

No: 644/BB-LSG.ĐHĐCĐ

Ho Chi Minh City, date 07 month 09 year 2026

MINUTES OF VOTE
COUNTING OF SHAREHOLDERS BY WRITTEN 2026
SAI GON VI NA LAND JOINT STOCK COMPANY

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17 June 2020 and Law No. 76/2025/QH15 dated 17 June 2025 amending and supplementing several articles of the Law on Enterprises;

Pursuant to Decree No. 155/2020/ND-CP dated 31 December 2020 detailing the implementation of several articles of the Law on Securities, as supplemented by Decree No. 245/2025/ND-CP dated 11 September 2025;

Pursuant to the Charter of Sai Gon Vi Na Land Joint Stock Company (LAND SAI GON);

Pursuant to Resolution No. 570/NQ-LSG.HĐQT dated 29 July 2026 of the Board of Directors of Sai Gon Vi Na Land Joint Stock Company on fixing the record date for preparing the list of shareholders entitled to participate in the written shareholder consultation,

Today, at 10 hours 00 minutes on 7 September 2026, at the head office of Sai Gon Vi Na Land Joint Stock Company, the Board of Directors (“BOD”) of the Company conducts the vote counting in connection with the written shareholder consultation for the purpose of adopting a Resolution of the General Meeting of Shareholders, as follows:

I. Company information:

- Company name: Sai Gon Vi Na Land Joint Stock Company.
- Head Office Address: 628-630 Võ Văn Kiệt, Chợ Quán Ward, Hồ Chí Minh City.
- Enterprise Registration No.: 0305316946, issued by the Ho Chi Minh City Department of Finance, initially registered on 16 November 2007 and most recently amended for the 14th time on 4 June 2025.

II. Participants in the Vote-Counting Meeting:

❖ Vote-Counting Committee:

1. Mr. Nguyễn Quang Hiến

Position: Chairman of the BOD – Head of the Committee



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| 2. Mr. Nguyễn Quang Trung | Position: Vice Chairman of the BOD – Member |
| 3. Mrs. Trần Thị Minh Tâm | Position: Member of the BOD – Member |
| 4. Mr. Vũ Trung Trực | Position: Member of the BOD – Member |
| 5. Mrs. Nguyễn Thị Xuân Hoa | Position: Member of the BOD – Member |
| 6. Mr. Bùi Hữu Tài | Position: Corporate Governance cum Company Secretary, Deputy Director of the Business Development Department – Secretary |

❖ Witnesses / Supervisors of the Vote Counting:

- | | |
|----------------------------|---|
| 1. Mr. Trương Thành Long | Position: Head of the Supervisory Board |
| 2. Mr. Đào Ngọc Phương Nam | Position: Member of the Supervisory Board |
| 3. Mrs. Đoàn Thu Hương | Position: Member of the Supervisory Board |

III. Purpose and Matters Submitted for Shareholders' Opinions for the Adoption of the Resolution:

The following matters are submitted for approval:

- Proposal No. 603/TTr-LSG.HĐQT dated 14 August 2026 providing an explanation of the total investment amount and the proposed funding sources for the implementation of the Dragon Riverside City Project.

- Proposal No. 605/TTr-LSG.HĐQT dated 14 August 2026 on approving the amendments to the plan for the public offering of additional shares to existing shareholders.

IV. Results of Ballot Collection:

Total number of issued shares: 90,000,000 shares, comprising:

- Number of outstanding shares carrying voting rights: 90,000,000 shares
- Number of treasury shares: 0 shares



As of 5:00 p.m. on 4 September 2026, the Company had received shareholders' completed written opinion ballots through the following methods:

No.	Description	Number of Written Opinion Ballots	Number of Votes	Percentage (Number of Votes/Total Number of Votes Entitled to Vote)
1	Total number of votes entitled to vote	27,792	90,000,000	100%
2	Total ballots received, including:	45	75,219,658	83.58%
-	By post	33	72,953,354	81.06%
-	By email	12	2,266,304	2.52%

V. Voting Results:

Item No. 01: Approval of Proposal No. 603/TTr-LSG.HĐQT dated 14 August 2026 providing an explanation of the total investment amount and the proposed funding sources for the implementation of the Dragon Riverside City Project.

No.	Description	Number of Written Opinion Ballots	Number of Votes	Percentage (Number of Votes/Total Number of Votes Entitled to Vote)
1	Valid Votes	34	75,198,798	83.55%
-	Agree	33	72,950,298	81.05%
-	Disagree	0	-	0.00%
-	No Comment	1	2,248,500	2.50%
2.	Invalid Votes	11	20,860	0.02%



Item No. 02: Approval of Proposal No. 605/TTr-LSG.HĐQT dated 14 August 2026 on the amendments to the plan for the public offering of additional shares to existing shareholders.

No.	Description	Number of Written Opinion Ballots	Number of Votes	Percentage (Number of Votes/Total Number of Votes Entitled to Vote)
1	Valid Votes	34	75,198,798	83.55%
-	Agree	33	72,950,298	81.05%
-	Disagree	1	2,248,500	2.50%
-	No Comment	0	-	0.00%
2.	Invalid Votes	11	20,860	0.02%

VI. Conclusion:

Pursuant to the Charter of Sai Gon Vi Na Land Joint Stock Company and the vote-counting results, the General Meeting of Shareholders of Sai Gon Vi Na Land Joint Stock Company approved the following matters:

1. Approval of Proposal No. 603/TTr-LSG.HĐQT dated 14 August 2026 providing an explanation of the total investment amount and the proposed funding sources for the implementation of the Dragon Riverside City Project (Approval rate: 81.05%);
2. Approval of Proposal No. 605/TTr-LSG.HĐQT dated 14 August 2026 on the amendments to the plan for the public offering of additional shares to existing shareholders (Approval rate: 81.05%).

The list of shareholders participating in the voting and all written opinion ballots shall be retained at the head office of Sai Gon Vi Na Land Joint Stock Company.

These Minutes of Vote Counting were completed at 15 hours 00 minutes on the same date. All persons participating in and supervising the vote counting confirm their



agreement with the entire contents of these Minutes. These Minutes of Vote Counting shall constitute the legal basis for the issuance of the Resolution of the General Meeting of Shareholders of Sai Gon Vi Na Land Joint Stock Company.

FULL NAMES AND SIGNATURES OF THE VOTE-COUNTING PARTICIPANTS

Secretary

Bùi Hữu Tài

Member

Nguyễn Thị Xuân Hoa

Member

Vũ Trung Trực

Member

Trần Thị Minh Tâm

Member

Nguyễn Quang Trung

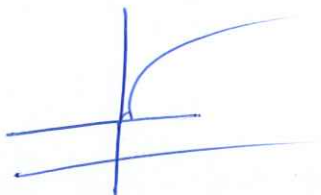
Chairman of the Board of Directors – Head of the Committee

Nguyễn Quang Hiển



FULL NAMES AND SIGNATURES OF THE VOTE-COUNTING SUPERVISORS

**Head of Supervisory
Board**



Trương Thành Long

**Member of Supervisory
Board**



Đào Ngọc Phương Nam

**Member of Supervisory
Board**



Đoàn Thu Hương

APPENDIX: LIST OF SHAREHOLDERS PARTICIPATING IN THE VOTING

No	Shareholder's Name	Number of Shares Owned (shares)	Percentage (Number of Votes/Total Number of Votes Entitled to Vote)
1.	LAM XUAN REAL ESTATE CO., LTD.	4.300.000	4.778%
2.	VOLUNTARY YOUTH PUBLIC BENEFIT SERVICE COMPANY LIMITED	2.248.500	2.498%
3.	DRAGON ALLIANCE REAL ESTATE MANAGEMENT & DEVELOPMENT JOINT STOCK COMPANY	1.867.076	2.075%
4.	PHI LONG TRADING DEVELOPMENT AND INVESTMENT JOINT STOCK COMPANY	794.019	0.882%
5.	SPRING INTERNATIONAL JOINT STOCK COMPANY	3.773.900	4.193%
6.	CONASI PROPERTY MANAGEMENT AND DEVELOPMENT JOINT STOCK COMPANY	4.473.000	4.970%
7.	SONG SONG SON ONE MEMBER LIMITED LIABILITY COMPANY	1.950.000	2.167%
8.	ĐẶNG THỊ HƯƠNG GIANG	4.475.800	4.973%
9.	TRẦN THỊ MINH TÂM	4.304.700	4.783%
10.	TRẦN THÀNH NHƠN	4.204.700	4.672%
11.	TRƯƠNG KIM DUYÊN	4.200.000	4.667%

No	Shareholder's Name	Number of Shares Owned (shares)	Percentage (Number of Votes/Total Number of Votes Entitled to Vote)
12.	ĐOÀN MINH CHÍNH	3.999.965	4.444%
13.	BÙI HỮU TÀI	3.919.100	4.355%
14.	TRẦN TRUNG KIÊN	3.915.800	4.351%
15.	LÊNH ỨNG PHÚ	3.824.700	4.250%
16.	LÊ PHƯỚC HỒNG CHÂU	3.252.250	3.614%
17.	NGUYỄN HOÀNG HIẾU	2.952.250	3.280%
18.	NGUYỄN HOÀI BẢO	2.533.454	2.815%
19.	TRẦN DUY VINH	1.625.100	1.806%
20.	NGUYỄN QUANG HIỀN	212.435	0.236%
21.	VÕ THỊ LAI	3.000.000	3.333%
22.	TRƯƠNG THỊ TUYẾT LOAN	3.000.000	3.333%
23.	NGÔ THỊ THU THẢO	4.000.000	4.444%
24.	NGÔ LÊ KIỀU TRANG	106.400	0.118%
25.	NGÔ ANH TUẤN	200	0.000%
26.	HỒ THỊ MINH HÀ	1.725	0.002%
27.	NGUYỄN THỊ HỒNG THỦY	1.500	0.002%
28.	NGUYỄN VĂN LỢI EM	189	0.000%
29.	BÙI VĂN TÂM	189	0.000%
30.	VÕ DUY QUỐC	13.702	0.015%
31.	NGUYỄN THỊ KIM HÀNG	810	0.001%
32.	NGÔ VĂN DƯỠNG	1.200	0.001%
33.	VƯƠNG NGỌC BẢO	690	0.001%
34.	NGUYỄN QUỐC TUẤN	9.000	0.010%
35.	PHẠM VĂN BIÊN	168	0.000%
36.	PHẠM CÔNG PHAN	18.500	0.021%
37.	ĐÀM QUỐC DŨNG	500	0.001%
38.	LÊ THÀNH NHƠN	283	0.000%
39.	DAI A REAL ESTATE JOINT STOCK COMPANY	2.233.584	2.482%
40.	BÙI THỊ NGỌC HÀ	870	0.001%
41.	NGUYỄN THỊ CHI LOAN	630	0.001%
42.	NGUYỄN XUÂN CHƯỜNG	1.320	0.001%
43.	PHAN ĐẮC HUY	189	0.000%
44.	TRƯƠNG THỊ THÙY HƯƠNG	720	0.001%
45.	PHẠM CÔNG VỰ	540	0.001%



C.T.C.P. MINH