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

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

	<p>4. Report of the independent member for 2025.</p> <p>5. Supervisory Board's report for 2025.</p> <p>6. Profit distribution plan for 2025.</p> <p>7. Production and business plan for 2026.</p> <p>8. Expected profit distribution plan for 2026.</p> <p>9. Remuneration for the Board of Directors, Supervisory Board, Corporation Administrator, and secretary for 2026.</p> <p>10. Authorization the Board of Directors to decide on the Company's investments valued at 35% or more of the total asset value recorded in the latest financial statements.</p> <p>11. Dividend distribution plan for 2025 (4%) in cash.</p> <p>12. Dividend distribution plan for 2022 (101%) in share to increase charter capital.</p> <p>13. Approval of the dividend distribution for 2023 in share, which was approved by the 2024 General Meeting of Shareholders, and will be resubmitted to the 2027 General Meeting of Shareholders.</p> <p>14. Approval of the dividend distribution for 2024 in share, which was approved by the 2025 General Meeting of Shareholders, and will be resubmitted to the 2028 General Meeting of Shareholders.</p> <p>15. Authorization the Board of Directors and legal representative to make decisions on all matters related to dividend distribution for 2022 in shares.</p> <p>16. Amendments to the Company's Charter regarding charter capital and shares after completing of the issuance for dividend distribution in shares for the year 2022 to increase charter capital.</p>
19	Discussion.
20	The Presidium responds the shareholders' comments.
21	Shareholders vote on issues submitted for consideration.
22	Take a break.
23	Announce Vote counting results.
24	Approve the General Meeting minutes.
25	Approve the General Meeting's Resolution.
26	Closing the General Meeting.

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

SAIGON REAL ESTATE CORPORATION

Real Estate 11 Joint Stock Company



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No. 04/TTr-D11-HĐQT

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Ho Chi Minh City, day 27 month 5 year 2026

PROPOSAL

Approval of the resignation of member of the Board of Directors
and the number of members of the Board of Directors for the term V (2023-2028).

To: Annual General Meeting of Shareholders

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- Pursuant to the Company's Charter on Organization and Operations of Real Estate 11 Joint Stock;
- Pursuant to Decree No. 155/2020/ND-CP dated December 31, 2020, detailing the implementation of a number of articles of the Law on Securities;
- In according with the resignation letter of Mr. Pham Van Dan Duy from the Board of Directors dated May 26, 2026;
- In according with the resignation letter of Mr. Du Than Danh from the Board of Directors dated May 26, 2026;
- Pursuant to Resolution No. 07/NQ-HĐQT dated May 26, 2026 of the Board of Directors regarding the resignation letter of Mr. Pham Van Dan Duy and Mr. Du Than Danh - Members of the Board of Directors.

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

1. Resignation of the members of the Board of Directors:

- On May 26, 2026, Mr. Pham Van Dan Duy - a member of the Board of Directors submitted his resignation letter from the position of Board member for personal reasons.
- On May 26, 2026, Mr. Du Than Danh - a member of the Board of Directors submitted his resignation letter from the position of Board member for personal reasons.
- Pursuant to the resignation letters submitted by the above Board members, the Board of Directors respectfully submits to the 2026 Annual General Meeting of Shareholders for approval the resignation of the following members:

- + Mr. Pham Van Dan Duy - Member of the Board of Directors
- + Mr. Du Than Danh - Member of the Board of Directors

Such resignation will take effect from the date it is approved by the General Meeting of Shareholders.

2. Approval of the number of members of the Board of Directors:

In order to ensure that the structure of the Board of Directors complies with current legal regulations relating to the requirement for independent member, as well as the Company's current needs, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration the reduction in the number of members from 07 members to 05 members.

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

Recipients:

- As above;
- For filling.

Chairwoman of the Board of Directors



TRAN THI KIM HUE



Full name:
Shareholder Code:
Shares:
Number of votes:

**VOTING BALLOT ON THE NUMBER OF MEMBERS
OF THE BOARD OF DIRECTORS, RESIGNATION AND ADDITIONAL ELECTION
OF MEMBERS OF THE BOARD OF DIRECTORS
AT THE ANNUAL GENERAL MEETING OF SHAREHOLDERS ON JUNE 8, 2026**

1. Approval of the number of members of the Board of Directors for Term V (2023 – 2028):
05 members

Agree ☐

Disagree ☐

Please mark the X in the box of your choice

2. Resignation of a member of the Board of Directors

No.	Full name	Agree	Disagree
1	DANG PHUOC TRI		
2	PHAM VAN DAN DUY		
3	DU THAN DANH		

Please mark the X in the box of your choice

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

No.	Full name	Votes
1	NGUYEN TRUNG TRUC	

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

Full name, signature of the shareholder

SAI GON REAL ESTATE CORPORATION
Real Estate 11 Joint Stock Company

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SOCIALIST REPUBLIC OF VIETNAM
Independence-Freedom-Happiness

Ho Chi Minh City, day 8 month 6 year 2026



No. 01/2026/NQ-ĐHĐCĐ

DRAFT

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

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

RESOLVE

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

Article 2. Approval of 2025 business results

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

Article 3. Approval of the audited 2025 financial statements.

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

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

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

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



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

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

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

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

Article 8. Approval of the expected 2026 profit distribution

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

1. A&C Auditing and Consulting Company Limited
Address: 02 Truong Son Street, Tan Son Hoa Ward, HCM City.
2. International Auditing Company Limited - Sai Gon Branch
Address: 4th floor Hai Au TIC Building, 39B Truong Son Street, Tan Son Nhat Ward, HCM City.

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

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

Article 19. Approval of the resignation of Mr. Pham Van Dan Duy from his position as a member of the Board of Directors.

Article 20. Approval of the resignation of Mr. Du Than Danh from his position as a member of the Board of Directors.

Article 21. Approval of the reduction in the number of Board of Directors members from 7 to 5.

Article 22. The election of an additional member to the Board of Directors for the 2023–2028 term: Mr.

Article 23. This Resolution shall be effective from the signing date.

Article 24. All shareholders, the Board of Directors, the Servisory Board, the Board of Managers, and all employees of Real Estate 11 Joint Stock Company are required to execute the tasks in accordance with this Resolution.

Recipients:

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

ON BEHALF OF GENERAL MEETING OF SHAREHOLDERS
CHAIRWOMAN

TRAN THI KIM HUE