of public company status 10. Proposal for the approval of the resignation of a Member of the BOD for the 2025–2030 term 11. Other proposals (if any).	
16:30	The GMS discusses and votes on the submitted proposals	Organization Committee
16:35	Conducting Additional Elections and Counting of Voting Ballots	Vote Counting Committee
16:50	Approval of the Meeting Minutes of the GMS.	Secretary
17:00	Announcement of the Closing	Chairperson

LIST OF DOCUMENTS FOR THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS



1. Working Regulations of the 2026 Annual General Meeting of Shareholders;
2. Report on Business Performance in 2025 and Presentation of the Business Plan for 2026;
3. The Board of Directors' report in 2025 and Orientation for 2026;
4. The Board of Supervisors activity report for 2025;
5. Proposal for the approval the Audited Financial Statements 2025;
6. Proposal for the Profit Distribution Plan for 2025;
7. Report on the Implementation of the 2025 Remuneration Fund for the Board of Directors, the Board of Supervisors and the proposal for 2026 plan;
8. Proposal for the Implementation of the 2025 Salary Fund and the 2026 Plan;
9. Proposal for the selection of the Auditing Firm to audit the Financial Statements for 2026;
10. Proposal on the deregistration of public company status.
11. Proposal for the approval of the resignation of a Member of the BOD for the 2025–2030 term

WORKING REGULATION

THE ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026 - DATE 24/04/2026

SACOMLAND CORPORATION

Legal basis:

- *Law on Enterprises no.59/2020/QH14 dated June 17, 2020;*
- *Law on Securities no.54/2019/QH14 dated November 26, 2019; and the attached documents;*
- *Charter on Organization and Operation of Sacomland Corporation;*
- *Regulations on the Organization and Operation of the Board of Directors of Sacom Real Estate Joint Stock Company.*

Article 1: OBJECTIVES

- ✓ To ensure the principles of transparency, fairness, and democracy;
- ✓ To facilitate the organization and conduct of the General Meeting of Shareholders (“GMS”);
- ✓ This Regulation stipulates the order of the General Meeting, the procedures for exercising shareholders' rights, the responsibilities of the Presidium, the Secretary, the Shareholder Eligibility Verification Committee (“SEVC”), and related matters

Article 2: SUBJECT AND SCOPE

1. This regulation stipulates the procedures for organizing the Annual General Meeting of Shareholders (“AGM”) on April 24, 2026, of Sacomland Corporation, as well as the rights and obligations of shareholders attending the meeting.
2. The company's shareholders and other participants in the meeting are responsible for complying with the provisions of this regulation.

Article 3: CONDITIONS FOR CONDUCTING THE GENERAL MEETING

GMS shall be conducted when the number of shareholders attending the meeting represents at least 51% of the total shares with voting rights.

Article 4: RIGHTS OF SHAREHOLDERS ATTENDING THE GENERAL MEETING

1. Shareholders of the Company, as listed on the record date of March 24, 2026, have the right to attend the General Meeting either in person or by proxy. They are also entitled to express their opinions and vote on the matters included in the meeting agenda.
2. To be invited to the meeting by the Organizing Committee via email, the company's website (www.samland.com.vn), or direct delivery of the meeting agenda and documents for review and discussion during the General Meeting
3. Each shareholder is issued a voting card with a voting code. The voting rights associated with the voting card correspond to the number of shares the shareholder owns or represents

4. Shareholders arriving late to the General Meeting have the right to register and participate in the meeting, including voting on matters discussed afterward. However, they are not entitled to participate in or vote on issues that were already approved before their arrival (the validity of previously conducted voting sessions remains unaffected).

Article 5: OBLIGATIONS OF SHAREHOLDERS ATTENDING THE GENERAL MEETING

1. Comply with the provisions of this Regulation.
2. Respect the authority of the Chairperson and the voting results of the General Meeting conducted in a lawful manner.
3. Bear their own travel, accommodation, and other expenses to attend the General Meeting.
4. Bring a power of attorney (if authorized) and personal identification documents (ID card or passport) for verification by the SEVC.
 - ✓ *In the case of an individual, it must be signed by the authorized person.*
 - ✓ *In the case of an organization, it must be signed and stamped by the legal representative or a duly authorized representative of the organization.*
5. Shareholders must sit in the designated seats or areas as instructed by the Organizing Committee.
6. Smoking is not allowed during the General Meeting.
7. Private conversations and mobile phone use are prohibited during the meeting. All mobile phones must be set to silent mode.
8. Maintain order until the General Meeting concludes

Article 6: VOTING AT THE MEETING

1. Principle

All issues on the agenda of the General Meeting (except those approved by secret ballot) must be approved by collecting votes through the raising of voting cards by all shareholders.

2. Form of voting

Shareholders vote by raising their voting cards (agree, disagree, or express other opinions)

3. Voting rules

The following matters shall be approved by the General Meeting of Shareholders upon satisfying the voting threshold as prescribed by the Law on Enterprises, the Company's Charter, and relevant laws and regulations:

- ✓ *Report on Business Performance in 2025 and Presentation of the Business Plan for 2026;*
- ✓ *The Board of Directors' report in 2025 and Orientation for 2026;*
- ✓ *The Board of Supervisors activity report for 2025;*
- ✓ *Proposal for the approval the audited Financial Statements 2025;*
- ✓ *Proposal for the Profit distribution plan for the year 2025;*
- ✓ *Proposal for the Implementation of the 2025 Remuneration Fund for the Board of Directors and the Board of Supervisors, and the 2026 Plan;*
- ✓ *Proposal for the Implementation of the 2025 Salary Fund and the 2026 plan;*

- ✓ *Proposal for the selection of the auditing firm to audit the Financial Statements for 2026;*
- ✓ *Proposal on the deregistration of public company status.*
- ✓ *Proposal for the approval of the resignation of a Member of the BOD for the 2025–2030 term*
- ✓ *Other issues (if any).*

Article 7: EXPRESSING OPINIONS AT THE GENERAL MEETING

1. Principle

Shareholders attending the General Meeting who wish to express their opinions in the discussion must register and obtain the Chairperson's approval.

2. Speaking Procedure

Shareholders shall express their opinions concisely and focus on the discussed matters in line with the approved agenda of the General Meeting. The Chairperson will arrange for shareholders to speak in the order of registration and address their questions accordingly

Article 8: RIGHTS AND RESPONSIBILITIES OF THE CHAIRPERSON

1. Preside over the General Meeting in accordance with the approved agenda, regulations, and procedures. The Chairperson shall operate based on the principle of democratic centralism and make decisions by majority vote.
2. Guide the General Meeting in discussions and voting on matters included in the agenda as well as other related issues throughout the meeting.
3. Decide on matters following the order and procedures of the General Meeting or any arising issues outside the agenda.
4. Has the right to postpone the General Meeting to a later time and location at their discretion, without seeking approval from the Meeting, if deemed necessary and when the required number of shareholders is present.
 - ✓ *The behavior of attendees obstructs or is likely to obstruct the orderly proceedings of the General Meeting.*
 - ✓ *Postponement is necessary to ensure the lawful conduct of the Meeting's proceedings. The maximum postponement period shall not exceed three days from the scheduled opening date of the Meeting.*

Article 9: RESPONSIBILITIES OF THE SECRETARIAT

1. Accurately and honestly record the entire proceedings of the General Meeting, including issues approved or noted by the shareholders.
2. Draft the Meeting Minutes and the General Meeting's Resolutions on the issues that have been approved.

Article 10: RESPONSIBILITIES OF THE VOTE COUNTING COMMITTEE

1. Guide the voting and ballot process.
2. Determine the shareholders' voting results on issues approved at the General Meeting.
3. Report the voting results to the Secretariat.

4. Present to the General Meeting the results of shareholder eligibility verification, identify and report any violations of voting regulations, and address any complaints related to the voting results

Article 11: MEETING MINUTES AND RESOLUTION OF THE GENERAL MEETINGS OF SHAREHOLDERS

1. The secretary of the meeting shall record all the Contents of the GMS in the Minutes of the GMS.
2. The contents of the Congress agenda that have been voted and approved by the Congress must be reflected in the Congress Resolution.
3. The Minutes of GMS shall be completed and ratified before the General Meeting.

Article 12: CASES WHERE THE GENERAL MEETING OF SHAREHOLDERS FAILS TO CONVENE

1. If the required quorum is not met within 30 minutes from the scheduled opening time, the General Meeting must be reconvened within 30 days from the date of the failed first meeting. The time and venue of the second meeting shall be announced immediately at the first meeting, via the press, on the Company's website, or through direct notification
2. If the second meeting cannot be held due to the absence of shareholders representing at least 51% of the voting shares, then within 30 minutes from the scheduled opening time, the General Meeting must be reconvened within 20 days from the date of the failed second meeting. The time and venue of the third meeting shall be announced immediately at the second meeting, via the press, on the Company's website, or through direct notification
3. At the third meeting, the General Meeting shall be conducted regardless of the number of attending shareholders and the percentage of voting shares they hold.

Article 13: EFFECTIVE

This regulation was approved by the shareholders attending the 2026 Annual General Meeting of Shareholders, held on April 24, 2026, and is effective immediately.

Recipients::

- *Company shareholders;*
- *Members of the BOD, BOS;*
- *Filed: Secretary;*
- *Filed in the archives.*

**On Behalf of THE BOARD OF DIRECTORS
CHAIRMAN**

(Signed)

NGUYỄN THU HẰNG

REPORT OF THE BOARD OF MANAGEMENT

BUSINESS PERFORMANCE IN 2025 AND BUSINESS PLAN FOR 2026

The company's leadership respectfully reports to the Annual General Meeting of Shareholders (“AGM”) in 2026 on the business performance of 2025 and presents the business plan for 2026 as follows:

I. REAL ESTATE MARKET SITUATION IN 2025

1. Economic Context of 2025

Vietnam’s socio-economic situation in 2025 unfolded amid a global economy that continued to face significant uncertainties, with global growth showing a clear deceleration, projected at approximately 2.3%–2.9%. Monetary policies in major economies remained cautious, while prolonged geopolitical tensions continued to impact international trade and investment activities.

Nevertheless, Vietnam maintained a positive growth momentum, with GDP reaching approximately 8.02%, ranking among the highest in the region. Export and import activities recovered markedly, continuing to sustain a trade surplus, while both registered and disbursed FDI inflows grew steadily, reflecting foreign investors’ confidence in Vietnam’s business environment. Although the exchange rate experienced certain pressures from movements in the US dollar, inflation was controlled at around 3.2%, thereby contributing to macroeconomic stability and providing a foundation for growth in the following year.

2. Real Estate Market Situation in 2025 and Outlook for 2026

2.1. Real Estate Market Situation in 2025

In 2025, Vietnam’s economy showed positive progress following a period of recovery, maintaining stable growth momentum. In this context, the real estate market improved as regulatory policies and the legal framework were gradually refined, helping to ease bottlenecks and support investment and project development.

Overall in 2025, the market recorded around 150,000 units launched, up over 50% year-on-year. New supply reached nearly 130,000 units, increasing by 88% and marking the highest level in 2019–2025. The absorption rate stood at 68%, equivalent to approximately 88,000 transactions, with more than 65% coming from the apartment segment—relatively strong given ongoing economic challenges.

Overall, evolving economic conditions and policy adjustments have gradually reshaped capital flows, population distribution, and real estate investment opportunities over the medium and long

term. At the same time, several large-scale real estate and infrastructure projects were initiated or scheduled, supporting market recovery. Taken together, 2025 can be viewed as a pivotal year, laying the foundation for a more stable and sustainable growth cycle ahead.

2.2. Real Estate Market Outlook for 2026

➤ *Market Outlook*

In 2026, the real estate market is expected to enter a more favorable phase following a prolonged period of adjustment. Efforts to address legal bottlenecks are being accelerated, with many projects gradually completing procedures and resuming development, thereby improving market supply. At the same time, increased investment in key transport infrastructure—particularly expressways, ring roads, and other large-scale projects—is opening up further growth opportunities for real estate in urban and surrounding areas.

Alongside infrastructure, ongoing urbanization and economic growth remain key drivers of housing demand over the medium and long term. End-user demand, especially in major cities and high-growth areas, is expected to remain stable, supporting overall market absorption...

➤ *Risks and Challenges*

Despite many positive signals, the market still faces several challenges, including:

- **Economic conditions:** Ongoing geopolitical tensions, rising interest rates, higher oil prices, and inflation pressures continue to affect investor sentiment and the real estate market.
- **Rising Land Use Costs:** Annual adjustments to land price frameworks in line with market levels may increase land use fees, taxes, administrative charges, and compensation costs. This raises development costs and reduces the availability of clean land, especially for project developers
- **Increasing input costs:** Changes in construction material prices, labor costs, and financing costs may increase total project investment, putting pressure on property prices in the coming period.
- **Limited access to capital:** Rising interest rates, along with tighter credit policies for the real estate sector, have made it more difficult to access financing, putting additional pressure on capital raising and financial costs for developers and investors.

II. BUSINESS PERFORMANCE REPORT FOR 2025

1. Business results for 2025

Unit: Million VND						
STT	Chỉ tiêu	2024	2025		(%) Growth 2025	
		Actual	Actual 2025	Plan 2025	Compared to Plan 2025	Compared to Actual 2024
1.	Net revenue from sales of goods and rendering of services	9.988	-	270	-	-
2.	Cost of goods sold	10.720	-	-	-	-

Unit: Million VND

STT	Chỉ tiêu	2024	2025		(%) Growth 2025	
		Actual	Actual 2025	Plan 2025	Compared to Plan 2025	Compared to Actual 2024
3.	Gross profit from sales of goods and rendering of services	(733)	-	270	-	-
4.	Financial income	2.617	(10)	741	-1%	0%
5.	Financial expenses	(3.349)	10	(471)	-2%	0%
6.	Selling expenses	18.175	14.370	18.278	79%	79%
7.	General administrative expenses	4.826	2.382	3.400	70%	49%
8.	Net profit from operating activities	157	11	18	59%	7%
9.	Other income	9.343	8.705	10.444	83%	93%
10.	Other expenses	499	3.282	3.944	83%	658%
11.	Other profit	1.575	92	-	-	6%
12.	Total profit before tax	671	2.559	3.119	82%	381%
13.	Profit after corporate income tax	1.403	816	825	99%	58%

Based on the plans, targets, and strategic directions approved by the General Meeting of Shareholders, Samland continued its operations in 2025 with a focus on proactive cost control and improving cash flow management. The key priority during the year was to address and resolve legal issues related to the Nhon Trach and Ung Van Khiem projects, with the aim of completing necessary procedures and preparing for their implementation in the near future.

In 2025, the Company recorded a profit of VND 816 million, achieving the target approved by the General Meeting of Shareholders. Although profit decreased compared to the previous year, this change remained in line with the Company's plan and management direction. As the Company's projects are still in the legal completion stage and have yet to generate significant revenue, the 2025 results are considered appropriate to the actual situation and aligned with the set objectives. This reflects the Company's efforts to maintain financial discipline, strictly control costs, and ensure stable operations while preparing for the next phase of development.

2. Financial Situation in 2025

Unit: Million VND

TT	Chỉ tiêu	01/01/2025	31/12/2025	Increase (+)/ Decrease (-)	% Change
I	Total Assets	804.939	839.027	34.088	4,2%
1	Current Assets	112.476	95.696	(16.780)	-15%

TT	Chỉ tiêu	01/01/2025	31/12/2025	Increase (+)/ Decrease (-)	% Change
2	Non-Current Assets	692.462	743.330	50.868	7,3%
II	Total Capital	804.939	839.027	34.088	4,2%
1	Liabilities	65.591	98.864	33.272	50,7%
1.1	Current liabilities	65.371	98.864	33.492	51,2%
1.2	Non-current liabilities	220	-	(220)	-
2	Owner's equity	739.347	740.163	816	0,1%

Total assets in 2025 reached VND 839 billion, up 4% compared to the beginning of the year, with several items showing notable changes. Key movements in the asset and capital structure are as follows:

- ❖ **Current Assets:** Decreased by 15% (equivalent to VND 16.7 billion), mainly due to a reduction in short-term receivables.
- ❖ **Non-Current Assets:** Accounted for 88% of total assets, primarily consisting of construction-in-progress related to project development. This increased by 7% (VND 51 billion) compared to the beginning of the year, mainly due to higher ongoing investment in real estate projects.
- ❖ **Liabilities:** Represented 12% of total capital, up 51% (VND 33 billion), mainly driven by an increase in short-term investment cooperation balances
- ❖ **Owner's equity:** Continued to account for a large proportion of total assets (87%), reaching VND 740 billion, with a slight increase compared to the beginning of the year.

3. Results of Implementing key Activities and Projects in 2025

- **Long Tan – Phu Hoi Residential Area Project, Nhon Trach District, Dong Nai Province**
The Company has completed land-related legal procedures for site clearance and is currently carrying out compensation payments to affected households as planned. At the same time, the project's planning is being revised to align with the overall development plan of Nhon Trach. In parallel, the Company is completing procedures to extend the investment policy approval, providing a basis for continued project implementation in the coming period.
- **Samland Riverside Apartment and Office Project (Ho Chi Minh City)**
In 2025, alongside the implementation of new laws and regulations related to land and real estate, legal issues of the project have been gradually resolved. As the legal process progresses, the Company has proactively reviewed and prepared the necessary documentation and developed implementation plans for each phase. At the same time, required resources and conditions are being arranged, ensuring readiness to commence the project once all legal procedures are completed

III. BUSINESS OPERATION PLAN FOR 2026

1. Objectives and Implementation Solutions for 2026

In 2026, Vietnam's economic growth outlook is expected to be influenced by global geopolitical developments and adjustments in trade policies of major partners. These factors have affected the overall economic environment, reflected in rising interest rates, higher capital costs, and a more cautious market sentiment. In this context, the real estate market—being sensitive to economic fluctuations—is expected to recover at a more cautious and selective pace.

Accordingly, the Company is adopting a more prudent and flexible approach to its development strategy, while focusing on strengthening its operational foundations to be ready to capture opportunities as the market shows clearer signs of recovery. In line with this direction, in 2026, the Company will prioritize its resources on the following key areas.

Investment and Project Development:

✓ *Completion of Legal Procedures and Site Clearance:*

As the market remains uncertain, the Company continues to focus its resources on completing legal procedures and preparing for the implementation of key projects, particularly Samland Riverside and the 55.2-hectare Nhon Trach Residential Area. Key priorities in this phase include:

- Resolving legal issues to support project implementation in the next stages.
- Accelerating compensation and site clearance, gradually building up clean land to be ready when market conditions improve.

In the current market context, legal matters remain a key factor affecting project timelines. However, as regulations related to land and real estate continue to improve, 2026 is expected to provide more favorable conditions to resolve outstanding issues and move projects forward.

✓ *Proactively restructuring and diversifying funding sources:*

As capital costs continue to rise, the Company will actively work with banks, financial institutions, and investment partners to secure suitable funding sources. At the same time, it will remain flexible in structuring investment cooperation to ensure sufficient financial resources for project implementation in the coming period.

Management and development activities::

- ✓ *Enhancing management efficiency and cost control:* Strengthening resource management, strictly controlling operating and investment costs, and closely monitoring project progress to ensure efficient use of capital amid ongoing market uncertainties.
- ✓ *Action planning and performance monitoring:* Developing detailed implementation plans for each project, while conducting regular monitoring and performance reviews to enable timely adjustments and ensure targets are met.
- ✓ *Preparing project pipeline and new investment opportunities:* In parallel with existing projects, the Company continues to explore new investment opportunities with clear legal

status and strong potential, gradually expanding its project pipeline and building a foundation for sustainable growth in the coming phases.

2. Revenue and Profit Plan for 2026

Based on the objectives and directions for 2026, Samland's Executive Board proposes the company's business plan for 2026 as follows::

Unit: million VND

Key Indicators	Actual 2025	Forecast 2026	(%) Increase/ Decrease
Total revenue	14.370	270	2%
- <i>Net revenue</i>	-	270	-
- <i>Financial income</i>	14.370	-	-
- <i>Other income</i>	92	-	-
Net profit after tax	816	(19.501)	-2390%

The above is the Business Performance Report for 2025 and the Business Plan for 2026. The Board of Management of Samland respectfully submits this report to the 2026 Annual General Meeting of Shareholders for review and approval.

Respectfully submitted;

Recipients:

- BOD, BOS;
- Organization Committee;
- Archived: Secretary of the BOD.

**On Behalf of THE BOARD OF MANAGEMENT
GENERAL DIRECTOR**

NGUYỄN ĐÌNH BA

REPORT OF THE BOARD OF DIRECTORS ACTIVITIES IN 2025 AND DEVELOPMENT ORIENTATION FOR 2026

I. Activities of the Board of Directors (“BoD”)

1. Structure of the Board of Directors’ Operations

No	Board of Directors’ members	Position	Number of shares owned	Ratio (%)
1	Ms Nguyễn Thu Hằng	Chairman	111	0,0%
2	Mr. Lê Nguyễn Minh Quang (*)	Vice Chairman	-	-
3	Mr. Trần Việt Anh	Member		
4	Mr. Phương Quốc Vĩnh	Member	-	-
5	Mr. Trần Oanh (**)	Member (<i>Dismissed from 22/4/2025</i>)	-	-

Changes in the Company's BoD Personnel

- + On April 22, 2025, the 2025 Annual General Meeting of Shareholders (“AGM”) approved the election of four members to the BOD for the 2025–2030 term: Ms. Nguyen Thu Hang, Mr. Le Nguyen Minh Quang, Mr. Tran Viet Anh, and Mr. Phuong Quoc Vinh.
- + On April 22, 2025, Mr. Tran Oanh ceased to serve as a member of the BOD upon the completion of his 2020–2025 term.
- + On March 31, 2026, the BOD of the Company received the resignation letter of Mr. Lê Nguyễn Minh Quang as a Member of the BOD.

The Company will disclose information regarding this event at the 2026 AGM.

2. Meetings of the Board of Directors

No	Board of Directors’ members	Number of meetings attended by BOD	Attendance rate	Reasons for absence
1	Ms. Nguyễn Thu Hằng	17/17	100%	-
2	Mr. Lê Nguyễn Minh Quang	11/17	65%	/Appointment as of: 22/04/2025
3	Mr. Trần Việt Anh	17/17	100%	-
4	Mr. Phương Quốc Vĩnh	17/17	100%	-
5	Mr. Trần Oanh	05/17	29%	End of term 2020-2025

3. Resolutions/Decisions of the Board of Directors

Throughout the year, the Company's BoD has diligently fulfilled the objectives set by the GMS, adhering to legal regulations, the Company's Charter, and its designated authority and responsibilities. Specifically, the BoD has carried out the following tasks during the year:

No	Resolution/ Decision No	Date	Content	Approval rate
1.	01/2025/NQ-HĐQT	16/01/2025	Resolution on the approval of Suinco Ltd.'s participation in capital contribution and investment in the development of the Nhon Trach Residential Project.	100%
2.	03/2025/NQ-HĐQT	13/02/2025	Resolution on the approval of the plan for organizing the 2025 AGM	100%
3.	04/2025/NQ-HĐQT	20/03/2025	Resolution on the approval of the policy for conducting transactions with related persons/entities of the Company in 2025	100%
4.	05/2025/NQ-HĐQT	31/03/2025	Resolution on the approval of the documents for the Company's 2025 AGM	100%
5.	06/2025/NQ-HĐQT	11/04/2025	Resolution on the approval of the list of candidates for election at the 2025 AGM	100%
6.	07/2025/NQ-HĐQT	22/04/2025	Resolution on the approval of the election of the Chairman of the BOD of the Company	100%
7.	08/2025/NQ-HĐQT	22/04/2025	Resolution on the approval of the election of the Vice Chairman of the BOD of the Company	100%
8.	09/2025/NQ-HĐQT	22/04/2025	Resolution on the approval of the appointment of The person in charge of corporate governance	100%
9.	10/2025/NQ-HĐQT	22/04/2025	Resolution on the approval of the adjustment of the Nhon Trach Residential Investment Project	100%
10.	11/2025/NQ-HĐQT	24/04/2025	Resolution on the approval of issuing a credit arrangement letter with VietABank	100%
11.	11A/2025/NQ-HĐQT	20/06/2025	Resolution on the approval of the selection of the auditing firm to audit the financial statements for 2025	100%
12.	12/2025/NQ-HĐQT	25/06/2025	Resolution on the approval of the dismissal and appointment of the CEO and Legal Representative of the Company	100%
13.	13/2025/NQ-HĐQT	25/06/2025	Resolution on the approval of the appointment of the Standing Deputy General Director of the Company	100%
14.	14/2025/NQ-HĐQT	27/06/2025	Resolution on the approval of the policy for conducting transactions with related persons/entities of the Company in 2025	100%
15.	15/2025/NQ-HĐQT	04/08/2025	Resolution on the approval of the first trading date of SLD shares on the UPCoM	100%

No	Resolution/ Decision No	Date	Content	Approval rate
16.	03/2025/QĐ-HĐQT	24/11/2025	Decision on promulgating the Information Disclosure Regulations of Sacomland Corporation	100%
17.	04/2025/QĐ-HĐQT	24/11/2025	Decision on promulgating the Financial Regulations of Sacomland Corporation	100%
18.	16/2025/NQ-HĐQT	18/12/2025	Resolution on the approval of issuing a credit arrangement letter with VietABank	100%

4. Activities of Independent Directors

The Company's BOD comprises four members, including two independent directors, Ms. Nguyễn Thu Hằng and Mr. Lê Nguyễn Minh Quang. The Company has complied with the requirements regarding the conditions and number of independent directors in accordance with applicable laws and the Company's Charter.

➤ Activities of Independent Directors in 2025

Independent members of the BOD attended all Board meetings (representing 100% attendance). Independent Directors reviewed, provided opinions on, and voted on matters within the Board's authority.

In addition, in 2025, independent directors performed their roles and responsibilities in monitoring the activities of the BOD through meetings, discussions, and the process of adopting the BOD resolutions. They also oversaw the M BOM's operations through its implementation of the BOD's resolutions, as well as the framework for delegation of authority between the BOD and the BOM. The specific activities of the independent directors are as follows:

- Monitor and review compliance with applicable laws, the Company's Charter, and the implementation of resolutions of the GMS, the BOD, and BOM.
- Attend regular and ad hoc meetings of the BOD, and provide independent opinions and constructive feedback on matters presented at BOD meetings during the year.
- Review and oversee the Company's operational performance, as well as its development strategy and business plans, to ensure timely adjustments in line with actual conditions.
- In the course of performing their duties, independent directors have maintained effective coordination with other members of the BOD and the BOM. They highly appreciate the cooperation and support of relevant parties throughout the working process in 2025.

➤ Overall Assessment of the Activities of the BOD and the BOM in 2025

In 2025, the BOD and the BOM effectively fulfilled their functions, duties, authority, and responsibilities in accordance with applicable laws, as well as the Company's Charter and internal regulations. They operated with a high sense of responsibility, prudence, integrity, and transparency in corporate governance. The BOD and the BOM also facilitated independent directors in fully exercising their rights and performing their obligations.

During 2025, the BOD properly discharged its roles and responsibilities in directing, supporting, and supervising the BOM in implementing matters approved by the GMS and the BOD, ensuring

compliance with applicable laws while balancing the interests of the Company and its existing shareholders

5. Supervisory Activities of Board of Directors

➤ Business results for 2025

No	Indicator	Plan 2025	Actual 2025	Completion Rate (%)
1	Net Revenue	270	-	-
2	Total profit before tax	825	816	-1,2%
3	Profit after corporate income tax	825	816	-1,2%

In 2025, the Company continued to improve its corporate governance and focused its resources on key projects. The main focus during the year was to complete legal procedures and resolve issues related to planning and investment, in order to create favorable conditions for project implementation in the next phase.

By focusing resources on resolving outstanding legal issues, while maintaining tight cost control and improving management efficiency, the Company generally completed its operating objectives for 2025 in line with the plan and tasks approved by the GMS. Accordingly, profit targets were largely achieved; however, the Company did not record revenue from operating activities as the projects are still in the legal completion stage and no revenue was generated during the period.

The results achieved in 2025 reflect the efforts of the entire Company, from the BOD and the BOM to all employees, in consistently implementing the proposed solutions. This also provides a foundation for the Company to continue accelerating legal completion and preparing the necessary conditions to implement projects in 2026, creating growth momentum and revenue in the coming years.

➤ Implementation of Corporate Governance in 2025

The BOD aims to continue improving governance efficiency and maximizing the Company's resources in 2025. Governance activities are carried out in full compliance with applicable laws, the Company's Charter, and internal regulations. At the same time, the BOD strengthens its role in providing direction and oversight, while creating favorable conditions for the BOM to operate proactively and flexibly in managing business activities and responding in a timely manner to market developments. This is aimed at improving operational efficiency and ensuring the Company's stability and sustainable development in the coming period.

Regarding the plan to delist SLD shares and terminate public company status under Resolution No. 01/2023/NQ-ĐHĐCĐ dated April 21, 2023: the BOD and the BOM have carried out the necessary procedures with the competent authorities, including the SSC and VSDC, in accordance with regulations. Based on the implementation progress and the Company's actual situation, the BOD expects to complete this plan in 2026.

In the coming period, the BOD will strengthen close coordination with the BOM, regularly review and resolve outstanding issues to accelerate the completion of necessary procedures, and create conditions to put the Company's key projects into implementation as soon as possible. At the same time,

the BOD will continue to provide direction on medium- and long-term development strategies to improve operational efficiency and build a foundation for the Company's sustainable development.

➤ **Report on the Implementation of GMS Resolutions**

The BOD reports to the GMS on the implementation of Resolution No. 01/2023/NQ-DHĐCĐ dated April 21, 2023 regarding the plan to delist the shares of Sacom Real Estate Joint Stock Company (Ticker: SLD) from the Ho Chi Minh City Stock Exchange (HOSE) and to terminate its public company status, with the following details:

1. Based on the first consolidated list of securities holders prepared by the Vietnam Securities Depository and Clearing Corporation (VSDC) dated September 24, 2025 (record date: September 23, 2025), the Company had a total of 626 shareholders, including:

- 02 major shareholders holding 91.31% of the voting shares;
- 624 remaining shareholders holding 8.69% of the voting shares.

2. Based on the second consolidated list of securities holders prepared by VSDC dated March 25, 2026 (record date: March 24, 2026), the Company had a total of 620 shareholders, including:

- 02 major shareholders holding 91.36% of the voting shares;
- 618 remaining shareholders holding 8.64% of the voting shares.

Accordingly, Sacom Real Estate Joint Stock Company currently does not meet the conditions of a public company as prescribed in Point a, Clause 1, Article 32 of the Law on Securities No. 54/2019/QH14, as amended and supplemented by Point a, Clause 11, Article 1 of Law No. 56/2024/QH15, due to not maintaining at least 10% of voting shares held by a minimum of 100 non-major shareholders.

On September 26, 2025, the Company submitted a notice to the SSC regarding its failure to meet the conditions of a public company in accordance with regulations. Accordingly, after one year from the date on which it no longer meets the conditions of a public company (September 23, 2025), the Company will be considered by the SSC for termination of its public company status (pursuant to Clause 2, Article 8 of Circular No. 19/2025/TT-BTC dated May 5, 2025)

Supervisory Activities of the Board of Directors:

- The BOD fully performed its supervisory role over the management and operations of the BOM. BOD members regularly attended coordination meetings with the BOM to monitor and assess the implementation of business activities at each stage.
- Through supervision and close coordination with the BOM, the Company's operations in 2025 were maintained in a stable manner; financial management was strictly controlled and complied with applicable regulations.
- The BOD promptly reviewed and decided on matters within its authority to support the BOM in its management. In addition to regular meetings, BOD members also maintained frequent discussions and updates on the Company's strategy and performance.
- The BOM remained proactive and responsible in its management and execution of tasks. With a

decisive and flexible approach, the business targets for 2025 were largely achieved in line with the plan approved by the GMS.

3. Assessment of the Board of Directors on the Performance of the Board of Management

The BOM actively implemented the tasks and targets assigned by the GMS and the BOD, demonstrating a strong sense of responsibility and proactiveness in management. In 2025, the BOM focused on improving governance, organizational structure, financial management, and implementing investment activities, thereby contributing to maintaining the overall stability of the Company's operations.

In the context of a still volatile real estate market and ongoing challenges in completing legal procedures for projects, the Company's business results in 2025 generally met the targets set by the GMS. The BOD acknowledges the efforts and contributions of the BOM, and expects the BOM to continue strengthening its management role, improving operational efficiency, and building a foundation for the Company's development in the coming period..

Assessment of Other Activities:

- The BOM proactively developed plans and implemented the directions and strategies set by the BOD in a timely manner and in line with actual conditions. Management and operations were carried out effectively, contributing to stable business activities, maintaining employment, and gradually improving employees' income.
- The BOM actively coordinated with relevant authorities and consultants to review and complete legal procedures for projects, gradually resolving outstanding issues and creating favorable conditions for the implementation of the Company's key projects.
- Information disclosure was carried out fully and in a timely manner in accordance with regulations. Reports and related information were coordinated by the BOM with relevant departments and provided to the BOD accurately and adequately on a periodic basis and when required.

4. The Remuneration of the Board of Directors

Stt	Members of Board of Directors	Position	Remuneration (VND)
1	Ms. Nguyễn Thu Hằng	Chairman	200.000.004
2	Mr. Lê Nguyễn Minh Quang	Vice Chairman	92.361.110
3	Mr. Trần Việt Anh	Members	106.666.668
4	Mr. Phương Quốc Vĩnh	Members	106.666.668
	Mr. Trần Oanh	Members	32.777.778

II. Development Orientation for 2026

In 2026, based on the development orientations and objectives approved by the GMS, as well as market opportunities and challenges, the BOD has directed the BOM to implement synchronized and flexible solutions to ensure the achievement of the Company's key objectives, including:

- Focus on implementing the Nhon Trach Residential Area project, with priority given to completing legal procedures, accelerating site clearance, and studying the most effective planning adjustment options.
- Concentrate resources on the Samland Riverside project, complete legal procedures, develop an overall implementation plan, and prepare necessary conditions to commence construction and business activities as soon as possible.
- Proactively research and seek investment opportunities and expand the land bank in line with the Company's long-term development strategy.
- Expand cooperation with strategic partners in investment, construction, and product distribution to improve project execution efficiency.
- Focus on building a strong management team with expertise in real estate investment and business, as well as financial management.
- Continue to improve the corporate governance system and enhance the application of technology in management and operations to improve efficiency.
- Continue implementing the plan to terminate public company status, and subsequently cancel the registration for trading of the Company's shares on the UPCoM system at the Hanoi Stock Exchange (HNX), as well as cancel the securities registration at VSDC after the Company ceases to be a public company.

Dear Valued Shareholders!.

Entering 2026, the BOD of Samland believes that, with the continued support of shareholders and the unity and efforts of all employees, the Company will gradually overcome current challenges.

On that basis, Samland will continue to strengthen its internal capabilities, focus on implementing key projects, improve operational efficiency, and gradually achieve its development goals, aiming for stable and sustainable growth in the coming years..

Here is the summary report on the performance of the Board of Directors of Sacom Real Estate Joint Stock Company, presented to the General Meeting of Shareholders.

Wishing you good health and a successful General Meeting.

Respectfully thank you ./.

Recipients:

- *As Above;*
- *BOD, BOS;*
- *Organization Committee;*
- *Archived: Secretary of the BOD.*

**On Behalf of THE BOARD OF DIRECTORS
CHAIRMAN**

(Signed)

NGUYỄN THU HẰNG

No: 01/2026/BC-BKS

Ho Chi Minh City, 02/04/2026

**REPORT ON THE ACTIVITIES OF THE SUPERVISORY BOARD
AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

To: The Annual General Meeting of Shareholders in 2026 Sacomland Corporation

- Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- Law on Securities No. 54/2019/QH14 dated November 26, 2019;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government providing guidance on corporate governance applicable to public companies;
- Charter of Sacomland Corporation.

The Board of Supervisors (“**BOS**”) of Sacomland Corporation (the “**Company**”) hereby submits to the General Meeting of Shareholders (“**GMS**”) for consideration and approval the report of the BOS, which includes the following contents:

1. Report on the operational results of the BOS:

In 2025, the members of the BOS of the Company are as follows:

No.	Members of the BOS	Position
1	Mr. Lê Văn Minh	Head of the Board
2	Ms. Võ Nữ Từ Anh	Member
3	Mr. Đặng Văn Tuyển	Member

The Company has duly disbursed remuneration to the members of the Board of Directors (“**BOD**”) and the BOS for the year 2025 in accordance with the levels ratified by the Annual General Meeting of Shareholders (“**AGM**”) in 2025. Other operational expenses have been incurred in strict compliance with the Company's internal regulations. The total remuneration, operational expenses, and other entitlements of the BOS for the year 2025 amount to VND 173.333.328.

❖ In 2025, the BOS convened 02 meetings to deliberate and adopt resolutions on the following matters:

- Approve the BOS’ report for submission to the AGM in 2026.
- Approve the proposal on the selection of an independent auditing firm to audit the 2026 financial statements.
- Approve the assessment of the 2025 audited financial statements, audited by AASC Auditing Firm Co., Ltd.
- Review of the reviewed semi-annual financial statements for the first half of 2025, as well as the quarterly financial statements for 2025.
- Unanimous adoption of the operational plan of the BOS for 2025.
- Full attendance by all members at the meetings.

❖ The key activities of the BOS in 2025 are as follows:

- Participation in the Company’s AGM.
- Supervision of the periodic and extraordinary meetings of the BOD.

- Oversight of the activities of the BOD and the Board of Management (“**BOM**”) in accordance with legal regulations, the resolutions of the GMS, and the resolutions of the BOD.
- Monitoring the Company's information disclosure practices to ensure compliance with regulations.
- Proposing the list of independent audit firms for the annual and semi-annual financial statement audits; evaluating the Company’s financial statements before and after the audit.
- Providing recommendations on corporate governance and business operations.
- Organizing periodic and extraordinary meetings of the BOS to review, discuss, and assess the Company’s operations.
- Monitoring, supervising, and addressing recommendations made by shareholders or shareholder groups.
- Performing other tasks within the functions and duties of the BOS.
- All members of the BOS have duly fulfilled their assigned functions and duties as entrusted by the GMS while maintaining independence, integrity, and objectivity.

2. Report on the Oversight of the BOD and the Chief Executive Officer.

Assessment of the Supervisory Findings on the BOD:

In 2025, the Company's BOD comprised the following members:

No.	Board Member	Position
1	Ms. Nguyễn Thu Hằng	Chairman of the Board
2	Ông Lê Nguyễn Minh Quang	Board Member (Resignation letter 31/03/2026)
	Mr. Trần Việt Anh	Board Member
3	Mr. Phương Quốc Vĩnh	Board Member
4	Mr. Trần Oanh	Board Member (dismissed effective from 22/04/2025)

Based on the supervisory review of the BOD’s activities in 2025, the BOS has the following assessments:

- The BOD has demonstrated proactive governance by closely monitoring market developments, exercising stringent oversight over the Company’s business operations, and ensuring the implementation of resolutions adopted by the GMS. This has facilitated timely directives to the BOM in managing the Company’s business activities efficiently.
- The BOD has duly convened both periodic and extraordinary meetings in accordance with applicable laws and the Company’s Charter. All meetings were presided over by the Chairperson of the Board, ensuring rigorous deliberations and a high degree of accountability. These meetings effectively executed supervisory functions, set strategic business directions, and established specific management and operational measures. The resolutions adopted by the BOD were consistent with its statutory authority, aligned with the resolutions of the GMS, and in full compliance with prevailing legal regulations and the Company’s Charter.

Evaluation of the Executive Board’s Performance:

- In 2025, there was a change in the BOM. The Company appointed Mr. Nguyễn Đình Ba as Chief Executive Officer (“CEO”) and Legal Representative, replacing Mr. Nguyễn Chấn Minh, effective from 25/06/2025.
- In 2025, the BOS closely monitored the activities of the BOM and the Company’s overall management and operational activities.

- The BOM has consistently adhered to the strategic objectives and governance directives established by the GMS and the BOD, ensuring full compliance with its fiduciary duties and assigned mandates.
- The BOM has complied with the governance hierarchy stipulated in the Company's Charter, Corporate Governance Regulations, and internal policies, as well as the resolutions and decisions issued by the BOD.
- The BOM convenes meetings to conduct a comprehensive assessment of business operations, identify existing limitations and challenges, and implement appropriate corrective measures. It also formulates and deploys business strategies across all departments and divisions within the Company.
- In 2025, the BOS did not identify any irregularities in the operations of the BOD, the BOM, or the Company's management personnel.

Assessment of the Coordination Between the BOS, BOD, CEO, and Shareholders:

- The BOS has effectively coordinated with the BOD and the BOM while maintaining its independence in oversight activities.
- The BOD has duly provided the BOS with all meeting minutes, resolutions, and decisions in accordance with corporate governance principles.
- The BOM has ensured timely and adequate disclosure of information to facilitate the BOS's monitoring and supervisory functions.
- In 2025, the BOS did not receive any shareholder requests pursuant to the Law on Enterprises.

3. Supervisory Board's Appraisal Report on the Company's Business Performance.

- The Company's 2025 financial statements have been prepared based on the selection and consistent application of appropriate accounting policies.
- The 2025 financial statements, audited by AASC Auditing Firm Co., Ltd., provide a true and fair view, in all material respects, of the Company's financial position as of December 31, 2025, its business performance, and cash flows for the fiscal year then ended, in compliance with Vietnamese Accounting Standards (VAS), the Vietnamese Enterprise Accounting System, and applicable legal regulations governing financial reporting and disclosure
- BOS's assessment of the Company's business performance results:

Unit: Billion VND

No.	Indicator	Actual 2024	Plan 2025	Actual 2025	(+)/(-) Actual 2025/2024	Actual/Plan 2025	Actual 2025/2024
1	Revenue from sales of goods and rendering of services	9,988	270	-	270	-	-
2	Revenue deductions	10,720	-	-	-	-	-
3	Net revenue from sales of goods and rendering of services	(733)	270	-	270	-	-
4	Cost of goods sold	2,617	741	(10)	741	-7412%	-101%
5	Gross profit from sales of goods and rendering of services	(3,349)	(471)	10	(471)	-4712%	102%
6	Financial income	18,175	18,278	14,370	20,200	141%	-21%
7	Financial expenses	4,826	3,400	2,382	3,400	143%	-30%
8	Selling expenses	157	18	11	919	8443%	-41%
9	General administrative expenses	9,343	10,444	8,705	9,367	108%	-17%

No.	Indicator	Actual 2024	Plan 2025	Actual 2025	(+)/(-) Actual 2025/2024	Actual/Plan 2025	Actual 2025/2024
10	Net profit from operating activities	499	3,944	3,282	6.043	184%	-17%
11	Other income	1,575	-	92	-	-	-
12	Other expenses	671	3,119	2,559	5,320	208%	-18%
13	Other profit	904	(3,119)	(2,466)	(5,320)	216%	21%
14	Profit before tax	1,403	825	816	723	89%	-1%
15	Profit after tax	1,403	825	816	723	89%	-1%

- In 2025, the real estate market continued to face numerous difficulties and challenges. Projects in Ho Chi Minh City encountering legal issues related to land procedures are in the process of resolving such obstacles. The Company's Management has made significant efforts to accelerate legal procedures for ongoing projects, and to include such projects in the list of those eligible for legal resolution under Resolution No. 171/2024/QH2025.
- In 2025, business performance showed improvement, and the Company began to generate profits. The BOM implemented cost-saving measures, resulting in a reduction of operating expenses by VND 1.8 billion. In addition, the Company optimized its capital structure by reducing borrowings and utilizing cash flows from investment cooperation activities to enhance financial investment efficiency.
- Based on the above performance, in 2025 the Company has basically fulfilled the business targets approved by the 2025 AGM. However, the BOS recommends that the Management focus on resolving outstanding legal issues of projects and strengthen risk control over investment cooperation activities, which are not the Company's core business..
- Results of the BOS's Review of the Company's Financial Position:

Unit: Billion VND

No.	Indicator	01/01/2025	31/12/2025	Change (YoY)		Proportion of Total Assets	
				Value	%	Beginning	Ending
A	CURRENT ASSETS	112,476	95,696	(16,780)	-14.9%	14.0%	11.4%
1	Cash and cash equivalents	6,097	10,307	4,209	69%	0.8%	1.2%
2	Short-term financial investments	19,360	20,399	1,039	5.4%	2.4%	2.4%
3	Short-term receivables	77,037	54,011	(23,026)	-29.9%	9.6%	6.4%
4	Inventories	46	9	(36)	-79.4%	0.0%	0.0%
5	Other current assets	9,936	10,970	1,034	10.4%	1.2%	1.3%
B	NON-CURRENT ASSETS	692,462	743,330	50,868	7.3%	86.0%	88.6%
1	Long-term receivables	13,428	11,877	(1,551)	-11.6%	1.7%	1.4%
2	Fixed assets	2,197	1,954	(244)	-11.1%	0.3%	0.2%
3	Investment properties	-	-	-	-	-	-
4	Long-term assets in progress	667,997	720,786	52,789	7.9%	83.0%	85.9%
5	Other long-term assets	8,840	8,714	(126)	-1.4%	1.1%	1.0%
	TOTAL ASSETS	804,939	839,027	34,088	4.2%		
A	LIABILITIES	65,591	98,864	33,272	50.7%	8.1%	11.8%
1	Current liabilities	65,371	98,864	33,492	51.2%	8.1%	11.8%
	<i>Including: Short-term borrowings</i>	50,000	81,600	31,600	63.2%	6.2%	9.7%
2	Non-current liabilities	220		(220)	-100%	-	-

No.	Indicator	01/01/2025	31/12/2025	Change (YoY)		Proportion of Total Assets	
				Value	%	Beginning	Ending
	<i>Including: Long-term borrowings</i>	-	-	-	-	-	-
B	OWNER'S EQUITY	739,347	740,163	816	0.1%	91.9%	88.2%
1	Contributed capital	785,731	785,731	-	-	97.6%	93.6%
2	Share premium	(348)	(348)	-	-	-0.04%	-0.04%
3	Development investment fund	610	610	-	-	0.1%	0.1%
4	Retained earnings	(46,646)	(45,830)	816	-1.7%	-5.8%	-5.5%
	TOTAL CAPITAL	804,939	839,027	34,088	4.2%		

- The Company's total assets as at 31/12/2025 increased by 4.2% compared to 2024, from VND 805 billion to VND 839 billion, of which:
- Current assets as at 31/12/2025 decreased by 15% compared to 31/12/2024, mainly due to a reduction in short-term receivables. As a result, the ratio of current assets to total assets also declined from 14% to 11.4%.
- Non-current assets increased from VND 692 billion to VND 743 billion, representing an increase of 7% compared to the end of 2024. In 2025, the Company focused its capital on project development, leading to an increase in long-term work-in-progress by VND 52.8 billion (primarily compensation payments to households for the Nhon Trach project).
- The ratio of liabilities to total capital increased from 8.1% as at 31/12/2024 to 11.8% as at 31/12/2025. The Management has followed its strategy of focusing investments on existing real estate projects and mobilizing short-term borrowings to finance such projects. However, this approach also increases liquidity risk and interest expenses for the Company..

No	Indicator	2023	2024	2025
1	Liquidity Ratios			
	- Current Ratio	1.26	1.72	0.97
	- Quick Ratio	1.18	1.57	0.86
2	Capital Structure Ratios			
	- Debt-to-Total Assets Ratio	0.18	0.08	0.12
	- Debt-to-Equity Ratio	0.22	0.09	0.13

- The Company's equity did not experience significant changes compared to the previous year, mainly reflecting profits generated from business operations in 2025.
- Results of supervision over the implementation of the Resolutions of the 2025 Annual General Meeting of Shareholders (AGM):
- Based on its supervision, the Supervisory Board noted that in 2025 the Company's operations complied with applicable laws, the Company's Charter, and the Resolutions of the AGM and the Board of Directors (BOD). The Company strictly complied with information disclosure requirements and properly implemented the Resolutions of the 2025 AGM
- Report on the assessment of transactions between the Company, its subsidiaries, and other companies in which the Company holds more than fifty percent (50%) of the charter capital, with members of the BOD, the Director (General Director), and their related persons; and transactions between the Company and companies in which BOD members are founders or have acted as managers within the three (03) years preceding the transaction date.
- With respect to the execution and implementation of related party transactions, in 2025 such transactions were properly controlled and complied with applicable laws and the Company's

Charter. No issues requiring attention were identified. Details of these transactions are presented in the Corporate Governance Report.

4. Assessment Report on the Performance of the BOS

❖ *Assessment of the Performance of the BOS*

- The BOS has effectively fulfilled its function of overseeing the activities of the BOD and the BOM.
- The BOS has operated in compliance with its authority and duties as stipulated in the Company's Charter and the BOS's Regulations.

❖ *Assessment of the Performance of BOS Members*

- All BOS members have attended meetings in full and successfully completed their assigned tasks.
- During meetings, members actively contributed opinions and recommendations to the BOD and the BOM to enhance corporate governance and improve the internal control system.
- BOS members have performed their duties with honesty, objectivity, and independence.

5. Conclusion

- The reports of the BOD and the Management have fully and accurately reflected the Company's Governance status and business performance for 2025.
- The decisions of the BOD have been in compliance with the Law on Enterprises and the Company's Charter, and have been made in the best interests of the Company and its shareholders. The BOM's decisions in operating business activities have been implemented in line with the directions of the BOD
- The Company has complied with operational procedures in accordance with the requirements of its internal governance system. The financial reporting system and accounting records comply with applicable accounting standards and prevailing accounting regulations. Business results and accounting figures are properly recorded, ensuring accuracy and appropriateness
- The BOS continues to recommend that the Management accelerate the completion of legal procedures and site clearance/compensation for ongoing projects, including Samland Riverside (Ung Van Khiem) and the Nhon Trach 55.2 ha project, in order to facilitate timely sales and revenue recognition in the coming years. In addition, the BOS recommends that the BOM streamline the organizational structure and reduce operating expenses during this challenging period to enhance operational efficiency, and strengthen risk management over financial investment activities.
- The above is the Report on the activities of the BOS, respectfully submitted to the Annual General Meeting of Shareholders for consideration and approval

Wishing you good health and a successful Annual General Meeting.

Respectfully yours./.

Recipients:

- As above;
- BOD, BOS;
- Organization Committee;
- Archived: Secretary of the BOD.

**On Behalf Of THE SUPERVISORY BOARD
HEAD OF THE BOARD**

(signed)

LÊ VĂN MINH

PROPOSAL

Re: Approval of the Audited Financial Statements for 2025

To: THE ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026
SACOMLAND CORPORATION

Legal basis:

- *Law on Enterprises no.59/2020/QH14 dated June 17, 2020;*
- *Law on Securities no.54/2019/QH14 dated November 26, 2019; and the attached documents;*
- *Charter on Organization and Operation of Sacomland Corporation;*
- *Audited Financial Statements for 2025.*

The Board of Directors respectfully submits to the General Meeting of Shareholders (“GMS”) for approval the audited Financial Statements for 2025. Shareholders are invited to review the details in the attached audited Financial Statements for 2025.

Respectfully submitting to the GMS for consideration and approval ./.

Recipients:

- *As above;*
- *BOD, BOS;*
- *Organizing committee;*
- *Archive.*

On Behalf of THE BOARD OF DIRECTORS
CHAIRMAN

(Signed)

NGUYỄN THU HẰNG

PROPOSAL

Subject: Profit distribution plan for 2025

To: THE ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026

SACOMLAND CORPORATION

Legal basis :

- *Law on Enterprises no.59/2020/QH14 dated June 17, 2020;*
- *The Charter and Financial Regulations of Sacomland Corporation;*
- *Audited Financial Statements for the year 2025.*

Based on the audited financial results for 2025, the Board of Directors respectfully submits the profit distribution plan for 2025 as follows:

Profit distribution	Amount (VND)
Profit after tax for 2025	815.782.711
No allocation to reward and welfare fund	-
- No bonus for exceeding the 2025 profit target	-
- No dividend payment for 2025	-
Total distributed profit for 2025	-
Remaining profit after distribution	815.782.711

Respectfully submitting to the GMS for consideration and approval ./.

Recipients:

- *As mentioned above;*
- *BOD, BOS;*
- *Organizing committee;*
- *Archive.*

**On Behalf of THE BOARD OF DIRECTORS
CHAIRMAN**

(Signed)

NGUYỄN THU HẰNG

PROPOSAL

Subject: Implementation of the 2025 remuneration fund for the Board of Directors - the Board of Supervisors, and the 2026 plan

**To: THE ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026
SACOMLAND CORPORATION**

Legal basis :

- Law on Enterprises no.59/2020/QH14 dated June 17, 2020;
- Charter on Organization and Operation of Sacomland Corporation;
- Resolution of the 2025 Annual General Meeting of Shareholders of Sacomland Corporation.

The Board of Directors (“**BOD**”) respectfully reports to the General Meeting of Shareholders (“**GMS**”) on the implementation of the remuneration fund for the BOD and the Board of Supervisors (“**BOS**”) in 2025, and submits the plan for the remuneration fund for the BOD and the BOS in 2026, as follows:

1. Remuneration Fund Approved by the GMS in 2024:

- a. Gross fund: 836.000.000 VND
- b. Remuneration Fund Paid in 2025 (Gross): 778.472.228 VND

2. Proposed Remuneration Fund for 2026:

Gross fund: 905.000.000 VND

The GMS has approved the specific expenditure amounts and authorized the BOD and the BOS to implement them

Respectfully submitting to the GMS for consideration and approval ./.

Recipients:

- As above;
- BOD, BOS;
- Organizing committee;
- Archive.

**On Behalf of THE BOARD OF DIRECTORS
CHAIRMAN**

(Signed)

NGUYỄN THU HÀNG

PROPOSAL

***Subject: Implementation of the 2025 Salary Fund and
Proposal for the 2026 salary fund***

**To: THE ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026
SACOMLAND CORPORATION**

Legal basis :

- Law on Enterprises no.59/2020/QH14 dated June 17, 2020;
- The Charter of Sacomland Corporation;
- Resolution of the 2025 Annual General Meeting of Shareholders of Sacomland Corporation;
- The Business plan for 2026;

The Board of Directors (“**BOD**”) respectfully reports to the General Meeting of Shareholders (“**GMS**”) the implementation of the salary fund for 2025 and submits the proposal for the salary fund for 2026 as follows:

1. Salary fund approved by the GMS in 2025:

a. Gross salary fund: 8.000.000.000 VND

b. Salary Fund Paid in 2025: 7.097.625.000 VND

(a decrease of 902.375.000 VND compared to the amount approved by the GMS).

2. Proposed salary fund for 2026:

Gross: 9.800.000.000 đồng

Respectfully submitting to the GMS for consideration and approval ./.

Recipients:

- As above;
- BOD, BOS;
- Organizing committee;
- Archive.

**On Behalf of THE BOARD OF DIRECTORS
CHAIRMAN**

(Signed)

NGUYỄN THU HẰNG

PROPOSAL

***Subject : Selection of the Audit Firm for the Review and Audit of the
2026 Financial Statements***

**To: THE ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026
SACOMLAND CORPORATION**

Legal basis:

- Law on Enterprises no.59/2020/QH14 dated June 17, 2020;
- Law on Securities no.54/2019/QH14 dated November 26, 2019; and the attached documents;
- Charter on Organization and Operation of Sacomland Corporation;

The Board of Supervisors (“BOS”) respectfully submits to the General Meeting of Shareholders (“GMS”) for consideration and approval the authorization for the Board of Directors (“BOD”) to select one of the five audit firms to conduct the review of the semi-annual financial statements and the audit of the 2026 financial statements of the Company:

1. Ernst & Young Vietnam Limited

Business Registration Number: 0300811802

Address: 28th Floor, Bitexco Financial Tower, 2 Hai Trieu Street, Sai Gon Ward, Ho Chi Minh City.

2. PWC (VietNam) Limited

Business Registration Number: 0100157406

Address: 8th Floor, Saigon Tower, 29 Le Duan Street, Ben Nghe Ward, Ho Chi Minh City.

3. AASC Auditing Firm Company Limited

Business Registration Number: 0100111105

Address: No. 1 Le Phung Hieu Street, Hoan Kiem Ward, Hanoi.

4. Auditing & Informatic Services Company Limited

Business Registration Number: 0300513041

Address: 389A Dien Bien Phu Street, Ban Co Ward, Ho Chi Minh City.

5. A&C Auditing and Consulting Company Limited

Business Registration Number: 0300449815

Address: No. 02 Truong Son Street, Tan Son Hoa Ward, Ho Chi Minh City

Reason for Selection: These are independent audit firms approved by the State Securities Commission to audit the financial statements of listed organizations in 2026. These firms provide high-quality services at reasonable fees

In the event that an agreement on audit timelines and fees cannot be reached with the five aforementioned firms, the GMS authorizes the BOD to select another audit firm that meets the Company’s requirements and complies with legal regulations

Respectfully submitting to the GMS for consideration and approval ./.

Recipients:

- *As above;*
- *BOD, BOS;*
- *Organizing committee;*
- *Archive..*

**On Behalf of the BOS
HEAD OF THE BOS**

(Signed)

LÊ VĂN MINH

PROPOSAL

Subject : Through the deregistration of public company status

To: THE ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026

SACOMLAND CORPORATION

Legal basis:

- *Law on Enterprises no.59/2020/QH14 dated June 17, 2020;*
- *Law on Securities no.54/2019/QH14 dated November 26, 2019; and the attached documents;*
- *Decree No. 155/2020/ND-CP dated December 31, 2020;*
- *Circular No. 119/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance on registration, depository, clearing and settlement of securities transactions;*
- *Circular No. 19/2025/TT-BTC dated May 5, 2025 of the Ministry of Finance on registration of public companies and deregistration of public company status;*
- *Charter on Organization and Operation of Sacomland Corporation.*

The BOD respectfully submits to the 2026 AGM the deregistration of public company status with the following contents:

1. Assessment of eligibility as a public company

- Based on the list of securities holders prepared by the Vietnam Securities Depository and Clearing Corporation dated 24/09/2025 (record date: 23/09/2025), the Company has a total of 626 shareholders, of which:
 - 02 major shareholders hold 91.31% of the voting shares;
 - 624 remaining shareholders hold 8.69% of the voting shares.
- Based on the list of securities holders prepared by the Vietnam Securities Depository and Clearing Corporation dated 25/3/2026 (record date: 24/03/2026), the Company has a total of 620 shareholders, of which:
 - 02 major shareholders hold 91.36% of the voting shares;
 - 618 remaining shareholders hold 8.64% of the voting shares.

Accordingly, Sacom Real Estate Joint Stock Company currently does not meet the conditions of a public company as prescribed at Point a, Clause 1, Article 32 of the Law on Securities No. 54/2019/QH14, as amended and supplemented at Point a, Clause 11, Article 1 of Law No. 56/2024/QH15, due to **failing to ensure that at least 10% of the voting shares are held by at least 100 investors who are not major shareholders.**

2. Legal basis for the deregistration of public company status

- *Based on the failure to meet the conditions of a public company as prescribed in Clause 1, Article 32 of the Law on Securities No. 54/2019/QH14;*
- *Based on Point a, Clause 1, Article 137 of Decree No. 155/2020/ND-CP on delisting of trading registration at the Hanoi Stock Exchange (HNX);*
- *Based on Point h, Clause 1, Article 7 of Circular No. 119/2020/TT-BTC on deregistration of securities at the Vietnam Securities Depository and Clearing Corporation (VSDC);*
- *Based on the Resolution of the 2023 AGM approving the plan for delisting of shares and deregistration of public company status of Sacom Real Estate Joint Stock Company*

3. Matters submitted to the GMS for approval

The BOD respectfully submits to the GMS for consideration and approval the following:

- (i) Approval of the deregistration of public company status of Sacom Real Estate Joint Stock Company;
- (ii) Approval of the deregistration of securities at the Vietnam Securities Depository and Clearing Corporation (VSDC) and the cancellation of trading registration of the Company's shares on the UPCoM trading system after completion of the deregistration of public company status in accordance with applicable laws;
- (iii) Approval of the authorization to the BOD to decide and implement all necessary tasks and procedures to carry out the above matters, including but not limited to the preparation, execution, amendment, supplementation and completion of dossiers; and working with and providing explanations to the State Securities Commission, the Hanoi Stock Exchange, the Vietnam Securities Depository and Clearing Corporation, and other relevant authorities and organizations.

Respectfully submitting to the GMS for consideration and approval ./.

Recipients:

- *As above;*
- *BOD, BOS;*
- *Organizing committee;*
- *Archive.*

**On Behalf of THE BOARD OF DIRECTORS
CHAIRMAN**

(signed)

NGUYỄN THU HẰNG

PROPOSAL

Subject : Approval of the resignation of a Member of the Board of Directors for the 2025–2030 term

To: THE ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026
SACOMLAND CORPORATION

Legal basis:

- Law on Enterprises no.59/2020/QH14 dated June 17, 2020;
- Law on Securities no.54/2019/QH14 dated November 26, 2019; and the attached documents;
- Charter on Organization and Operation of Sacomland Corporation;
- Letter of Resignation of a Member of the Board of Directors from Mr. Lê Nguyễn Minh Quang dated 31/03/2026

The Board of Directors (“BOD”) respectfully submits to the 2026 Annual General Meeting of Shareholders (AGM) the following:

On 31/03/2026, the BOD of the Company received the Letter of Resignation from Mr. Lê Nguyễn Minh Quang – a Member of the BOD for the 2025–2030 term, for personal reasons.

Based on the aforementioned Letter of Resignation, the BOD respectfully submits to the General Meeting of Shareholders for approval the dismissal of Mr. Lê Nguyễn Minh Quang from his position as a Member of the BOD in accordance with his resignation. Accordingly, the remaining number of members of the BOD is three (03), which continues to satisfy the required number of Board members as stipulated in Clause 1, Article 25 of the Company’s Charter and applicable laws

Respectfully submitting to the the GMS for consideration and approval ./.

Recipients:

- As above;
- BOD, BOS;
- Organizing committee;
- Archive.

On Behalf of THE BOARD OF DIRECTORS
CHAIRMAN

(signed)

NGUYỄN THU HẰNG

DRAFT

MEETING MINUTES
THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
SACOMLAND CORPORATION

Name of company : SACOMLAND CORPORATION
Business Registration : 360102812
Certificate No
Address of headoffice : Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province
Representative Office : 127 Ung Văn Khiêm, Thạnh Mỹ Tây Ward, Hồ Chí Minh City
Tel : (84-28) 3512 0002 Fax: (84-28) 3512 6392
Primary Business Activities : Real Estate Investment and Business

I. Time and Venue of the Meeting:

Time : 15:00 PM, April 24, 2026.
Venue : Swiss Belresort Tuyền Lâm - Functional Subdivision No. 7 & 8,
Tuyền Lâm Lake Tourist Area, Xuân Hương – Đà Lạt Ward, Lâm
Đồng Province.

II. Participants of the Meeting:

1. Board of Directors (“BOD”):

- Ms Nguyễn Thu Hằng - Chairman of the BOD
- Mr Lê Nguyễn Minh Quang - Vice Chairman of the BOD
- Mr Trần Việt Anh - Members of the BOD
- Mr Phương Quốc Vĩnh - Members of the BOD
- Mr Trần Oanh - Members of the BOD

Number of Attending Board of Directors Members: 4/4

2. Board of Supervisors (“BOS”):

- Mr Lê Văn Minh - Head of the BOS
- Ms Võ Nữ Từ Anh - Member of the BOS
- Mr Đặng Văn Tuyền - Member of the BOS

Number of Attending BOS Members 3/3.

3. Shareholders and Authorized Representatives:

The number of attending shareholders and authorized representatives is

PART I: OPENING OF THE GENERAL MEETING

1. Shareholder Eligibility Verification:

Mr. Nguyễn Hữu Minh Lộc – Head of the Shareholder Eligibility Verification Committee presents the Shareholder Eligibility Verification Report:

- Total shares of the Company: 78,573,095 shares (Seventy-eight million, five hundred seventy-three thousand, ninety-five shares).
- Total shareholders invited to the General Meeting: 620 shareholders representing 78,573,095 voting shares.
- As of 15:15 PM on April 24, 2026, the attending delegates, including shareholders and authorized representatives, represented shares, accounting for of the total voting shares.
- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and Charter on Organization, The 2026 Annual General Meeting of Shareholders (“AGM”) of Saconland Corporation is eligible to proceed

2. Approve the Regulations on Organization of the 2026 AGM, the List of the Presidium Members, the Secretariat, and the Voting Committee

Mr. Nguyễn Hữu Minh Lộc presented the Draft Regulations on Organization of the 2026 AGM of Saconland Corporation.

The General Meeting of Shareholders (“GMS”) voted to approve the Regulations on the Organization of the Meeting with a 100% approval rate of the attending voting shares. i.

Mr. Nguyễn Hữu Minh Lộc presented the Proposed List of the Presidium Members, the Secretariat, and the Voting Committee.

The GMS voted to approve the List of the Presidium Members with a 100% approval rate of the attending voting shares.

List of the Presidium Members:

- Ms Nguyễn Thu Hằng – Chairperson
- Mr Lê Nguyễn Minh Quang – Members
- Mr Trần Việt Anh – Members
- Mr Phương Quốc Vĩnh – Members
- Mr Trần Oanh – Members

The GMS voted to approve the List of the Secretariat Members with a 100% approval rate of the attending voting shares

List of the Secretariat Members:

- Mr/Ms.... : Head of the Secretariat
- Mr/Ms.... : Members

The GMS voted to approve the List of the Voting Committee Members with a 100% approval rate of the attending voting shares.

List of the Voting Committee Members:

- Mr/Ms.... : Head of the Voting Committee
- Mr/Ms.... : Members

3. Opening of the General Meeting and Approval of the Meeting Agenda

Ms. Nguyễn Thu Hằng delivered the opening speech of the General Meeting and presented the proposed Meeting Agenda.

The GMS voted to approve the Meeting Agenda with a 100% approval rate of the attending voting shares.

PART II: BOARD OF DIRECTORS, BOARD OF SUPERVISORY, GENERAL DIRECTOR PRESENT REPORTS AND PROPOSALS

1. Mr. Nguyễn Đình Ba – General Director presents the Report on Business Performance in 2025 and the Business Plan for 2026.
2. Ms. Nguyễn Thu Hằng presented the Board of Directors' 2025 Activity Report and the 2026 Orientation; and Proposal for the approval of the resignation of a Member of the BOD for the 2025–2030 term.
3. Mr. Lê Văn Minh presented the reports and proposals of the BOS.
4. Mr. Nguyễn Đình Ba presents the proposals:
 - ✓ Proposal for the approval the audited Financial Statements 2025;
 - ✓ Proposal for the Profit Distribution Plan for 2025;
 - ✓ Proposal for the Implementation of the 2025 Remuneration Fund for the Board of Directors and the Board of Supervisors, and the 2026 Plan;
 - ✓ Proposal for the Implementation of the 2025 Salary Fund and the 2026 Plan;
 - ✓ Proposal for the selection of the auditing firm to audit the financial statements for 2026.
 - ✓ Proposal on the deregistration of public company status.

PART III: DISCUSSION AND VOTING ON THE APPROVAL OF REPORTS AND PROPOSALS

The Presidium has listened to and addressed Shareholders' questions regarding the business performance results for 2025 and the business orientation for 2026.

The General Meeting of Shareholders has voted to approve all reports and proposals at the meeting, with the voting results as follows:

No	Voting Content	Voting Opinions	Percentage (%) of Voting Shares Attending the General Meeting
1		Agree	100%

No	Voting Content	Voting Opinions	Percentage (%) of Voting Shares Attending the General Meeting
	Report on Business Performance in 2025 and Presentation of the Business Plan for 2026	Disagree	0%
		No Opinion	0%
		Invalid	0%
2	The Board of Directors' report in 2025 and Orientation for 2026	Agree	100%
		Disagree	0%
		No Opinion	0%
		Invalid	0%
3	The Board of Supervisors activity report for 2025	Agree	100%
		Disagree	0%
		No Opinion	0%
		Invalid	0%
4	Proposal for approve the Audited Financial Statements 2025	Agree	100%
		Disagree	0%
		No Opinion	0%
		Invalid	0%
5	Proposal for the Profit Distribution Plan for 2025	Agree	100%
		Disagree	0%
		No Opinion	0%
		Invalid	0%
6	Proposal for the Implementation of the 2025 Remuneration Fund for the Board of Directors and the Board of Supervisors, and the 2026 Plan	Agree	100%
		Disagree	0%
		No Opinion	0%
		Invalid	0%
7	Proposal for the Implementation of the 2025 Salary Fund and the 2026 Plan	Agree	100%
		Disagree	0%
		No Opinion	0%
		Invalid	0%
8	Proposal for the selection of the Auditing Firm to audit the Financial Statements for 2026	Agree	100%
		Disagree	0%

No	Voting Content	Voting Opinions	Percentage (%) of Voting Shares Attending the General Meeting
		No Opinion	0%
		Invalid	0%
9	Proposal on the deregistration of public company status	Agree	100%
		Disagree	0%
		No Opinion	0%
		Invalid	0%
10.	Proposal for the approval of the resignation of a Member of the Board of Directors for the 2025–2030 term	Agree	100%
		Disagree	0%
		No Opinion	0%
		Invalid	0%

PART IV: THE GENERAL MEETING APPROVES THE MINUTES – RESOLUTION AND ADJOURNMENT

Mr./Ms Nguyễn Hữu Minh Lộc, Head of the Secretariat, presented the Draft Minutes and Draft Resolution of the 2026 Annual General Meeting of Shareholders of Sacomland Corporation.

*The General Meeting of Shareholders voted to approve the Minutes and Resolution of the Annual General Meeting with **100% of the voting shares in attendance.***

Ms. Nguyễn Thu Hằng, Chairperson, delivered the closing remarks for the Meeting..

The Minutes of the 2026 Annual General Meeting of Shareholders of Sacomland Corporation were prepared at on, 2026.

Nơi nhận:

- As Above;
- BOD, Board Secretary;
- Filed with the Meeting Organizing Committee.

**HEAD OF THE
SECRETARIAT**

CHAIRMAN

Nguyễn Hữu Minh Lộc

NGUYỄN THU HẰNG

DRAFT

RESOLUTION
THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
SACOMLAND CORPORATION

Legal basis:

- Law on Enterprises no.59/2020/QH14 dated June 17, 2020;
- Law on Securities no.54/2019/QH14 dated November 26, 2019; and the attached documents;
- Charter on Organization and Operation of Sacomland Corporation;
- Minutes of the 2026 Annual General Meeting of Shareholders No. 01/2026/BBH-ĐHĐCĐ date April 24, 2026.

On April 22, 2026, at Swiss Belresort Tuyền Lâm – Lâm Đồng, the 2026 Annual General Meeting of Shareholders of Sacomland Corporation was held with the participation of shareholders, who directly owned or were authorized to represent shares, accounting for of the total voting shares of the Company

After reviewing the Reports and Proposals, the General Meeting of Shareholders discussed and voted to approve the Resolution with the following contents:

QUYẾT NGHỊ

Article 1: Approve the 2025 Business performance report with a voting rate of 100% of the voting shares at the General Meeting.

Article 2. Approve the 2026 Business plan targets with a voting rate of 100% of the voting shares at the General Meeting;

Article 3. Approve the Board of Directors' report in 2025 and Orientation for 2026 with a voting rate of 100% of the voting shares at the General Meeting;

Article 4. Approve the Board of Supervisors activity report for 2025 with a voting rate of 100% of the voting shares at the General Meeting;

Article 5. Approve the audited Financial Statements for 2025 with a voting rate of 100% of the voting shares at the General Meeting;

Article 6. Approve the plan for fund appropriation and Profit after tax distribution for 2025 with a voting rate of 100% of the voting shares at the General Meeting;

Article 7. Approve the Implementation of the 2025 Remuneration Fund for the Board of Directors and the Board of Supervisors, and the 2026 Plan with a voting rate of 100% of the voting shares at the General Meeting;

Article 8. Approve the Implementation of the 2025 Salary Fund and the 2026 Plan with a voting rate of 100% of the voting shares at the General Meeting;

Article 9. Approve the selection of the Auditing Firm to audit the Financial Statements for 2026 with a voting rate of 100% of the voting shares at the General Meeting.

Article 10. Approve the the deregistration of public company status with a voting rate of 100% of the voting shares at the General Meeting.

Article 11. Approves the dismissal of Mr. Lê Nguyễn Minh Quang from his position as a Member of the Board of Directors for the 2025–2030 term with a voting rate of 100% of the voting shares at the General Meeting

Effectiveness and enforcement of the Resolution

The Resolution of the 2026 Annual General Meeting of Shareholders of Sacomland Corporation was prepared at on April 24, 2026. The Resolution was read and approved by voting, with% of the shares entitled to vote.

Nội nhận:

- *Company Shareholders*
- *Members of BOD, BOS*
- *Filed with the Meeting Organizing Committee*

**On Behalf of THE GENERAL
MEETING OF SHAREHOLDERS
CHAIRMAN**

NGUYỄN THU HẰNG