

No: 06/2026/CDO/CV

Ha Noi, June 02, 2026

DISCLOSURE OF UNUSUAL INFORMATION

To: State Securities Commission

Vietnam Stock Exchange

Hanoi Stock Exchange

- 1 Name of the organization: Consutancy Design and Urban Development Joint Stock Company
 - Stock code: CDO
 - Head office: No. 194 Buoï Street, Ngoc Ha Ward, Hanoi City
 - Phone: 024.3974.4168 Fax: 024.3974.4068
 - Person responsible for disclosure: Mr. Bui Xuan Hieu
2. Content of the disclosed information:

Disclosure of documents for the 2026 Annual General Meeting of Shareholders in accordance with Circular 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance.
3. This information has been disclosed on the official website of the Joint Stock Company for Consultancy, Design, and Urban Development at the address: www.cddc.vn, under the "Shareholder Relations" section, on June 2, 2026.

We hereby commit that the disclosed information is true and take full responsibility before the law for the content of the disclosed information.

Recipients:

- As above
- To be filed at Office, Finance – Accounting Department

June 2, 2026

Legal Representative



Bui Xuan Hieu

REGULATIONS
ON ORGANIZING THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
OF URBAN DESIGN CONSULTING AND DEVELOPMENT JSC

CHAPTER I
GENERAL PROVISIONS

Article 1: Scope and Subjects of Application

1.1. These regulations apply to the organization of the 2026 Annual General Meeting of Shareholders (hereinafter referred to as the “Meeting”) of Consutancy Design and Urban Development Joint Stock Company.

1.2. These regulations specifically define the rights and obligations of shareholders and meeting participants, as well as the conditions and procedures for conducting the Meeting

CHAPTER II
RIGHTS AND OBLIGATIONS OF SHAREHOLDERS AND MEETING PARTICIPANTS

Article 2: Rights and Obligations of Shareholders

2.1. Conditions for Attending the Meeting

Eligible participants are shareholders or authorized representatives of shareholders whose names appear on the list of shareholders as of the record date for the Meeting (May 25, 2026).

2.2. Shareholders’ Rights When Attending the Meeting

a. Shareholders may attend the Meeting in person or authorize another person to attend on their behalf. Authorization must be made in writing.

b. Shareholders have the right to vote on all matters within the authority of the Meeting in accordance with the Law on Enterprises, relevant legal documents, and the Charter of the Consutancy Design and Urban Development Joint Stock Company.

c. Shareholders must be publicly informed of the contents of the Meeting agenda.

d. At the Meeting, each shareholder or authorized representative will receive a Voting Card and Ballot Paper upon registration with the Shareholder Credentials Verification Committee:

- **Voting Card:** Used for voting by a show of hands on matters such as: approval of the Chairing Committee, Voting Committee, Meeting Regulations, Meeting Agenda, the Meeting Minutes, Resolutions, and other issues as directed by the Chairperson.

- **Ballot Paper:** Used for written voting on matters presented at the Meeting such as: reports by the Board of Directors and Supervisory Board, proposals on financial statements and business results, remuneration for the Board of Directors and Supervisory Board, 2026 business plan, and selection of the auditing firm. All issues requiring written voting will be clearly stated on the Ballot Paper.

e. Shareholders or authorized representatives may discuss and vote on all contents of the Meeting.

f. Shareholders or representatives who arrive late may still register and participate, including voting, but the Chairperson is not obligated to pause the Meeting, and previous voting results remain valid.

2.3. Shareholders' Obligations When Attending the Meeting

- a. Shareholders or their authorized representatives must bring identification documents such as a National ID Card, Passport, Citizen ID, Business Registration Certificate, or proof of securities account ownership, along with a valid Power of Attorney (for authorized representatives), and must register with the Shareholder Credentials Verification Committee.
- b. Comply with the provisions of these Regulations.
- c. Strictly observe the rules during the Meeting and respect the Meeting's proceedings.
- d. Shareholders must sit in the designated seat or area assigned by the Organizing Committee and follow seating arrangements.
- e. Mobile phones must not be used during the Meeting; all phones must be turned off or set to silent.
- f. Filming, photographing, or recording is not allowed without the Chairperson's consent during the Meeting.
- g. No information may be transmitted outside the room in any form until the Meeting concludes.
- h. Shareholders or their representatives are responsible for attending the Meeting from the beginning until it ends. In cases of force majeure requiring early departure, they must inform the Organizing Committee and submit their written opinions on the issues to be voted on.

Article 3: Rights and Obligations of the Shareholder Credentials Verification Committee

The Shareholder Credentials Verification Committee is established by the Board of Directors and introduced to the General Meeting. Its functions and responsibilities include:

- Verifying the eligibility of shareholders or authorized representatives attending the Meeting by checking identification documents such as: National ID Card, Passport, Citizen ID, Business Registration Certificate, and valid Power of Attorney (for authorized representatives).
- Distributing to shareholders or authorized representatives the following: Voting Cards, Ballot Papers, and other meeting materials.
- Reporting to and being accountable before the General Meeting for the results of the shareholder eligibility verification.

Article 4: Rights and Obligations of the Vote Counting Committee

The Vote Counting Committee consists of individuals nominated by the Chairperson of the General Meeting, approved by the Meeting, and decided upon in terms of number and specific list. The Committee has the following functions and responsibilities:

- Provide instructions on the voting procedures, distribute ballots, collect ballots, and count votes.
- Review, assess, and determine the validity of ballots, and summarize any complaints (if any).
- Prepare the vote counting minutes.
- Seal the ballots and hand them over to the Chairperson.
- Count the votes and report the results of the voting on matters requiring shareholder approval at the Meeting.

Article 5: Rights and Obligations of the Chairing Committee and the Secretariat

5.1. The Chairperson of the Board of Directors shall act as the Chairperson of the Meeting. Other members of the Chairing Committee are nominated by the Chairperson and approved by a vote of the General Meeting. The Chairing Committee is responsible for conducting the Meeting.

5.2. Decisions of the Chairing Committee regarding the order, procedures, or any events arising outside the official agenda of the Meeting shall be final and binding.



5.3. The Chairing Committee shall take necessary actions to conduct the Meeting properly and orderly, or to ensure that the Meeting reflects the wishes of the majority of shareholders in attendance.

5.4. The Chairperson of the Meeting may postpone the Meeting even if the required number of participants has been reached to another time and location determined by the Chairperson if any of the following situations occur:

- a. The attendees cannot be accommodated comfortably at the Meeting venue.
- b. Any participant is obstructing or disturbing the Meeting, posing a threat to a fair and lawful proceeding.
- c. A postponement is deemed necessary to ensure the Meeting is conducted properly.
- d. The Chairperson may also postpone the Meeting if there is unanimous agreement or a request from the General Meeting of Shareholders with sufficient participation.

5.5. The Secretariat shall perform supporting tasks as assigned by the Chairing Committee.

CHAPTER III

ORDER OF PROCEEDINGS OF THE GENERAL MEETING

Article 6: Conditions for Holding the General Meeting

The General Meeting shall be conducted when the attending shareholders or their authorized representatives represent more than 50% of the total voting shares, based on the shareholder list prepared at the record date for attending the Meeting.

Article 7: Method of Conducting the General Meeting

7.1. The Meeting is expected to be held over half a day.

7.2. The Meeting will discuss and approve the matters presented.

7.3. Speaking at the Meeting:

-Principles:

Shareholders may register to speak by submitting a "Request to Speak" form provided by the Organizing Committee or by raising their Voting Card and receiving approval from the Chairperson. The form should be submitted to the Secretariat during the Meeting. To maintain order during discussions, shareholders who registered in advance will be given priority to speak. Afterward, shareholders who raise their Voting Card will be invited to speak as arranged by the Chairperson.

-Speaking Format:

Shareholders should speak briefly and focus on key matters relevant to the approved agenda of the Meeting. The Chairperson will organize the speaking order and respond to questions raised by shareholders. The Chairperson has the right to remind or request shareholders to stay on topic to save time and ensure discussion quality.

7.4. Voting Procedure:

- Matters such as approval of the Chairing Committee, the Vote Counting Committee, working regulations, meeting agenda, minutes of the Meeting, resolutions, and other issues under the Chairperson's direction will be voted on by raising Voting Cards directly at the Meeting.

The matters reported and presented at the General Meeting, including the reports of the Board of Directors and the Supervisory Board; proposals for approval of the 2025 business results and the separate and consolidated financial statements for 2025; remuneration of the Board of Directors and the Supervisory Board; the 2026 business plan; and the selection of the auditing firm, will be voted on by written ballots. All matters requiring approval under this method will be clearly stated in the voting ballot. Shareholders shall cast their votes by marking one of the options—approve,

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disapprove, or no opinion—for each matter, and then submit the ballot into the sealed box in accordance with the instructions of the vote-counting committee.

Article 8: Approval of the Shareholders' General Meeting Decisions

The decisions of the Shareholders' General Meeting are approved when more than 50% of the total voting shares of shareholders with voting rights present in person or through authorized representatives at the Meeting approve them.

Article 9: Meeting Minutes and Resolutions of the Shareholders' General Meeting

The minutes of the Shareholders' General Meeting must be drafted, read, and approved before the meeting is adjourned. Based on the Meeting Minutes, the resolutions of the Shareholders' General Meeting are drafted, read, and approved before the meeting concludes. Both the minutes and resolutions are written in Vietnamese and are kept at the Company's headquarters.

CHAPTER IV

OTHER REGULATIONS

Article 10: In Case the General Meeting Cannot Be Held

10.1. If the first General Meeting does not meet the conditions for convening as stipulated in Article 6 of this Regulation, the notice of the second General Meeting must be sent within 30 days from the intended start date of the first General Meeting. The second General Meeting may only be held if the number of attendees, including shareholders and authorized representatives, reaches at least 33% (thirty-three percent) of the total voting shares.

10.2. If the second General Meeting does not meet the conditions for convening as specified in Section 10.1 of this Article, the notice for the third General Meeting must be sent within 20 days from the intended date of the second General Meeting. In this case, the General Meeting will be conducted regardless of the number of shareholders attending and the percentage of voting shares represented by the attending shareholders.

CHAPTER V

ENFORCEMENT

Article 11: Enforcement

This Regulation consists of 5 chapters and 11 articles, and it comes into effect immediately after being approved by the Shareholders' General Meeting.

Shareholders and attendees of the General Meeting are responsible for complying with the provisions of this Regulation.

On behalf of the **Shareholders' General Meeting**

Chairman



VU DINH NHAN

Hanoi, May 26th, 2026

REPORT OF THE BOARD OF DIRECTORS ON CORPORATE GOVERNANCE AND PERFORMANCE OF THE BOARD OF DIRECTORS AND EACH MEMBER IN 2025

The Board of Directors would like to report to the General Meeting of Shareholders on the corporate governance and performance of the Board of Directors and each individual member in 2025 as follows:

I. EVALUATION BY THE BOARD OF DIRECTORS ON THE IMPLEMENTATION RESULTS OF THE RESOLUTIONS OF THE 2025 GENERAL MEETING OF SHAREHOLDERS

1. General Assessment

The year 2025 marks an important pivotal year, concluding the 5-year socio-economic development plan 2021-2025 with many positive results, demonstrating resilient recovery capacity and strengthening new growth foundations.

-Impressive growth: Vietnam's economy exceeded the target, reaching 8.02%, the highest level in the 2011-2025 period, affirming a clear recovery and acceleration.

-GDP scale: The size of the economy continues to expand, estimated at around 511 - 514 billion USD, placing Vietnam 32nd in the world and maintaining a solid position among the top 4 largest economies in ASEAN.

-GDP per capita: Estimated at around 5,026 USD/person, an increase of about 326 USD compared to 2025, showing that living standards are improving. However, Vietnam's economy still reveals several core weaknesses and challenges:

External risks and high openness: The economy has a very high degree of openness (total import-export turnover is double the GDP), making Vietnam vulnerable to international shocks, including global trade fluctuations and reciprocal tariff policies from major partners such as the US.

-**Slow domestic market recovery:** Domestic purchasing power has not recovered strongly, affecting overall growth momentum.

-**Financial-monetary pressure:** Significant pressure on exchange rate and interest rate management in the context of inflation in 2025 expected to be tightly controlled around 4.5%.

-Public investment disbursement bottlenecks: The disbursement rate of public investment remains lower than the same period in previous years, being one of the bottlenecks slowing growth.

-Institutional shortcomings: Land policies and the real estate market still have shortcomings that need to be resolved to unlock resources.

-Challenges in achieving high targets: With a GDP growth target of around 8%, the economy faces significant pressure in maintaining momentum from agriculture, manufacturing industry, and attracting FDI capital.

Overall, Vietnam's economy in 2025 continued to face many challenges, which significantly impacted the business and production activities of the Consutancy Design and Urban Development Joint Stock Company in particular. The Board of Directors (BOD) focused on two major projects at its subsidiaries: the Candle Hotel Project in Xiangkhouang, Lao PDR, and the Super Candle Hotel Business Project in Doi Can. However, both projects belong to industries that are still struggling during the economic recovery period, so the company's business performance did not meet the targets set out at the 2025 Annual General Meeting of Shareholders.

2. Summary of the Board of Directors' Meetings and Resolutions

In 2025, the Company's Board of Directors held a total of 8 meetings. These meetings were convened to address matters within the Board's authority, discuss and reach consensus on significant issues, and provide direction on key matters.

On a monthly basis, the Chairman of the Board of Directors held at least one working session with the Executive Board to provide guidance and resolve issues under the Board's jurisdiction.

The main matters addressed and resolved by the Board of Directors during its meetings in 2025 included the following:

No	Resolution Number	Date	Content
1	01/2025/CDO/ NQ-HĐQT	10/01/2025	Approval of the 2025 business and production plan
2	02/2025/CDO/ NQ-HĐQT	03/03/2025	Approval of the selection of the audit firm for financial statements for 2022, 2023, and 2024
3	03/2025/CDO/ NQ-HĐQT	25/03/2025	Approval of the extension of the deadline for holding the 2025 Annual General Meeting of Shareholders, no later than 30/06/2025
4	04/2025/CDO/ NQ-HĐQT	29/04/2025	Approval of the convening of the 2025 Annual General Meeting of Shareholders
5	05/2025/CDO/ NQ-HĐQT	26/05/2025	Approval of the time and venue for organizing the 2025 Annual General Meeting of Shareholders

6	06/2025/CDO/ NQ-HĐQT	26/05/2025	Approval of the establishment of the shareholder eligibility verification committee for the 2025 AGM
7	07/2025/CDO/ NQ-HĐQT	26/05/2025	Approval of the meeting agenda and related documents for the 2025 Annual General Meeting of Shareholders
8	08/2025/CDO/ NQ-HĐQT	06/08/2025	Approval of the implementation of projects at subsidiary companies
9	09/2025/CDO/ NQ-HĐQT	20/10/2025	Approval of the transfer of shares of Hong Ha Food Joint Stock Company
10	10/2025/CDO/ NQ-HĐQT	18/12/2025	Approval of the implementation of the production and business plan for 2025

3. Implementation of Resolutions of the General Meeting of Shareholders

3.1. Business Performance in 2025:

Recognizing both the challenges and market opportunities, the Board of Directors (BOD) provided decisive direction and directly participated in supporting business strategies, ensuring timely consensus to implement the 2025 Annual General Meeting of Shareholders (AGM) resolutions. The BOD convened regular meetings to review and assess the Company's operations, propose timely directives, and orient business activities. The BOD also monitored compliance with the Enterprise Law, the Company's Charter, and Corporate Governance Regulations, while overseeing the disclosure of information in accordance with regulations.

The Board of Directors actively implemented the AGM resolutions and provided comprehensive leadership and direction for all Company activities.

In 2025, the Company focused on implementing projects in the Lao PDR. Significant fluctuations in the USD/VND exchange rate, together with the reversal of provision expenses related to investments in subsidiaries and the Company's operating costs, resulted in after-tax profit (profit) of nearly 930 million VND..

Project Implementation Status:

- **Cung Xuan Company:** whose core business is hotel and restaurant services, has shown signs of recovery. Its business activities are gradually improving, with revenues increasing quarter by quarter.
- **Project in the Lao PDR:** The restaurant project in Laos has been completed and is now in operation. However, due to the economic downturn, its business performance remains limited.

3.2. Remuneration of the Members of the Board of Directors

- The remuneration of the Board of Directors in 2025 is as follows:

Unit: VND

TT	Position	Monthly Amount	Annual Amount (2025)
1	Remuneration of the Chairman of the Board of Directors	5.000.000 đ	60.000.000 đ
2	Remuneration for Members of the Board of Directors (04 members, including 1 member who does not receive remuneration)	3.000.000 đ	108.000.000 đ
	Total	17.000.000đ	168.000.000 đ

4. Report on Transactions Between the Company and Its Subsidiaries, and Board Members

- In 2025, there were no transactions between the company and its subsidiaries, or companies in which the company holds over 50% of the charter capital.
- There were no transactions between the Company and the members of the Board of Directors in 2025.

II. ACTIVITIES OF THE BOARD OF DIRECTORS AND REPORT OF INDEPENDENT BOARD MEMBERS IN 2025

1. Activities of the Board of Directors in 2025

In compliance with the resolutions of the Annual General Meeting (AGM) of Shareholders in 2025, the Board of Directors (BOD) has ensured oversight and control to safeguard the interests of the company's shareholders, fulfilling its duties, and achieving the business plan targets while continuously improving corporate governance to align with the Charter, internal regulations, and the prevailing legal requirements. The main focuses of the BOD's activities in 2025 were as follows:

- Establishing and monitoring the implementation of the 2025 business plan;
- Successfully organizing the AGM on 26/06/2025;
- Overseeing the consolidation of the company's financial statements and those of its subsidiaries;
- Supervising the investment activities of the Company in its subsidiaries;
- Managing and monitoring the fundraising and capital usage activities;
- Deciding on the quarterly and annual business plans of the Company.

All activities of the BOD were carefully considered, ensuring compliance with the Law on Enterprises, the Charter, and internal corporate governance regulations. The BOD maintained objectivity, transparency, and adhered to the rights, obligations, and

responsibilities set forth by the law, respecting the legitimate rights and interests of shareholders.

The meetings of the BOD were properly convened and organized in accordance with regulations, ensuring the required number of members participated. All decisions reached through voting were highly consensual, and written opinions were sought following the appropriate procedures.

2. Key Decisions of the Board of Directors in 2025

In terms of management and operations, the General Director and other management staff have always adhered to the provisions of the law, the company's Charter, the corporate governance regulations, and the resolutions and decisions of the General Meeting of Shareholders (GMS) and the Board of Directors (BOD). The issued regulations have progressively improved the company's governance efficiency, enhanced the coordination between the BOD and the Executive Board, and protected the legitimate rights and interests of shareholders, while building and developing strong relationships with both domestic and international investors.

The company has ensured timely and complete disclosure of information in accordance with legal requirements, including: financial statements, annual reports, governance reports, reports on related-party transactions, and other required disclosures.

In 2025, the BOD made several decisions regarding the management and leadership of the Company, as follows:

- Continued to unify and assign tasks to each member based on specific areas and work streams to maximize individual strengths and improve the effectiveness of the organization and management of the BOD.
- The BOD regularly appointed members to attend all coordination meetings with the Executive Board and various departments to monitor the progress of tasks handled by each department, while providing guidance and feedback to address emerging challenges in the management and operations of the Executive Board, ensuring that the daily operations of the Company align with the objectives set by the General Meeting of Shareholders.
- Issued resolutions to agree on the company's policies and strategies for management, operations, investments, services, and other decisions regarding business operations and investments.
- Collaborated with the Supervisory Board to search for and select an audit firm to perform the audit of the Company's financial statements.
- Decided the date, time, and venue for the Annual General Meeting of Shareholders (AGM) in 2025, along with other agenda items to be presented to the AGM for approval in accordance with legal regulations and the company's Charter.
- Focused on monitoring investments in subsidiary companies to expand business development, enhance capital efficiency, and consider other investment options, such as investment delegation and office space investment.

3. Evaluation by the Independent Member of the Board of Directors in 2025

All BOD members actively participated in planning activities, compliance control, strategy critique, and ensured adherence to corporate governance best practices and standards.

Regarding the Organization of BOD Meetings:

- The BOD meetings were convened and held according to a specific schedule, with well-prepared documentation, following the principles outlined. The meeting content was thoroughly discussed, critiqued, and evaluated by BOD members to provide the best strategic guidance and solutions for the Company.
- Issues related to business strategy, financial strategy, corporate culture, and the development of the management system were tightly controlled and discussed between the BOD and the Executive Board. The Company's operational activities were executed according to a clear delegation of authority, with risks being identified and analyzed in a timely manner to ensure stability, legal compliance, and alignment with the goals set by the BOD and the Annual General Meeting (AGM).
- Investments for new strategies were independently researched, supported by scientific evidence, and critiqued within the BOD and with the Executive Board.

Regarding the Supervision of the General Director and Other Executive Board Members:

- Overall, the BOD performed well in supervising the Executive Board, ensuring that the Company's activities were closely monitored to follow the strategic direction, and adjustments were made to decisions as needed based on real-time situations.
- Decisions made by the Executive Board were analyzed, critiqued, and consulted with the BOD to ensure optimal solutions for the Company's interests. As a result, the BOD was always well-informed about the Company's operational status and kept up-to-date with the latest requirements from actual circumstances.
- BOD members proactively identified their roles and responsibilities to support the Executive Board, conducting multiple sessions to share experiences, interact, and train the Executive Board and middle management on governance practices.
- The BOD paid particular attention to risk management solutions to help the management team identify problems early and maintain the Company's sustainability, stability, and protection of investor interests.

General Evaluation of the BOD's Activities:

- According to the BOD's work plan, the tasks carried out in 2025 were in line with the resolutions set by the AGM, complying with the company's Charter, governance regulations, and corporate governance standards.
- All BOD members displayed a high sense of responsibility, professionalism, and clarity in their assigned duties to protect the Company's interests and carried out their roles with caution.
- The BOD proposed effective, timely solutions to help the Executive Board overcome several challenges during the Company's operations, ensuring thorough supervision and control to maintain full legal compliance.

- As per the BOD's work plan, all tasks were carried out in alignment with the resolutions of the 2025 AGM and in accordance with the Company's Charter and governance regulations.
- The BOD successfully led and managed the Company to complete the 2025 plan, ensuring the interests of shareholders.

4. Evaluation of the Executive Board's Performance by the Board of Directors

Based on the Company's organizational charter and the issued regulations, the Board of Directors (BOD) carries out the function of supervising the management and operation of the Company regularly and continuously. This is done through tools such as observing and checking the implementation of the production and business tasks of the Executive Board and management staff.

The BOD has correctly exercised its functions and authority as stipulated by law and the Company's Charter, discussing and approving resolutions related to the Company's business activities. The BOD has met regularly and closely supervised, promptly directing and supporting the Executive Board in implementing the tasks and business plans for 2025. The BOD requires the Executive Board to report the results of each period and propose timely solutions to improve business efficiency. Additionally, the BOD directly works on issues deemed necessary with the Company's authorized personnel to ensure that all activities comply with the law, the resolutions of the General Meeting of Shareholders, and the decisions made by the BOD.

In general, in 2025, the Executive Board and management staff have carried out the BOD's directions and resolutions responsibly and effectively. During the operational process, the Executive Board has adhered to the delegation of authority, as stipulated in the Company's Charter and Internal Governance Regulations. The Executive Board has consistently followed the annual direction and tasks, closely monitoring the actual situation and being flexible in managing the Company's production and business activities. The Executive Board has implemented a number of synchronized, decisive, and timely business solutions that align with the BOD's direction and the market trends, playing a crucial role in the Company's business operations.

***Regarding the General Director:**

- The General Director has carried out his duties and rights as stipulated by the Enterprise Law and the Company's Charter and operational regulations.
- He has implemented the resolutions of the General Meeting of Shareholders and BOD decisions in the prescribed procedures and within the set timeline.
- The General Director regularly reports to and seeks guidance from the BOD to ensure that all areas of the Company's activities comply with the law, state policies, and the Company's Charter.

***Regarding Other Management Staff:**

- The management staff have executed their duties and responsibilities within their assigned areas, working with a sense of responsibility and setting an example in leadership and management.

- The entire Executive Board and management team of the Company operate as a united, cohesive team, supporting one another in fulfilling the management and governance tasks effectively.

III. DIRECTION OF THE BOARD OF DIRECTORS' ACTIVITIES IN 2026

1. Some shortcomings in 2025

After a year of implementing the resolutions of the 2025 General Meeting of Shareholders, the Board of Directors (BOD) acknowledges some limitations that need to be addressed:

- The progress of project implementation has been slower than planned. The main reasons are the global economic downturn, the location of the projects being abroad, and challenges in being proactive, which have led to delays in project deployment.
- The competitive conditions are still not strong, the capital scale remains small, and the company's network of operations is limited, which has prevented the company from entering several business areas, thus not creating enough credibility with large investors interested in the company.

The Board of Directors has made decisions and worked hard to complete the business plan and achieve the goals set by the General Meeting of Shareholders. The business activities of the company have remained stable, laying a foundation for further development in the coming period.

2. Operational Direction for 2026

Amid risks stemming from the international environment: geopolitical competition, trade protectionism, and conflicts between the US and its allies and Iran driving up oil prices, affecting global supply chains. In that context, Vietnam is shifting from extensive growth to intensive growth, enhancing internal capacity and promoting green transformation. The Board of Directors will focus on strengthening direction to continue concentrating human and material resources on ongoing investment projects. At the same time, the Board of Directors will focus on seeking and developing new projects alongside liquidating and divesting from inefficient investments. The Board of Directors is committed to proactive operations with a high sense of responsibility to achieve the highest efficiency for the Company and increase value for shareholders.

The BOD will direct the Executive Board to build and present the business plan for 2026 for the General Meeting of Shareholders to approve, and will continue to strongly direct the implementation of the plan after it is approved by the shareholders. Specific business activities to focus on include:

- Adjusting the company's strategy to align with the development of the economy and the company's capabilities.
- Strengthening corporate governance, closely monitoring the financial indicators of the parent company and its subsidiaries.
- Overseeing the performance of the General Director in implementing the resolutions of the General Meeting of Shareholders and the BOD, and guiding the Executive Board in proposing investment solutions to ensure effective use of capital, fostering sustainable and stable development for the company in the future.

- Building a human resource strategy appropriate for each stage of the company's development. Continuing to strengthen the organization, staff, and intensifying business activities.
- Paying attention to, sharing, and protecting the legal interests of shareholders, as well as ensuring the income, rights, and working conditions of all employees in the company.
- Strengthening cooperation with domestic and international partners to seek capital sources and investment business cooperation opportunities.

This report outlines the activities of the Board of Directors in 2025 and the operational direction for 2026.

We respectfully submit it to the 2026 General Meeting of Shareholders of the Urban Design and Development Consulting Joint Stock Company for approval.

We wish all shareholders and delegates good health, happiness, and success!

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



VU DINH NHAN



Hanoi, May 26th, 2026

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

- Pursuant to the functions and duties of the Supervisory Board as stipulated in the Charter of the Consultancy Design and Urban Development Joint Stock Company;
- Pursuant to the Charter of Operations of the Consultancy Design and Urban Development Joint Stock Company;
- Pursuant to the financial statements for the year 2025;

The Supervisory Board respectfully reports to the General Meeting of Shareholders the results of the appraisal of the Company's financial situation in 2025 and the management activities of the Board of Directors and the Board of Management during 2025 as follows:

I. BUSINESS PERFORMANCE OF THE COMPANY

1. Preparation and audit of financial statements

a. On the implementation of accounting standards and financial reporting

The financial statements for the year 2025 were prepared based on the selection of appropriate accounting policies, with consistent application of those policies, reasonable assessments and estimations, in full compliance with the laws and regulations of Vietnamese Accounting Standards and Accounting Regime.

b. On the audit of financial statements:

The separate and consolidated financial statements for 2025 have not yet been audited due to certain difficulties. The company is actively seeking an auditing firm.

2. Business and financial status of the Company

a. Consolidated balance sheet:

Code	Item	Consolidated financial statements		Separate financial statements of the parent company	
		31/12/2025	01/01/2025	31/12/2025	01/01/2025
100	A. CURRENT ASSETS	89,277,310,943	74,425,398,601	10,748,979,858	9,713,483,833
110	I. Cash and cash	3,512,622,300	1,886,361,957	1,419,666,487	459,569,602

	equivalents				
111	1. Cash	3,512,622,300	1,886,361,957	1,419,666,487	459,569,602
112	2. Cash equivalents	-	-	0	0
130	III. Accounts receivable - short-term	74,966,473,928	61,647,474,542	3,070,086,047	3,032,190,552
131	1. Accounts receivable from customers	31,556,031,551	42,879,160,699	13,258,240,075	13,258,240,075
132	2. Prepayments to suppliers	29,876,690,906	28,183,586,910	11,783,122,146	11,746,049,915
136	3. Other short-term receivables	38,506,804,139	15,557,779,601	3,000,953,230	3,000,953,230
137	4. Provision for doubtful debts (*)	(24,973,052,668)	(24,973,052,668)	(24,973,052,668)	(24,973,052,668)
140	Inventories				
141	Inventories				
150	V. Other current assets	10,798,214,715	10,891,562,102	6,221,723,679	6,221,723,679
151	1. Short-term prepaid expenses	7,182,221	11,385,044		
152	2. Deductible value added tax	10,791,032,494	10,880,177,058	6,259,227,324	6,221,723,679
200	B. NON-CURRENT ASSETS	144,885,628,161	157,495,811,217	301,504,390,270	303,973,198,918
210	I. Accounts receivable - long-term	48,834,065,191	58,636,227,007	63,289,305,120	61,993,675,872
212	1. Long-term prepayments to suppliers	48,051,515,191	57,869,697,007	0	0
215	2. Receivables from long-term loans	0	0	62,506,755,120	61,227,145,872
216	3. Other long-term receivables	782,550,000	766,530,000	782,550,000	766,530,000
220	II. Fixed assets	13,702,831,614	14,499,402,605	0	0
221	1. Tangible fixed assets	13,702,831,614	14,499,402,605	0	0

222	- Cost	22,154,690,695	22,151,787,115	2,929,324,438	2,929,324,438
223	- Accumulated depreciation (*)	(8,451,859,081)	(7,652,384,510)	(2,929,324,438)	(2,929,324,438)
227	2. Intangible fixed assets	0	0	0	0
228	- Cost	100,000,000	100,000,000	100,000,000	100,000,000
229	- Accumulated depreciation (*)	(100,000,000)	(100,000,000)	(100,000,000)	(100,000,000)
240	IV. Long-term work in progress	53,261,923,546	50,253,859,099	20,396,237,009	20,396,237,009
242	1. Construction in progress	53,261,923,546	50,253,859,099	20,396,237,009	20,396,237,009
250	V. Long-term financial investments	29,055,909,538	34,055,909,538	217,818,848,141	221,583,286,037
251	1. Investments in subsidiaries	0	0	202,712,830,530	202,712,830,530
253	2. Equity investments in other entities	30,000,000,000	35,000,000,000	30,000,000,000	35,000,000,000
254	3. Provision for long-term financial investments (*)	(944,090,462)	(944,090,462)	(14,893,982,389)	(16,129,544,493)
260	VI. Other non-current assets	30,898,272	50,412,968	0	0
269	1. Commercial advantage	30,898,272	50,412,968	0	0
270	TOTAL ASSETS	231,921,209,818	231,921,209,818	312,253,370,128	313,686,682,751
300	C - LIABILITIES	24,063,075,091	24,063,075,091	21,511,416,401	23,874,370,738
310	I. Current liabilities	24,063,075,091	24,063,075,091	21,511,416,401	23,874,370,738
311	1. Accounts payable to suppliers	5,389,813,211	5,389,813,211	5,254,608,874	5,217,563,211
312	2. Advances from customers				

313	3. Taxes and other payables to State Treasury	12,515,944,305	14,914,281,874	12,497,827,521	14,897,827,521
319	4. Other short-term payables	23,952,198	23,952,198	23,952,198	23,952,198
322	5. Bonus and welfare funds	3,735,027,808	3,735,027,808	3,735,027,808	3,735,027,808
400	D - OWNER'S EQUITY	212,633,405,919	207,858,134,727	290,741,953,727	289,812,312,013
410	I. Capital	212,633,405,919	207,858,134,727	290,741,953,727	287,416,958,887
411	1. Share capital	315,049,750,000	315,049,750,000	315,049,750,000	315,049,750,000
411a	- Ordinary shares	315,049,750,000	315,049,750,000	315,049,750,000	315,049,750,000
417	2. Foreign exchange differences	(34,572,550,776)	(38,319,474,603)	0	0
418	3. Investment and development funds	6,894,055,616	6,894,055,616	6,894,055,616	6,894,055,616
421	4. Retained profits	(82,691,610,669)	(83,627,287,633)	(31,201,851,889)	(32,131,493,603)
421a	- Retained profits brought forward	(83,627,287,633)	(81,689,535,815)	(32,131,493,603)	(34,526,846,729)
421b	- Retained profits for the current period	935,686,964	(1,937,751,818)	929,641,714	2,395,353,126
429	5. Non-controlling interests	7,953,761,748	7,861,091,347	0	0
440	TOTAL LIABILITIES	234,162,939,104	231,921,209,818	312,253,370,128	313,686,682,751

b. Consolidated statement of business results

Item	Consolidated financial statements		Separate financial statements of the parent company	
	This year	Previous Year	This year	Previous Year
1. Revenue from sales of goods and provision of services	23,989,088,395	22,230,523,406	0	0
3. Net revenue from sales of goods and	23,989,088,395	22,230,523,406	0	0

provision of services				
4. Cost of sales	20,778,129,332	20,155,040,157	0	0
5. Gross profits	3,210,959,063	2,075,483,249	0	0
6. Financial income	2,075,027,601	6,084,670,524	1,295,645,971	5,347,514,743
7. Financial expenses	363,712,650	5,819,126,974	(1,235,562,104)	1,626,569,082
9. General and administration expenses	3,893,424,365	4,183,761,715	1,601,566,361	1,325,592,535
10. Net operating profit	1,028,849,649	(1,842,734,916)	929,641,714	2,395,353,126
11. Other income	-	-		
12. Other expenses	502,284	83,624,881		
14. Results of other activities	(502,284)	(83,624,881)		
15. Accounting profit before tax	1,028,849,649	(1,926,359,797)	929,641,714	2,395,353,126
16. Income tax expense - current			0	0
18. Net profit after tax	1,028,849,649	(1,926,359,797)	929,641,714	2,395,353,126

3. Financial management

- Regarding the financial expenditure regime: The Company has complied with the current regulations on financial expenditure;
- The reconciliation of receivables, payables, and advance payments has been conducted in full;
- Regarding the initial recording, accounting books, and preparation of financial statements: The Company is applying the computerized General Journal accounting method. Accounting records and financial reports are prepared and stored in accordance with current State regulations;
- Regarding the management of fixed assets and tools: The Company has conducted an inventory of fixed assets, prepared fixed asset and tool registers and cards, maintained documentation, and calculated depreciation in compliance with applicable regulations;
- Regarding obligations to the State Budget: The Company has fully declared and reported all relevant taxes.

4. Report on transactions between the Company and its subsidiaries, and members of the Board of Directors

- In 2025, there were no transactions between the Company and its subsidiaries or companies in which the Company holds more than 50% of charter capital;
- There were no transactions between the Company and members of the Board of Directors in 2025.

II. RESULTS OF SUPERVISION OF THE BOARD OF DIRECTORS' AND EXECUTIVE BOARD'S ACTIVITIES

1. Board of Directors

- The operation of the Board of Directors of the parent company in 2025 was in accordance with the Enterprise Law, the Charter of Operations, the resolutions of the General Meeting of Shareholders/Board of Directors, and relevant legal regulations.
- The Board of Directors and the Executive Board of the Company organized and fully exercised their powers, duties, and functions as stipulated in the Company's Charter and implemented all contents of the resolution of the 2025 Annual General Meeting of Shareholders.
- In 2025, the Board of Directors held meetings as required and regularly exchanged opinions with the Executive Board to evaluate the implementation of the business production plan and other company activities; the members of the Board of Directors always engaged in open discussions, thoroughly analyzing issues to reach a high consensus in forecasting situations, setting goals, plans, and solutions for the upcoming period.
- The Board of Directors regularly monitored the activities and implementation of issued decisions and supervised the operational situation of the units. The Board of Directors continuously monitored and closely directed the Executive Board in carrying out the business production plan. The Executive Board assigned specific tasks to each member and organized monthly meetings, on the basis of which it closely monitored the performance of the company's business activities.
- The Board of Directors organized quarterly meetings as required by law and the Company's Charter. During the period, the Board of Directors held 08 meetings and issued resolutions in accordance with the proper procedures, consistent with the functions, duties, and powers of the Board of Directors as stipulated in the Company's Charter.
- The Board of Directors directed, supported, and facilitated the Director and the Supervisory Board in performing their functions and duties as prescribed.
- In 2025, the Board of Directors continued to engage in active and effective activities, working closely with the Executive Board to provide guidance and promptly resolve any issues arising related to the Company's production and business activities.

- The Board of Directors' activity report fully and truthfully reflects the Company's operations and management direction, as well as the Board's resolutions, in compliance with the Enterprise Law and the Company's Charter. Through the review of the resolutions of the General Meeting of Shareholders and the Board of Directors' meeting minutes, the Supervisory Board agrees with the Board of Directors' assessment of the 2025 performance presented to the General Meeting of Shareholders.

2. Executive Board of the Company

- In 2025, the Executive Board of the Company consistently adhered to the provisions of the Enterprise Law, the Charter of Operations, the resolutions of the General Meeting of Shareholders/Board of Directors, and relevant legal regulations.
- Along with the Executive Committee, the Director of the Company has fully and timely implemented the decisions and resolutions of the Board of Directors and the General Meeting of Shareholders, executed the Company's business production plan effectively; proactively developed management plans, operated the business, and optimized the organizational structure and management efficiency of the Company.
- In carrying out their responsibilities, the Executive Board of the Company has consistently worked with a high level of accountability. The Executive Board has thoroughly assessed the opportunities and challenges, regularly conducted risk management activities to prevent losses, and forecasted to seize opportunities. At the same time, it focused on strong, flexible, and detailed management of all company activities; implemented solutions and timely decisions to resolve difficulties, actively expand and retain markets, and promote investment across the entire company.
- The Executive Board has worked closely, proactively, and actively in job search and production business guidance, ensuring employment and increasing income for employees.
- The Executive Board of the Company regularly organizes meetings to discuss the implementation of the Company's and its subsidiaries' business production plans, while providing directives, corrections, and measures to address existing issues and shortcomings.

Through its supervision, the Supervisory Board evaluates that the management and operation activities of the Board of Directors and the Executive Board of the Company in 2025 have complied with the law, the Company's Charter, and regulations. The Supervisory Board has summarized the results of its supervision and audits of the key operational areas and has made specific recommendations to the Board of Directors and the Executive Board, contributing to the enhancement of the Company's safety and effectiveness in its operations.

3. Coordination and Activities of the Supervisory Board with the Board of Directors, Executive Board, and Shareholders

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- In 2025, the Supervisory Board attended all meetings of the Board of Directors and the Executive Board, providing opinions on the strategies and decisions made by the Board of Directors and the Executive Board to ensure that the resolutions and decisions are in compliance with legal regulations and safeguard the Company's interests.
- The Supervisory Board worked closely with the Board of Directors and the Executive Board while maintaining its independence. The quarterly meetings of the Board of Directors and the Executive Board included participation from the Supervisory Board to enhance the quality and independence of its oversight activities.
- The Board of Directors promptly and fully provided its resolutions and decisions to the Supervisory Board, and the Executive Board facilitated the Supervisory Board's access to relevant information and documents regarding the Company's business operations upon request.
- The Supervisory Board also received documents during the oversight process from the Board of Directors and the Executive Board and provided feedback and exchange of opinions to ensure that the operations align with the directions set forth in the resolutions of the General Meeting of Shareholders.
- The Board of Directors has strengthened its supervision of the Executive Board and other management departments to ensure proper implementation of the resolutions of the General Meeting of Shareholders and the Board of Directors and compliance with legal regulations.

Above is the Supervisory Board's activity report for 2025 regarding the business results and the performance of the Board of Directors and the Executive Board. We respectfully report to the Annual General Meeting of Shareholders 2026!

On behalf of the SUPERVISORY BOARD

Chairperson



Nguyen Thi Tuyet Lam





Ha noi, May 26th, 2026

REPORT OF THE SUPERVISORY BOARD AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

- Pursuant to the functions and duties of the Supervisory Board as stipulated in the Charter of the Urban Development and Design Consulting Joint Stock Company;
- Pursuant to the Charter of Operations of the Urban Development and Design Consulting Joint Stock Company;

The Supervisory Board respectfully submits to the General Meeting of Shareholders its self-assessment of performance in 2025 and outlines its directions and tasks for 2026 as follows:

PART I – SELF-ASSESSMENT OF THE SUPERVISORY BOARD'S PERFORMANCE IN 2025

1. Organizational structure of the Supervisory Board

The Supervisory Board of the Company consists of 03 members, including:

- Chairwoman: Ms. Nguyen Thi Tuyet Lam
- Member: Ms. Nguyen Dieu Ly
- Member: Ms. Nguyen Thi Thu Hong

2. Activities of the Supervisory Board

In 2025, the Supervisory Board performed its duties and responsibilities assigned by the General Meeting of Shareholders with honesty, prudence, and in the best interest of the Company and its shareholders. The Supervisory Board maintained regular contact with the Board of Directors and the Executive Board in overseeing business operations, ensuring that the Company developed in accordance with the established orientation and in compliance with the law. During the year, the Supervisory Board of the Urban Design and Development Consulting Joint Stock Company carried out the following activities:

-Organized meetings and assigned responsibilities to each member; prepared and approved the activity plan, submitted it to the Board of Directors/Executive Board, and requested guidance from the Owner's Representative.

-Participated in meetings with the Board of Directors and the Company's Leadership regarding weekly, monthly, quarterly, and annual business plans and the reports on the implementation of business results.

-Supervised the compliance with the Resolutions of the 2025 Annual General Meeting of Shareholders, the Company's Charter, State laws, and the rules, regulations, and decisions of the Board of Directors and the Executive Board in managing and executing tasks for the year 2025.

-Appraised the separate and consolidated financial statements on a quarterly/biannual/annual basis in order to assess the Company's business and financial performance; reviewed the Board of Directors' corporate governance report and presented the appraisal report at the Annual General Meeting of Shareholders.

-Conducted inspection and supervision of the Company's activities and those of its departments and divisions.

-Reviewed and revised internal regulations and procedures previously issued to ensure alignment with legal requirements.

-Selected the independent audit firm: Based on the criteria approved by the Annual General Meeting of Shareholders, the Supervisory Board worked with relevant parties to decide and propose to the Chairman of the Board of Directors to approve and sign the audit service agreement with the selected independent auditing firm.

-Regularly submitted inspection and supervision reports to the Board of Directors.

-Proposed amendments and supplements to rules and procedures to enhance the Company's operations in accordance with legal regulations.

-Supervised the timely disclosure of periodic and extraordinary information and verified the accuracy of disclosed information provided to the Company's shareholders.

-Updated legal regulations and submitted recommendations to the Board of Directors and the General Director regarding necessary amendments to internal policies to ensure compliance with applicable laws.

-Conducted in-depth analysis of the Company's financial status during the term and offered observations and proposals to the Board of Directors and the Executive Board to improve operational efficiency.

-Held regular meetings and exchanged information to stay informed of the Company's governance status, consolidate findings, and share opinions to propose measures that serve the overall interests of the Company.

During the past year, the Supervisory Board did not receive any request from shareholders or shareholder groups holding 5% or more of the Company's shares to review the Company's operations or the management of the Board of Directors or the Executive Board. In general, throughout the performance of its duties, the Supervisory Board was fully supported and

facilitated by the Board of Directors and the Executive Board to effectively fulfill its responsibilities.

3. Summary of the Meetings and Decisions of the Supervisory Board

-Held regular quarterly meetings. The main agendas included preparing and implementing work plans, conducting thematic reviews, assigning responsibilities, evaluating implementation results, and overseeing the Company's activities, including those of the Board of Directors, Executive Board, and other management departments.

-Leadership: The Head of the Supervisory Board assigned specific duties to each supervisor. In addition to fulfilling the collective responsibilities of the Supervisory Board, each member was individually responsible for supervising specific thematic areas. They were expected to proactively develop and directly execute monitoring plans relevant to their assigned responsibilities, using in-depth analysis to identify root causes of issues, warn of potential risks, and propose appropriate solutions.

-Objectives: To minimize risks, ensure effectiveness, maintain compliance, and uphold the rule of law.

-Based on the Company's actual business situation in 2025, the Supervisory Board provided several proposals to the Board of Directors.

4. Performance Evaluation of the Members of the Supervisory Board

Evaluation basis: Based on the assigned tasks and activity plan, the evaluations are as follows:

a) Ms. Nguyen Thi Tuyet Lam – Head of the Supervisory Board:

-Effectively fulfilled the responsibilities of the Head of the Supervisory Board in accordance with the Supervisory Board's operational regulations.

-Took the lead in drafting and implementing the Supervisory Board's annual and periodic (quarterly/monthly) control plans.

-Organized and presided over regular and ad-hoc meetings of the Supervisory Board as stipulated.

-Assigned tasks and evaluated the performance of other supervisory members.

-Led the preparation of reports by the Supervisory Board submitted to the General Meeting of Shareholders, the Board of Directors, and the General Director.

-Acted as the focal point for receiving information and documents related to the Supervisory Board's activities.

-Organized the use, circulation, and storage of documents of the Supervisory Board, ensuring confidentiality and compliance with applicable legal regulations.

-Supervised the activities of the Board of Directors and Executive Board: assessed financial statements before and after audits, and participated in monthly/quarterly/annual meetings of the Board of Directors and Executive Board.

b) Ms. Nguyen Dieu Ly – Member of the Supervisory Board

-Closely monitored the implementation of the resolutions of the General Meeting of Shareholders.

-Oversaw the Company's financial situation, including assessments of receivables and payables management, materials and goods liabilities, and overall inventory.

-Supervised training activities, human resource management and utilization, labor-related policies, and salary and welfare regimes for employees.

-Ensured compliance with legal regulations and internal company rules.

c) Ms. Nguyen Thi Thu Hong – Member of the Supervisory Board

-Monitored in detail the execution of resolutions issued by the Board of Directors.

-Oversaw compliance matters.

-Controlled and assessed the management and use of capital, supervised cash flow, analyzed key financial indicators, and forecasted potential financial risks facing the Company.

-Monitored the issuance of official documents and the Company's investment activities.

General Assessment:

The members have shown proactiveness in their work, effectively fulfilling their roles and responsibilities. They actively contributed opinions to the Board of Directors and Executive Board during meetings, fully carried out their assigned supervisory tasks, and successfully implemented the inspection and supervision plan.

5. Remuneration and Operational Expenses of the Supervisory Board

The payment and receipt of remuneration by the Supervisory Board were executed in accordance with the levels approved by the General Meeting of Shareholders (as detailed in the 2025 proposal and the projected remuneration for 2026).

PART II – ORIENTATIONS AND TASKS FOR 2026

In accordance with the rights and responsibilities of the Supervisory Board stipulated in the Law on Enterprises, the Company's Charter, and the mandate of the 2025 Annual General Meeting of Shareholders, the Supervisory Board sets forth its 2026 plan and action program as follows:

1. Objective of the Plan

-Supervise all production and business activities of the Company.

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-Monitor the implementation of resolutions passed by the General Meeting of Shareholders and adherence to legal regulations.

-Evaluate the risk management system.

2. Activity Plan

-Continue to carry out the inspection/supervision tasks regarding the Company's management and business operations in accordance with the functions and responsibilities prescribed by the Law on Enterprises and the Company's Charter.

-Monitor compliance with legal regulations, the Company's Charter, the implementation of regulations and resolutions of the General Meeting of Shareholders, the Board of Directors, and the Executive Board.

-Inspect and supervise the Company's financial status, capital balance, and cash flow management; assess operational efficiency and debt payment capacity; oversee capital management and usage, ensure preservation and development of equity capital; monitor the implementation of the quarterly/annual business plan; and evaluate the implementation progress and effectiveness of the Company's investment projects.

-Appraise the quarterly, semi-annual, and annual financial statements for 2026 before and after auditing.

-Coordinate with state authorities, inspection, and audit teams to supervise the management and business activities of the Company, and monitor the implementation of recommendations from inspection and audit reports.

-Supervise periodic and ad-hoc information disclosure in accordance with regulations.

-Review and address proposals from shareholders submitted to the Supervisory Board (if any).

-Oversee the implementation of the General Meeting of Shareholders' resolutions by the Board of Directors and Executive Board.

-Coordinate with the Company's leadership and departments to successfully fulfill the targets and tasks approved by the General Meeting of Shareholders.

This concludes the Supervisory Board's 2025 Activity Report. We respectfully present it to the 2026 Annual General Meeting of Shareholders.

On behalf of the SUPERVISORY BOARD,

Chairperson



Nguyen Thi Tuyet Lam

Hanoi, May 26th, 2025

PROPOSAL

(Re: Approval of the 2025 business results and the separate and consolidated financial statements for 2025)

To: The 2025 Annual General Meeting of Shareholders

Consutancy Design and Urban Development Joint Stock Company

- Pursuant to the Law on Enterprises and its guiding documents;
- Pursuant to the Law on Securities and its implementing regulations;
- Pursuant to the Charter of Urban Design Consultancy and Development Joint Stock Company (CDO)

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the 2025 business results and the separate and consolidated financial statements for 2025, as detailed below

1. Separate and consolidated financial statements for 2025

The full set of the Company's separate and consolidated financial statements for 2025 has been published on the Company's website at <http://cddc.vn> under the "Investor Relations / Financial Statements" section.

2. Business results for 2025

As of December 31, 2025, the key performance results of the Urban Design Consultancy and Development Joint Stock Company are as follows:

Unit: VND

Item	2025	
	Consolidated Financial Statements	Separate financial statements of the parent company
Revenue from sales and service provision	23.989.088.395	0
Net profit from operating activities	1,028.849.649	929.641.714
Profit after corporate income tax	1.028.347.365	929.641.714

3. Profit distribution plan for 2025:

- Total profit after tax in 2025: VND 929.641.714
- Total undistributed profit after tax as of December 31, 2025: VND 929.641.714

-Dividend payment for 2025: The Company will not pay dividends

We respectfully submit this to the General Meeting of Shareholders for consideration and approval!

Recipients:

- *As above*
- *Board of Directors,*
- *Supervisory Board,*
- *Company archive*

On behalf of the BOARD OF DIRECTOR

Chairman



Ha noi, May 26th, 2026

PROPOSAL

(Re: Approval of the business plan targets for the year 2026)

To: The 2026 Annual General Meeting of Shareholders

Consutancy Design and Urban Development Joint Stock Company

- Pursuant to the Law on Enterprises and its guiding documents;
- Pursuant to the Law on Securities and its implementing regulations;
- Pursuant to the Charter of Urban Design Consultancy and Development Joint Stock Company (CDO)

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration the 2026 business plan targets, as follows:

Unit of measurement: Million VND

No	Target	Actual 2025	Plan 2026
1	Revenue	23.989	25.000
2	After-tax Profit	1.028	2.000
3	Dividend Payout Ratio	0%	0%

Recipients:

- As above
- Board of Directors;
- Company archive

On behalf of the BOARD OF DIRECTORS

Chairman



VU DINH NHAN

No. 03/2026/CDO/TTr-ĐHĐCĐ



Ha noi, May 26th, 2026

PROPOSAL

(Re: Approval of the selection of the auditing firm for the 2026 financial statements.)

To: The 2026 Annual General Meeting of Shareholders

Consutancy Design and Urban Development Joint Stock Company

- Pursuant to the Law on Enterprises and its guiding documents;
- Pursuant to the Law on Securities and its implementing regulations;
- Pursuant to the Charter of Urban Design Consultancy and Development Joint Stock Company (CDO)

In order to conduct the audit of the 2026 financial statements of Urban Design Consultancy and Development Joint Stock Company, the Supervisory Board (“SB”) respectfully submits to the General Meeting of Shareholders (“GMS”) the proposal to select an independent auditing firm to perform the audit and review of the Company’s financial statements (“FS”) for the 2026 financial year, as follows:

1. Proposed criteria for selecting the independent auditing firm

- The auditing firm must be an independent auditor approved by the State Securities Commission (“SSC”) and the Ministry of Finance to audit public companies and listed entities;
- The auditing firm must have a team of auditors who are honest, qualified, and highly experienced to ensure the quality of the financial statement audit;
- The audit fees must be reasonable and consistent with the scope, content, and timeline of the audit requested by the Company.

2. Proposal

Based on the above criteria, the General Meeting of Shareholders authorizes the Board of Directors to select an auditing firm to perform the audit and review of the financial statements of Urban Design Consultancy and Development Joint Stock Company for the 2026 financial year.

We respectfully submit this for the consideration and approval of the General Meeting of Shareholders!

Recipients:

- As above
- Board of Directors,
- Supervisory Board,
- Company archive

ON BEHALF OF THE SUPERVISORY BOARD

Head of the Supervisory Board

NGUYEN THI TUYET LAM

Ha noi, May 26th, 2026

PROPOSAL

(Re: Approval of the remuneration for the Board of Directors and the Supervisory Board for 2026.)

To: The 2026 Annual General Meeting of Shareholders

Consutancy Design and Urban Development Joint Stock Company

- Pursuant to the Law on Enterprises and its guiding documents;
- Pursuant to the Law on Securities and its implementing regulations;
- Pursuant to the Charter of Urban Design Consultancy and Development Joint Stock Company (CDO)

The Board of Directors (“BOD”) respectfully submits to the General Meeting of Shareholders for approval the remuneration levels for the Board of Directors and the Supervisory Board (“SB”) of Urban Design Consultancy and Development Joint Stock Company for 2026 as follows:

- The remuneration for the Chairman of the BOD is VND 5.000.000 per month, and for other members of the BOD is VND 3.000.000 per person per month.
- The remuneration for the Head of the SB is VND 3.000.000 per month, and for other members of the SB is VND 2.000.000 per person per month.
- The total remuneration of the BOD and SB shall be recorded as part of the Company’s business expenses in accordance with the laws on corporate income tax.

We respectfully submit this for the consideration and approval of the General Meeting of Shareholders!

Recipients:

- As above
- Board of Directors;
- Company archive

On behalf of the BOARD OF DIRECTORS



VU DINH NHAN



CONSULTANCY DESIGN AND URBAN DEVELOPMENT
JOINT STOCK COMPANY



VOTING CARD

Delegate Attendance Code

CDO-....

Shareholder's Name / Representative:

Number of Voting Shares:

.... CP

Note:

This voting card is valid only for the 2026 Annual General Meeting of Shareholders of the Urban Design Consulting and Development Joint Stock Company and is used for voting on the matters at the Meeting.

CONSULTANCY DESIGN AND URBAN DEVELOPMENT JOINT STOCK COMPANY

Phone: +844 39744 168

Fax: +844 39744 068

**VOTING SLIP****At the Annual General Meeting of Shareholders in 2026****Consutancy Design and Urban Development Joint Stock Company**

Name of Shareholder or Authorized Representative:

Number of Valid Voting Shares: shares

Contact Address:

ID Card/Passport Number: Date of Issue: Issuing Authority:

Voting Option (*)

No	Voting Issue	For (1)	Against (2)	No Opinion (3)
1	Report of the Board of Directors on governance and the results of the Board of Directors' activities, and individual members of the Board of Directors in 2025			
2	Report of the Supervisory Board on the Company's business results, and the results of the activities of the Board of Directors and Executive Board in 2025			
3	Self-assessment report of the Supervisory Board and individual members of the Supervisory Board on their activities in 2025			
4	Proposal on the Approval of the 2025 Business Results and the Separate and Consolidated Financial Statements for 2025			
5	Proposal on the Approval of the 2026 Business Plan Targets			



CONSULTANCY DESIGN AND URBAN DEVELOPMENT JOINT STOCK COMPANY

Phone: +844 39744 168

Fax: +844 39744 068

6	Proposal on the approval of the selection of the Auditing Firm for the 2026 financial Statements			
7	Proposal on the Approval of the remuneration for the Board of Directors and the Board of Supervisors for 2026			

()Shareholder/Authorized Representative votes by
selecting one of the options: For, Against, or No
Opinion for each voting item.*

Hue Cty, June 25, 2026
Shareholder/Authorized Representative
(Signature and Full Name)



Hue City, June 25, 2026

No: /2026/NQ-ĐHĐCĐ

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RESOLUTION

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

CONSULTANCY DESIGN AND URBAN DEVELOPMENT JOINT STOCK COMPAN

- Pursuant to the Law on Enterprises and its implementing regulations;
- Pursuant to the Law on Securities and its implementing regulations;
- Pursuant to the Charter of Urban Design Consultancy and Development Joint Stock Company (CDO);
- Pursuant to the Minutes of the 2026 Annual General Meeting of Shareholders of Urban Design Consultancy and Development Joint Stock Company dated June 25, 2026;

RESOLVES

Article 1. Approval and adoption of the contents of the Reports:

- Report No. 01/2026/BC-BOD/GMS dated May 26, 2026 of the Board of Directors on corporate governance and the performance of the Board of Directors and each of its members in 2025;
- Report No. 02/2026/CDO/SB/GMS dated May 26, 2026 of the Supervisory Board on the Company's business results and on the performance of the Board of Directors and the Board of Management in 2025;
- Report No. 03/2026/CDO/SB/GMS dated May 26, 2026 of the Supervisory Board on the self-assessment of the performance of the Supervisory Board and each of its members in 2025.

Article 2. Approval of the 2025 business results and the separate and consolidated financial statements for 2025, as follows:

1. Approval of the separate and consolidated financial statements for 2025

The full set of the Company's separate and consolidated financial statements for 2025 has been published on the Company's website at <http://cddc.vn> under the "Investor Relations / Financial Statements" section.

2. Approval of the 2025 business results:



Item	Year 2025	
	CONSOLIDATED	PARENT COMPANY
Revenue from sales and service provision	23.989.088.395	0
Net profit from operating activities	1.028.849.649	929.641.714
Profit after corporate income tax	1.028.347.365	929.641.714

As detailed in Proposal No. 01/2026/CDO/TTr-ĐHĐCĐ dated May 26, 2026 of the Board of Directors, which has been approved by the General Meeting of Shareholders..

Article 3. Approval of the proposal on the 2026 business plan targets

Unit: million VND

No	Item	Actual implementation in 2025	2026 plan
1	Revenue	23.989	25.000
2	After-tax Profit	1.028	2.000
3	Dividend Payout Ratio	0%	0%

As detailed in Proposal No. 02/2026/CDO/TTr-ĐHĐCĐ dated May 26, 2026 of the Board of Directors, which has been approved by the General Meeting of Shareholders..

Article 4. Approval of the Proposal on selecting the auditing firm for the 2026 financial statements.

Details are specified in Proposal No. 03/2026/CDO/TTr-ĐHĐCĐ dated May 26, 2026 of the Board of Directors, which has been approved by the General Meeting of Shareholders.

Article 5. Approval of the Proposal of the Board of Directors on the remuneration of the Board of Directors and the Supervisory Board for 2026, as follows:

- The remuneration for the Chairman of the Board of Directors is VND 5,000,000 per month, and for other members of the Board of Directors is VND 3,000,000 per person per month.
- The remuneration for the Head of the Supervisory Board is VND 3,000,000 per month, and for other members of the Supervisory Board is VND 2,000,000 per person per month.

Details are specified in Proposal No. 04/2026/CDO/TTr-ĐHĐCĐ dated May 26, 2026 of the Board of Directors, which has been approved by the General Meeting of Shareholders.

Article 6. Implementation provisions:

This Resolution shall take effect from June 25, 2026. Members of the Board of Directors, the

Supervisory Board, and the Board of Management shall be responsible for implementing this Resolution and organizing its execution in accordance with their respective functions and duties, in compliance with the Charter of Urban Design Consultancy and Development Joint Stock Company and the laws of Vietnam.

Recipients:

-Board of Directors (BOD), Supervisory Board (SB), Board of Management (BOM);

-State Securities Commission of Vietnam (SSC);

-Vietnam Stock Exchange (VNX);

-Hanoi Stock Exchange (HNX);

-Published on the Company's website;

-Filed: Administration Department.

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

CHAIRMAN OF THE BOARD OF DIRECTORS



VU DINH NHAN

