



**LONG GIANG INVESTMENT AND URBAN
DEVELOPMENT JOINT STOCK COMPANY**
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SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness
..... ๘ ๓ ๘

No.: 01/2026/BB-ĐHĐCĐTN

Hanoi, April 25, 2026

MINUTES

ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026

- Company Name:

**LONG GIANG INVESTMENT AND URBAN DEVELOPMENT JOINT
STOCK COMPANY**

- Head office: 173 Xuan Thuy Building, Cau Giay Ward, Hanoi;
- Enterprise Registration Certificate No. 0101184201, first issued by the Hanoi Department of Planning and Investment on October 8, 2001 and amended for the 15th time on May 19, 2023.

I. TIME AND VENUE

- Time: At 08:00 a.m. on Friday, April 25, 2026;
- Venue: 24th Floor, 173 Xuan Thuy Building, Cau Giay, Hanoi.

II. ATTENDEES

1. Shareholder representatives of the Company:

- Delegates being shareholders holding shares of the Company as determined according to the list finalized by the Vietnam Securities Depository on March 24, 2026 (attending in person or by proxy);
- Members of the Company's Board of Directors ("BOD"), Board of Supervisors ("BOS"), and Board of Management ("BOM").

2. Invited Guests:

- Mr. Nguyen Hong Duong - Representative of UHY Auditing and Consulting Co., Ltd.

III. PROCEEDINGS OF THE MEETING

1. The Chairman of the Meeting nominates the Shareholder Eligibility Verification Committee comprising:

- Ms. Dang Thi Loan - Head of the Shareholder Eligibility Verification Committee
- Ms. Nguyen Thi Mai Huong - Member
- Ms. Do Thi Quynh Tho - Member

2. The Shareholder Eligibility Verification Committee reported on the verification of the eligibility of attending shareholders as follows:



- 2.1 Ms. Dang Thi Loan - Head of the Shareholder Eligibility Verification Committee reported the results of verification of shareholder eligibility as follows: As of 08:30 a.m. on April 25, 2026, the total number of shareholders present at the meeting was 94 persons (*including 55 shareholders attending in person and 39 proxy holders*), owning and/or representing 36.017.307 voting shares, accounting for 69,94% of the total voting shares of Long Giang Investment and Urban Development Joint Stock Company (*abbreviated as "Long Giang Land"*).
- 2.2 The number of shareholders present and validly authorized representatives at this Meeting holds more than 50% of the total voting rights. Pursuant to the Law on Enterprises and the Company's Charter, the 2026 Annual General Meeting of Shareholders ("**Meeting**") of Long Giang Investment and Urban Development Joint Stock Company is duly qualified to proceed. (*Attached are the Minutes of Verification of Shareholder Eligibility and the List of Shareholders Attending the Meeting*).

IV. OPENING OF THE MEETING:

1. The General Meeting approved the Rules on Meeting Organization and the Voting Regulations:

The Meeting heard the representative of the Organizing Committee present the principal contents of the Organization Regulations and Voting Regulations, and the Meeting proceeded to approve them by raising voting cards.

Voting results: 100% of the total voting shares voted in favor.

(Detailed voting ratios are set out in the attached Vote Counting Minutes).

2. The Meeting approves the Meeting Agenda:

The representative of the Organizing Committee introduced the principal contents of the Meeting Agenda.

Voting results: 100% of the total voting shares voted in favor.

3. Pursuant to the Charter and the Organization Regulations approved by the Meeting, the Chairman of the Company's Board of Directors shall act as the Chairman of the Meeting and the Chairman of the Meeting nominates the Meeting personnel as follows:

- Presidium

- Mr. Le Ha Giang - Chairman of the BOD/Chairman of the Meeting.
- Ms. Phung Thi Thanh Giang - Vice President of the BOD
- Mr. Tran Hai Anh - Member of the BOD

- The Presidium appoints the Secretariat:

- Ms. Dinh Thi Nga - Head
- Ms. Nguyen Thi Cam Tu - Member
- Ms. Vu Thi Hai Nhi - Member

- *The Chairman nominates and requests the Meeting to elect the members of the Vote Counting Committee comprising:*

- Ms. Dang Thi Loan - Head
- Ms. Pham Thi Thuy Tinh - Member
- Ms. Do Thi Quynh Tho - Member

The Meeting proceeded to approve the members of the Vote Counting Committee by raising voting cards.

Voting results: 100% of the total voting shares voted in favor.

V. CONTENTS OF THE MEETING:

1. Report on 2025 business and production results and the 2026 business and production plan of the BOM:

The Meeting heard Mr. Nguyen Manh Ha - General Director of the Company - present the Report on 2025 business and production results and the 2026 business and production plan of the BOM.

2. Report on 2025 performance results and the 2026 operation plan of the BOD:

The Meeting heard Mr. Tran Hai Anh - Vice President of the Company's BOD - present the Report on 2025 performance results and the 2026 operation plan of the Company's BOD.

3. Report on 2025 performance results and the 2026 operation plan of the BOS:

The Meeting heard Ms. Luu Thi Thanh Nga - Head of the BOS - present the Report on 2025 performance results and the 2026 operation plan of the BOS.

4. The Company's audited 2025 financial statements:

The Meeting heard Mr. Nguyen Hong Duong, representative of UHY Auditing and Consulting Co., Ltd., present the auditor's opinion on Long Giang Land's audited 2025 financial statements.

5. Submissions of the BOD and BOS submitted to the Meeting for approval:

The Meeting heard Ms. Dinh Thi Nga - Head of the Secretariat - present 04 submissions of the BOD and 01 submission of the BOS, specifically as follows:

5.1 Submission No. 01/2026/TTr-HĐQT dated April 3, 2026 of the Board of Directors regarding the Report and Plan on the Company's business performance targets, with the following main contents:

5.1.1. Approval of the Report on 2025 business and production results and the 2026 business and production plan of the BOM with the following indicators:

- Business and production results according to the audited 2025 financial statements:

Unit: VND

No.	ITEM	AMOUNT	NOTES
1	Total revenue	104.062.188.288	
2	Net revenue	49.592.079.626	
3	Profit after tax	20.463.408.155	

- Profit distribution for 2025:

Unit: VND

No.	ITEM	AMOUNT	NOTES
1	Accumulated profit after tax up to December 31, 2024	97.026.164.476	
2	Profit after tax for 2025	20.463.408.155	
3	Profit distribution for 2025:		
	- Remuneration of the BOD and BOS for 2025	1.000.000.000	
	- 2025 dividend	61.800.000.000	
4	Remaining accumulated profit after tax up to December 31, 2025	54.689.752.631	

- The Company's 2026 business and production plan:

Unit: VND

No.	ITEM	ACTUAL PERFORMANCE IN 2025	PLAN FOR 2026
1	Total revenue	104.062.188.288	580.000.000.000
2	Profit after tax	20.463.408.155	50.000.000.000
3	Charter capital	515.000.000.000	1.030.000.000.000
4	Dividend ratio	12% (paid in 2026)	9% / charter capital of VND 515 billion

5.1.2. Approval of the 2025 remuneration payment and the 2026 remuneration plan for members of the BOD and BOS

(Details are set out in attached Appendix 01)

5.2 **Submission No. 02/2026/TTr-HDQT dated April 3, 2026 of the BOD re: approval of the policy for payment of 2025 dividend in cash.**

Based on the 2025 business and production results and the plan unanimously approved by the 2025 Annual General Meeting of Shareholders, the Board of Directors (BOD) of Long Giang Investment and Urban Development Joint Stock Company respectfully

submits to the 2026 Annual General Meeting of Shareholders for approval the following contents:

- Dividend payment ratio: 12% of the current charter capital of VND 515,000,000,000 (equivalent to VND 1,200/share).
- Source for dividend payment: Accumulated undistributed after-tax profits as of December 31, 2025.
- Dividend payment method: Cash dividend payment to shareholders owning ordinary shares at the record date.
- Treasury shares (if any) shall not be entitled to dividend payment.
- Authorization: The General Meeting of Shareholders unanimously authorizes the BOD to carry out procedures to complete the dividend payment in accordance with the law.

(Details are set out in attached Appendix 02)

5.3 Submission No. 03/2026/TTr-HĐQT dated April 3, 2026 of the BOD re: Election of members of the Board of Directors and the Board of Supervisors for the 2026 - 2031 term

(Details are set out in attached Appendix 03)

5.4 Submission No. 04/2026/TTr-HĐQT dated April 3, 2026 of the BOD re: Approval of the policy to increase charter capital through the issuance of shares to existing shareholders:

- Purpose:
 - To raise capital for the development of the Company's Rivera Park Can Tho Project, a commercial center, office and residential complex project, at Cai Khe Ward, Ninh Kieu District, Can Tho City.
 - To receive the transfer of 100% of the capital contribution in DP Investment One Member Limited Liability Company, which currently has a business cooperation contract for the Dong Phat Phan Trong Tue mixed service, commercial, office and apartment building project at planning lot A3-5, Tam Hiep Commune, Vinh Quynh Commune, Thanh Tri District (currently under Dai Thanh Commune), Hanoi City.
 - To supplement capital for investment activities, business activities and other activities of the Company in accordance with the law.
- Exercise ratio: 1:1 (01 share shall be entitled to 01 subscription right; each 01 subscription right entitles the holder to purchase 01 additional new share).
- Expected offering price : \geq VND 10,000/share
- Expected charter capital after the issuance: VND 1,030,000,000,000 (One trillion and thirty billion dong).

- Offerees: Existing shareholders whose names appear on the list at the last registration date for finalization of the shareholder list to exercise the right to purchase additional shares.
- The General Meeting of Shareholders authorizes the BOD to implement
(Details are set out in attached Appendix 04)

5.5 Submission No. 01/2026/TTr-BKS dated April 3, 2026 of the BOS submitting to the Meeting for approval the list of auditing firms for the 2026 financial statements.

(Details are set out in attached Appendix 05)

6. Conduct election of members of the Board of Directors and the Board of Supervisors for the 2026 - 2031 term:

The Company's Board of Directors ("BOD") and Board of Supervisors ("BOS") will complete the 2021 - 2026 term in 2026. Therefore, at the 2026 Annual General Meeting of Shareholders, the shareholders vote to approve the following contents:

- Approval of the new term of the Company's BOD and BOS: 2026 - 2031 term (05 years)
- Approval of the number of members of the Company's BOD and BOS for the 2026 - 2031 term as follows:
 - Number of members of the BOD for the 2026 - 2031 term: 05 members (including at least 01 (one) independent member)
 - Number of members of the BOS for the 2021 - 2026 term: 03 members
- The Meeting heard the representative of the Organizing Committee explain the detailed election method.
- The Organizing Committee received nomination/self-nomination forms for members of the BOD and BOS for the 2026 - 2031 term according to the following list:

No.	Full name	Year of birth	Professional qualification	Nominator
I	Candidates for the Board of Directors			
1	Le Ha Giang	1969	Construction Engineer	Self-nominated
2	Nguyen Manh Ha	1973	Bachelor of Economics	Long Giang Investment Group Joint Stock Company holds 24.1% of LGL shares
3	Phung Thi Thanh Giang	1976	MBA - Business Administration	Long Giang Investment Group Joint Stock Company holds 24.1% of LGL shares

4	Le Quang Ha	1966	Construction Engineer	Group of Shareholders
5	Dinh Ngoc Hieu	1978	Architect	Mr. Le Ha Giang holds 20.75% of LGL shares
II	Candidates for the Board of Supervisors			
1	Luu Thi Thanh Nga	1979	Bachelor of Economics	Group of Shareholders
2	Nguyen Thi Mai Huong	1977	Bachelor of Enterprise Accounting	Mr. Le Ha Giang holds 20.75% of LGL shares
3	Nguyen Thi Cam Tu	1991	Bachelor of Economic Law	Long Giang Investment Group Joint Stock Company holds 24.1% of LGL shares

- At the Meeting, no shareholder or group of shareholders nominated/self-nominated any candidate for member of the BOD or BOS for the 2026 - 2031 term.
- The Meeting heard the Organizing Committee introduce the list of nominees and the summaries of curricula vitae of members of the Board of Directors and the Board of Supervisors as follows.

7. Discussion at the Meeting:

During the discussion session, shareholders attending in person and proxy representatives gave comments and raised questions to the Presidium and the Management on matters related to the Company's operations. Members of the Presidium and the Company's Management responded to each shareholder's opinions at the Meeting.

8. The Meeting proceeds with voting and announces the voting results:

- The Organizing Committee guided the Meeting on the method of voting by secret ballot;
- Before conducting the vote for approval, the Shareholder Eligibility Verification Committee reported the number of shareholders attending the Meeting as of the time of voting at 11:00 a.m. on April 26, 2026, with the total number of shareholders present being 96 shareholders, owning and/or representing **36.029.507** shares, accounting for **69,96%** of the total voting shares of the Company.
- The Meeting conducted voting by Voting Ballots and secret ballot.
- The Vote Counting Committee counted votes and announced the results:

8.1 Matters voted directly at the Meeting, with specific approval ratios as follows:

No.	CONTENT	Ratio
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		For	Against	No opinion
1	Personnel of the Vote Counting Committee at the Meeting	100%	0%	0%
2	Meeting agenda	100%	0%	0%
3	Organization Regulations, Voting Regulations, Election Regulations for members of the BOD and BOS	100%	0%	0%
4	Approval of the list of candidates/nominees for additional election of BOD members	100%	0%	0%

Accordingly, pursuant to the Company's Charter and the Law on Enterprises, the above matters were approved.

(Details are set out in the attached Report on Voting Results)

8.2 Matters voted by ballot, with specific approval ratios as follows:

No.	CONTENT	Ratio		
		For	Against	No opinion
1	Report on 2025 business and production results and the 2026 business and production plan of the BOM	100%	0%	0%
2	Report on 2025 performance results and the 2026 operation plan of the BOD	100%	0%	0%
3	Report on 2025 performance results and the 2026 operation plan of the BOS	100%	0%	0%
4	Audited 2025 financial statements	100%	0%	0%
5	Submission No. 01/2026/TTr-HĐQT dated April 3, 2026 of the Board of Directors regarding the Report and Plan on the Company's business performance targets, with the following main contents	100%	0%	0%
6	Submission No. 02/2026/TTr-HĐQT dated April 3, 2026 of the BOD re: approval of the policy for payment of 2025 dividend in cash	100%	0%	0%
7	Submission No. 03/2026/TTr-HĐQT dated April 3, 2026 of the BOD re: Election of members of the Board of Directors and the Board of Supervisors for the 2026 - 2031 term	100%	0%	0%
8	Submission No. 04/2026/TTr-HĐQT dated April 3, 2026 of the BOD re: approval of the policy to	100%	0%	0%

	increase charter capital through the issuance of shares to existing shareholders			
9	Submission No. 01/2026/TTr-BKS dated April 4, 2026 of the BOS submitting to the Meeting for approval the list of auditing firms for the 2026 financial statements.	100%	0%	0%

Accordingly, pursuant to the Company's Charter and the Law on Enterprises, the above matters were approved.

(Details are set out in the attached Report on Voting Results)

9. Election results:

- *List of elected members of the BOD and BOS for the 2026 - 2031 term:*

Members of the Board of Directors for the 2026–2031 term:

1. Le Ha Giang
2. Nguyen Manh Ha
3. Phung Thi Thanh Giang
4. Le Quang Ha
5. Dinh Ngoc Hieu

Members of the Supervisory Board for the 2026–2031 term:

1. Luu Thi Thanh Nga
2. Nguyen Thi Mai Huong
3. Nguyen Thi Cam Tu

- Elected members of the BOD and BOS were introduced to the 2026 Annual General Meeting of Shareholders.
 - The Board of Directors and the Board of Supervisors for the 2026 - 2031 term shall have responsibilities and powers in accordance with the Company's Charter and the law.
 - At the first meeting of the BOD and BOS, the members shall be responsible for electing the Chairman of the Board of Directors and the Head of the Board of Supervisors within the time limit prescribed by law.

10. Approval of the Minutes of the 2026 Annual General Meeting of Shareholders

- The Meeting heard Ms. Dinh Thi Nga - Head of the Secretariat - read the Minutes of the 2026 Annual General Meeting of Shareholders.
- Shareholders raised voting cards to approve the Minutes and Resolution of the 2026 Annual General Meeting of Shareholders.

Voting results: 100% of the total voting shares voted in favor. Accordingly, pursuant to the Company's Charter and the law, this matter was approved.

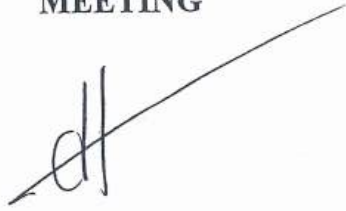
- 11. Closing of the Meeting:** The Chairman of the Board of Directors delivered the closing remarks of the Meeting.

VI. CONCLUSION:

These Minutes were fully and faithfully recorded by the Secretariat of the Meeting, read back before the Meeting, unanimously approved by the shareholders attending the Meeting, and made in 05 copies.

The Meeting ended at 11:50 a.m. on the same day.

**ANNUAL GENERAL MEETING OF SHAREHOLDERS
THE SECRETARIAT OF THE
MEETING**



Dinh Thi Nga



Nguyen Thi Cam Tu



Vu Thi Hai Nhi

CHAIRMAN OF THE MEETING



Le Ha Giang





**LONG GIANG INVESTMENT AND URBAN
DEVELOPMENT JOINT STOCK COMPANY**
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SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness
.....

No.: 01/2026/NQ-ĐHĐCĐTN

Hanoi, April 25, 2026

RESOLUTION
OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
LONG GIANG INVESTMENT AND URBAN DEVELOPMENT JSC

Pursuant to:

- *The Law on Enterprises, the Law on Securities and guiding documents;*
- *Enterprise Registration Certificate No. 0101184201 first issued by the Hanoi Department of Planning and Investment on October 8, 2001 and amended for the 15th time on May 19, 2023.*
- *The Charter on organization and operation of Long Giang Investment and Urban Development Joint Stock Company;*
- *The Minutes of the 2026 Annual General Meeting of Shareholders of Long Giang Investment and Urban Development Joint Stock Company No. 01/2026/BB-ĐHĐCĐTN dated April 25, 2026.*

The 2026 Annual General Meeting of Shareholders of Long Giang Investment and Urban Development Joint Stock Company was held from 08:30 and ended at 12:00 on April 25, 2026 at Floor 24, Tower A, 173 Xuan Thuy Building, Cau Giay, Hanoi. With a total of 96 shareholders attending the meeting, owning and/or representing 36,029,507 shares, accounting for 69.96%, the Meeting unanimously approved the Resolution of the Meeting with the following main contents:

RESOLVES:

- Article 1. To approve the report on business performance in 2025 and the business plan for 2026 of the Board of Management.**
- Article 2. To approve the report on activities in 2025 and the activity plan for 2026 of the Board of Directors.**
- Article 3. To approve the report on activities in 2025 and the activity plan for 2026 of the Supervisory Board.**
- Article 4. To approve the audited financial statements for 2025.**
- Article 5. To approve the Proposals of the Board of Directors and the Supervisory Board submitted to the 2026 Annual General Meeting of Shareholders:**
- 5.1. To approve submission No. 01/2026/TTr-HĐQT dated April 3, 2026 of the Board of Directors regarding the Report and Plan on the Company's annual business performance targets:**



5.1.1. To approve the report on 2025 business performance and the 2026 business plan of the Board of Management with the following targets:

- Business and production results according to the audited 2025 financial statements:

Unit: VND

No.	ITEM	AMOUNT	NOTES
1	Total revenue	104.062.188.288	
2	Net revenue	49.592.079.626	
3	Profit after tax	20.463.408.155	

- Profit distribution for 2025:

Unit: VND

No.	ITEM	AMOUNT	NOTES
1	Accumulated profit after tax up to December 31, 2024	97.026.164.476	
2	Profit after tax for 2025	20.463.408.155	
3	Profit distribution for 2025:		
	- Remuneration of the BOD and BOS for 2025	1.000.000.000	
	- 2025 dividend	61.800.000.000	
4	Remaining accumulated profit after tax up to December 31, 2025	54.689.752.631	

- The Company's 2026 business and production plan:

Unit: VND

No.	ITEM	ACTUAL PERFORMANCE IN 2025	PLAN FOR 2026
1	Total revenue	104.062.188.288	580.000.000.000
2	Profit after tax	20.463.408.155	50.000.000.000
3	Charter capital	515.000.000.000	1.030.000.000.000
4	Dividend ratio	12% (paid in 2026)	9% / charter capital of VND 515 billion

5.1.2. Approval of the 2025 remuneration payment and the 2026 remuneration plan for members of the BOD and BOS

5.2. To approve Submission No. 02/2026/TTr-HĐQT dated April 3, 2026 of the BOD re: approval of the policy for payment of 2025 dividend in cash.

Based on the 2025 business and production results and the plan unanimously approved by the 2025 Annual General Meeting of Shareholders, the Board of Directors (BOD) of Long Giang Investment and Urban Development Joint Stock

Company respectfully submits to the 2026 Annual General Meeting of Shareholders for approval the following contents:

- Dividend payment ratio: 12% of the current charter capital of VND 515,000,000,000 (equivalent to VND 1,200/share).
- Source for dividend payment: Accumulated undistributed after-tax profits as of December 31, 2025.
- Dividend payment method: Cash dividend payment to shareholders owning ordinary shares at the record date.
- Treasury shares (if any) shall not be entitled to dividend payment.

Authorization: The General Meeting of Shareholders unanimously authorizes the BOD to carry out procedures to complete the dividend payment in accordance with the law.

5.3. To approve Submission No. 03/2026/TTr-HĐQT dated April 3, 2026 of the BOD re: Election of members of the Board of Directors and the Board of Supervisors for the 2026 - 2031 term

5.4. Submission No. 04/2026/TTr-HĐQT dated April 3, 2026 of the BOD re: Approval of the policy to increase charter capital through the issuance of shares to existing shareholders.

- Purpose:
 - To raise capital for the development of the Company's Rivera Park Can Tho Project, a commercial center, office and residential complex project, at Cai Khe Ward, Ninh Kieu District, Can Tho City.
 - To receive the transfer of 100% of the capital contribution in DP Investment One Member Limited Liability Company, which currently has a business cooperation contract for the Dong Phat Phan Trong Tue mixed service, commercial, office and apartment building project at planning lot A3-5, Tam Hiep Commune, Vinh Quynh Commune, Thanh Tri District (currently under Dai Thanh Commune), Hanoi City.
 - To supplement capital for investment activities, business activities and other activities of the Company in accordance with the law.
- Exercise ratio: 1:1 (01 share shall be entitled to 01 subscription right; each 01 subscription right entitles the holder to purchase 01 additional new share).
- Expected offering price : \geq VND 10,000/share
- Expected charter capital after the issuance: VND 1,030,000,000,000 (One trillion and thirty billion dong).
- Offerees: Existing shareholders whose names appear on the list at the last registration date for finalization of the shareholder list to exercise the right to purchase additional shares.
- The General Meeting of Shareholders authorizes the BOD to implement



5.5. To approve Submission No. 01/2026/TTr-BKS dated April 3, 2026 of the BOS submitting to the Meeting for approval the list of auditing firms for the 2026 financial statements.

Article 6. Election of members of the Board of Directors and the Supervisory Board for the 2026–2031 term

No.	Full name	Year of birth	Professional qualification
I	Candidates for the Board of Directors		
1	Le Ha Giang	1969	Construction Engineer
2	Nguyen Manh Ha	1973	Bachelor of Economics
3	Phung Thi Thanh Giang	1976	MBA - Business Administration
4	Le Quang Ha	1966	Construction Engineer
5	Dinh Ngoc Hieu	1978	Architect
II	Candidates for the Board of Supervisors		
1	Luu Thi Thanh Nga	1979	Bachelor of Economics
2	Nguyen Thi Mai Huong	1977	Bachelor of Enterprise Accounting
3	Nguyen Thi Cam Tu	1991	Bachelor of Economic Law

Article 7. This Resolution takes effect from the date of signing. Shareholders, the Supervisory Board, the Board of Directors, the Board of Management, and relevant organizations and individuals shall be responsible for implementing this Resolution.

Recipients:

- State Securities Commission of Vietnam
- Ho Chi Minh Stock Exchange
- Shareholders (posted on website)
- Archives: Company Office./.

ON BEHALF OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
CHAIRMAN OF THE BOARD OF DIRECTORS



Le Ha Giang



SOCIALIST REPUBLIC OF VIETNAM
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LONG GIANG
LAND
LONG GIANG INVESTMENT & URBAN DEVELOPMENT JOINT STOCK COMPANY
... ☸ ☸ ☸ ...

No: 01/2026/TTr - HĐQT

Hanoi, April 3, 2026

APPENDIX 01

SUBMISSION OF THE BOARD OF DIRECTORS
LONG GIANG INVESTMENT & URBAN DEVELOPMENT JSC
(Report and Plan on the Company's Annual Business Performance Targets)

To: **THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

The Board of Directors of Long Giang Investment & Urban Development Joint Stock Company (hereinafter referred to as the "Company") respectfully submits to the 2025 Annual General Meeting of Shareholders for consideration and approval of the following matters:

1. Approval of the 2025 business performance report and the 2026 business plan of the Executive Board, with the following key indicators:

1.1. Business performance according to the audited financial statements for 2025:

Unit: VND

NO	INDICATOR	AMOUNT	NOTES
1	Total revenue	104.062.188.288	
2	Net revenue	49.592.079.626	
3	Profit after tax	20.463.408.155	

1.2. Profit distribution for 2025:

Unit: VND

NO	INDICATOR	AMOUNT	NOTES
1	Accumulated Profit After Tax as of 31/12/2024	97.026.164.476	
2	Profit after tax for 2025	20.463.408.155	
3	Profit distribution for 2025:		
	- Remuneration for the Board of Directors and Supervisory Board in 2025	1.000.000.000	
	- Dividend for 2025	61.800.000.000	
4	Remaining accumulated net profit as of December 31, 2025	54.689.752.631	

1.3. Business plan for 2026:

Unit: VND

NO	INDICATOR	ACTUAL 2025	PLAN 2026
1	Total revenue	104.062.188.288	580.000.000.000
2	Profit after tax	20.463.408.155	50.000.000.000
3	Charter capital	515.000.000.000	1.030.000.000.000
4	Dividend payout ratio	12% (to be paid in 2026)	9% of charter capital of VND 515 billion

2. Approval of the following reports:

- The business performance report for 2025 and the business plan for 2026 of the Executive Board;
- The performance report for 2025 and the activity plan for 2026 of the Board of Directors;
- The activity report for 2025 and the plan for 2026 of the Supervisory Board;
- The audited financial statements of the Company for 2025.

3. Approval of the remuneration for 2025 and the remuneration plan for 2026 for members of the Board of Directors and the Supervisory Board:

- 1.1. Remuneration expenses for members of the Board of Directors and the Supervisory Board in 2025: VND 1,000,000,000 (in words: One billion Vietnamese dong), exclusive of taxes and fees (if any) (details are provided in the Reports of the Board of Directors and the Supervisory Board).
- 1.2. Planned remuneration expenses for members of the Board of Directors and the Supervisory Board in 2026: VND 1,000,000,000 (in words: One billion Vietnamese dong), exclusive of taxes and fees (if any).
 - ✓ In the event that profit after tax exceeds the planned target, a bonus equal to 5% of the excess profit shall be granted to the Board of Directors and the Supervisory Board.
 - ✓ The General Meeting of Shareholders authorizes the Board of Directors to allocate and distribute the remuneration to members of the Board of Directors and the Supervisory Board.

The above matters are respectfully submitted to the 2026 Annual General Meeting of Shareholders for consideration and approval.

**ON BEHALF OF THE BOD
CHAIRMAN**

Recipients:

- 2026 Annual General Meeting of Shareholders;
- Members of the Board of Directors;
- Supervisory Board;
- Archived at: Office of the BOD Secretary./.

(Signed)

Le Ha Giang



LONG GIANG
LAND
**LONG GIANG INVESTMENT & URBAN
DEVELOPMENT JOINT STOCK COMPANY**
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Hanoi, April 3, 2026

No: 02/2026/TTr - HĐQT

APPENDIX 02

**SUBMISSION OF THE BOARD OF DIRECTORS
LONG GIANG INVESTMENT & URBAN DEVELOPMENT JSC**
(Re: Approval of the dividend payment in cash for 2025)

To: **THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

Based on the business and operating results of 2025 and the plan approved by the 2025 Annual General Meeting of Shareholders, the Board of Directors of Long Giang Investment and Urban Development Joint Stock Company respectfully submits to the 2026 Annual General Meeting of Shareholders for approval the following:

1. Cash dividend payment to existing shareholders as follows:

- 1.1. Dividend payout ratio: 12% of the current Charter Capital of VND 515,000,000,000 (equivalent to VND 1.200 per share).
- 1.2. Source of dividend payment: Accumulated undistributed after-tax profits as of 31 December 2025.
- 1.3. Dividend payment method: Cash dividend payment to shareholders holding ordinary shares as at the record date.
- 1.4. Treasury shares (if any) shall not be entitled to dividends.

2. Authorization to the Board of Directors:

- To decide the record date for determining shareholders entitled to receive dividends and the specific timing for implementing the 2025 cash dividend payment in accordance with applicable laws;
- To decide on other related matters in compliance with the Company's Charter and applicable laws.

The above is the proposal for approval of the 2025 cash dividend payment, respectfully submitted by the Board of Directors to the 2026 Annual General Meeting of Shareholders for consideration and approval.

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

Recipients:

- 2026 Annual General Meeting of Shareholders;
- Members of the Board of Directors;
- Archived at the Office and the Secretariat of the Board of Directors.

(Signed)

Le Ha Giang



LONG GIANG
LAND

**LONG GIANG INVESTMENT & URBAN
DEVELOPMENT JOINT STOCK COMPANY**

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No: 03/2026/TTr - HĐQT

Hanoi, April 3, 2026

APPENDIX 03

SUBMISSION OF THE BOARD OF DIRECTORS

LONG GIANG INVESTMENT & URBAN DEVELOPMENT JSC

*(Re: Election of members of the Board of Directors and the Supervisory Board
for the 2026–2031 term)*

To: THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Pursuant to:

- *The Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on 17 June 2020 and its guiding documents;*
- *The Law on Securities No. 54/2019/QH14 passed by the National Assembly on 26 November 2019 and its guiding documents;*
- *Decree No. 155/2020/ND-CP dated 31 December 2020 of the Government detailing the implementation of a number of articles of the Law on Securities;*
- *The Charter of Long Giang Investment and Urban Development Joint Stock Company;*
- *The Company's Corporate Governance Regulations.*

The term of office of the Board of Directors and the Supervisory Board of Long Giang Investment and Urban Development Joint Stock Company for the 2021–2026 period will expire in 2026. Accordingly, the Board of Directors respectfully submits to the 2026 Annual General Meeting of Shareholders for consideration and approval the following:

- Approval of the new term of the Board of Directors and the Supervisory Board: 2026–2031 (05 years).
- Approval of the number of members of the Board of Directors and the Supervisory Board for the 2026–2031 term as follows:
 - Number of members of the Board of Directors for the 2026–2031 term: 05 members (including at least 01 independent members)
 - Number of members of the Supervisory Board for the 2026–2031 term: 03 members

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

Recipients:

- 2026 Annual General Meeting of Shareholders;
- Members of the Board of Directors;
- Supervisory Board;
- Archived at the Office and the Secretariat of the Board of Directors./.

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

(Signed)

Le Ha Giang



LONG GIANG
LAND

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness



**LONG GIANG INVESTMENT AND
URBAN DEVELOPMENT JOINT STOCK COMPANY**



No.: 04/2026/TTr-BOD

Hanoi, March 31, 2026

**SUBMISSION OF THE BOARD OF DIRECTORS
LONG GIANG INVESTMENT AND URBAN DEVELOPMENT JSC**

(On the policy to increase Charter Capital through the issuance of shares to existing shareholders)

To: THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

The Board of Directors (BOD) of Long Giang Investment and Urban Development Joint Stock Company respectfully submits to the 2026 Annual General Meeting of Shareholders (AGM) for approval the policy to increase Charter Capital through the issuance of shares with the following contents:

- 1. Approval of the policy to issue shares to existing shareholders to increase Charter Capital:**
 - Purpose:
 - To raise capital for developing the Rivera Park Can Tho commercial center, office and residential complex project at Cai Khe Ward, Ninh Kieu District, Can Tho City of the Company.
 - To receive the transfer of 100% of the contributed capital of DP Investment One Member Limited Liability Company, which currently has a business cooperation contract for the Dong Phat Phan Trong Tue mixed-use service, commercial, office and apartment building project at planning plot A3-5, Tam Hiep Commune, Vinh Quynh Commune, Thanh Tri District (currently Dai Thanh Commune), Hanoi City.
 - To supplement capital for investment activities, business activities and other activities of the Company in accordance with the law.
 - Securities name: Shares of Long Giang Investment and Urban Development Joint Stock Company
 - Ticker symbol: LGL
 - Type of shares: Ordinary shares
 - Par value: VND 10,000/share
 - Expected number of shares to be issued: 51,500,000 shares. The number of shares to be issued may change depending on the number of outstanding shares of the Company at the time of issuance.
 - **Exercise ratio:** 1:1 (01 share shall be entitled to 01 purchase right; every 01 purchase right entitles the holder to purchase 01 new share. The number of additional shares to be purchased by shareholders shall be rounded down to the unit digit, and the AGM authorizes the BOD to decide on the distribution of fractional shares to existing



shareholders and/or other parties. Treasury shares (if any) shall not be entitled to exercise the right to purchase additionally issued shares.

Example: Shareholder Nguyen Van A owns 105 shares on the record date. With the right allocation ratio of 1:1, Shareholder Nguyen Van A will be entitled to purchase additional new shares equal to $(105 \times 1) / 1 = 105$ shares. Accordingly, Shareholder A will be entitled to purchase 105 shares.

- **Transfer restriction conditions:** Additional shares offered to existing shareholders shall not be subject to transfer restrictions.
- **Expected offering price:** \geq VND 10,000/share.
Basis for proposing the offering price:
 - Par value of shares: VND 10,000/share
 - Book value of LGL shares:
 - ✓ The book value per LGL share according to the 2025 audited financial statements as at December 31, 2025 is:

$$\begin{array}{l} \text{Book value} \\ \text{per share} \\ \text{(December} \\ \text{31, 2025)} \end{array} = \frac{\text{Equity}}{\text{Total outstanding} \\ \text{shares}} = \frac{697.523.105.711}{51.500.000} = 13.544 \text{ VND/share}$$

- ✓ If LGL pays dividends, the book value of the shares will be adjusted downward corresponding to the amount the Company will pay as dividends to existing shareholders.
- The average market price of LGL shares over the latest 10 trading sessions (from March 17, 2026 to March 30, 2026) was VND 5,071/share.

The BOD proposes that the issuance price to existing shareholders be not lower than VND 10,000/share in order to create additional benefits for existing shareholders and enable the maximum offering of the expected number of issued shares.

- **Expected proceeds from the offering (calculated at par value):** VND 515,000,000,000 (Five hundred fifteen billion Vietnamese dong).
- **Expected charter capital after issuance:** VND 1,030,000,000,000 (One trillion thirty billion Vietnamese dong).
- **Offering subjects:** Existing shareholders whose names appear on the list as at the final registration date for exercising the right to purchase additional shares.
- **Plan for handling unsold shares as expected:** For shares for which existing shareholders/transferees of purchase rights do not exercise the purchase rights (if any), the AGM authorizes the BOD to:
 - Select and sell to strategic shareholders or other investors at a selling price not lower than the offering price to existing shareholders and with conditions not more favorable than those offered to existing shareholders.
 - If a shareholder/investor purchasing the remaining shares results in an ownership ratio exceeding the threshold for a public tender offer, the General Meeting of Shareholders approves that the purchase of the remaining shares of this offering shall not be required to conduct a public tender offer for shares.



Shareholders/investors purchasing the remaining shares must disclose information on share transactions in accordance with relevant regulations.

- The remaining shares not fully distributed to existing shareholders, when offered to other subjects under this plan, shall be subject to a transfer restriction for one (01) year from the date of completion of the offering in accordance with the law.
- If, upon expiry of the share distribution period as prescribed by law (including any extended period, if any), there remain undistributed shares, such undistributed shares shall be cancelled and the BOD shall issue a decision to terminate the offering.
- Consider selecting and adjusting the capital use plan to ensure the principle that the Company's capital sources and business operations are not affected.
- **Transfer of purchase rights:** Purchase rights may be split for transfer to different investors at a price agreed upon by the parties and may be transferred only once. The transferee may not further transfer them to a third party.

Where the transfer of purchase rights by major shareholders causes the ownership ratio of the transferee to exceed the threshold for a public tender offer, the General Meeting of Shareholders approves that the receipt of transfer of purchase rights and purchase of shares in this issuance shall not be required to obtain approval for, and conduct, a public tender offer for shares. Transferees of purchase rights must disclose information on share transactions in accordance with relevant regulations.

- Shareholders subject to transfer restrictions are still entitled to receive purchase rights. The number of additional shares purchased from these purchase rights shall not be subject to transfer restrictions.

2. Dilution level of shares after the issuance:

The share offering will cause the risks of dilution of share price, dilution of net earnings per share (EPS), dilution of book value per share, dilution of ownership ratio and voting rights, summarized as follows:

- Dilution of share price:

On the ex-rights trading date for the share purchase rights (the "Ex-Rights Trading Date"): the reference price of the shares will be adjusted by the Hanoi Stock Exchange according to the following formula:

$$P_{tc} = \frac{PR_{t-1} + (I_1 \times P_{R1})}{1 + I_1}$$

Where:

- P_{tc} : Reference price on the Ex-Rights Trading Date
- PR_{t-1} : Closing price of the share on the trading day immediately preceding the Ex-Rights Trading Date
- P_{R1} : Offering price to existing shareholders
- I_1 : Capital increase ratio due to the issuance of share purchase rights to existing shareholders

- EPS dilution risk:
From an accounting perspective, earnings per share (EPS) equals (=) Profit after tax / Weighted average number of outstanding shares.

Accordingly, this share offering will increase the number of outstanding shares of the Company, affecting the Company's earnings per share. This indicator will decrease if the profit growth rate is lower than the growth rate of the number of shares.

▪ Dilution of book value:

After completion of the offering, the book value of each share may change if the offering price is lower than the book value per share at the time of offering.

3. Additional registration for depository and listing

All successfully offered shares shall be additionally registered with VSD and additionally listed on the Ho Chi Minh City Stock Exchange in accordance with applicable laws.

4. Authorization by the General Meeting of Shareholders to the Company's Board of Directors:

- Decide on amendments, supplements and adjustments to the charter capital increase plan approved by the AGM; prepare, revise and explain all dossiers and procedures related to the issuance at the request of competent authorities (if any), in order to implement the issuance plan with the highest efficiency, in accordance with LGL's actual business operations, relevant laws, LGL's Charter and the interests of the Company's shareholders;
- Develop a detailed capital use plan and change the capital use plan where necessary. The BOD shall disclose information and report to the State Securities Commission and the nearest General Meeting of Shareholders on the change of capital use purposes in accordance with the law.
- Decide on the record date for shareholders to exercise rights, the timing and schedule for share issuance to increase charter capital, and the timing for additional listing and additional depository registration of shares, ensuring the interests of shareholders.
- Decide on the plan for handling fractional shares and shares not fully offered to existing shareholders (if any). To ensure that the offering achieves the best results, the Company's BOD may request the State Securities Commission to extend the offering period in accordance with relevant laws. If, upon completion of the extended offering period, the registered shares cannot be fully offered, the number of offered shares shall be deemed to be the number of shares actually distributed. The AGM authorizes the BOD, based on the actual offering situation, to decide the actual number of offered shares and the actual increased charter capital amount.
- Carry out necessary tasks to complete dossiers and other related work as required by competent state authorities during the appraisal of the share issuance dossier;
- Select and decide on the issuance consulting organization/securities company advising the Company in the issuance;
- Carry out procedures to amend the Enterprise Registration Certificate and the Company's Charter corresponding to the results of the charter capital increase issuance;
- Carry out necessary procedures for additional registration of the additionally issued shares and additional listing of the issued shares at the Vietnam Securities Depository and the Ho Chi Minh City Stock Exchange;
- Handle other relevant matters in accordance with the Company's Charter and the law.



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

Recipients:

- 2026 Annual General Meeting of Shareholders;
- Members of the BOD;
- Supervisory Board;
- Archives: Office, BOD Secretary.

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

(Signed)

Lê Hà Giang





LONG GIANG
LAND

**LONG GIANG INVESTMENT & URBAN
DEVELOPMENT JOINT STOCK COMPANY**

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No: 01/2026/TTr - BKS

Hanoi, April 3, 2026

APPENDIX 05

SUBMISSION OF THE SUPERVISORY BOARD
LONG GIANG INVESTMENT & URBAN DEVELOPMENT JSC
(Re: Approval of the List of Auditing Firms for the 2026 Financial Statements)

To: **THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

In accordance with the Company's Charter and applicable legal regulations, the Supervisory Board of Long Giang Investment & Urban Development JSC respectfully submits for approval by the 2026 Annual General Meeting of Shareholders the selection of an independent auditing firm to audit the financial statements for the fiscal year 2026, as follows:

1. Criteria for Selecting an Independent Auditing Firm

- The firm must be approved by the State Securities Commission of Vietnam to audit issuers and listed organizations;
- It must be a reputable international or domestic auditing firm known for its audit quality;
- The firm must have a team of highly qualified and experienced auditors capable of meeting Long Giang Land's requirements regarding audit scope, timeline, and reasonable audit fees. The selection is based on an assessment of audit fee proposals and audit scope.
- The firm must not have conflicts of interest when auditing the Company's financial statements (i.e., the audit must be conducted independently from financial statement preparation and internal audit consulting);

2. List of Proposed Auditing Firms

Based on the above selection criteria, the Supervisory Board proposes the following reputable firms for the audit and review of the Company's 2026 financial statements:

- UHY Auditing and Consulting Co., Ltd;
- AASC Auditing Firm Co., Ltd;
- Ernst & Young Vietnam Co., Ltd;
- KPMG Vietnam Co., Ltd;
- Nhan Tam Viet Auditing Co., Ltd;
- Or other independent auditing firms from the list of approved audit organizations by the State Securities Commission of Vietnam in 2026.



3. Proposal for AGM Approval on Auditor Selection

Based on the above recommendations, the Supervisory Board respectfully submits for the AGM's approval:

- The selection criteria outlined in Section 1 of this submission and the list of independent auditing firms in Section 2 as the basis for selecting an independent auditor to provide auditing and review services for the Company's 2026 financial statements.
- Authorization for the Board of Directors to select one independent auditing firm from the list proposed by the Supervisory Board in this submission and authorize the Executive Board to sign an audit service contract with the selected firm for auditing and reviewing the Company's 2026 financial statements.

We respectfully request the AGM to consider and approve this proposal!

Recipients:

- 2026 Annual General Meeting of Shareholders;
- Members of the Board of Directors;
- Archived by the Supervisory Board & Administration

**ON BEHALF OF THE SUPERVISORY BOARD
HEAD OF THE SUPERVISORY BOARD**

(Signed)

Luu Thi Thanh Nga



Hanoi, April 25, 2026



REPORT ON RESULTS OF SHAREHOLDER ELIGIBILITY CHECK

ATTENDING THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
LONG GIANG INVESTMENT AND URBAN DEVELOPMENT JOINT STOCK COMPANY

Today, at 8:30 a.m. on April 25, 2026, at the 24th Floor, 173 Xuan Thuy Building, Cau Giay, Hanoi

The Shareholder Eligibility Checking Committee of the Annual General Meeting of Shareholders of Long Giang Investment and Urban Development Joint Stock Company includes:

MS. DANG THI LOAN	Head of Committee
MS. PHAM THI THUY TINH	Member
MS. DO THI QUYNH THO	Member

has conducted the eligibility check of shareholders attending the 2026 Annual General Meeting of Shareholders of Long Giang Investment and Urban Development JSC.

The checking results are as follows:

Number of shareholders attending : equivalent to	93 shareholders, represen 36.007.307 shares 69,92% of the total voting shares
a. Number of shareholders attending in person equivalent to	54 shareholders, represen 15.466.037 shares 30,03% of the total voting shares
b. Number of authorized shareholders : equivalent to	39 shareholders, represen 20.541.270 shares 39,89% of the total voting shares

Accordingly, as of 8:30 a.m., the attending shareholders represented 69.92% of the total voting shares, satisfying the conditions for convening the 2026 Annual General Meeting of Shareholders in accordance with the Law on Enterprises and the Company's Charter.

(Attached: list of shareholders attending the 2026 Annual General Meeting of Shareholders)

This Minutes was made in 03 copies and completed at 8:30 a.m. on April 25, 2026

ON BEHALF OF THE SHAREHOLDER ELIGIBILITY CHECKING COMMITTEE
HEAD OF COMMITTEE



DANG THI LOAN



Hanoi, April 25, 2026

REPORT ON RESULTS OF SHAREHOLDER ELIGIBILITY VERIFICATION
ATTENDING THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
LONG GIANG INVESTMENT AND URBAN DEVELOPMENT JOINT STOCK COMPANY

Today, at 10:00 a.m. on April 25, 2026, at the 24th floor, 173 Xuan Thuy Building, Cau Giay, Hanoi

The Shareholder Eligibility Verification Committee for the Annual General Meeting of Shareholders of Long Giang Investment and Urban Development Joint Stock Company comprises:

MS. DANG THI LOAN	Head of Committee
MS. PHAM THI THUY TINH	Member
MS. DO THI QUYNH THO	Member

has carried out the verification of shareholder eligibility for attending the 2026 Annual General Meeting of Shareholders of Long Giang Investment and Urban Development JSC.
The verification results are as follows:

Number of shareholders attending : equivalent to	96 shareholders, represen 36.029.507 shares 69,97% of the total voting shares
a. Number of shareholders attending in person equivalent to	57 shareholders, represen 15.488.237 shares 7,02% of the total voting shares
b. Number of authorized shareholders : equivalent to	39 shareholders, represen 20.541.270 shares 39,89% of the total voting shares

Accordingly, by 11:00 a.m., the shareholders attending the meeting represented 8.67% of the total voting shares, satisfying the conditions for convening the 2026 Annual General Meeting of Shareholders in accordance with the Law on Enterprises and the Company's Charter.

(Attached is the list of shareholders attending the 2026 Annual General Meeting of Shareholders)

This minutes is made in 03 copies and completed at 10:00 a.m. on April 25, 2026

IN BEHALF OF THE SHAREHOLDER ELIGIBILITY VERIFICATION COMMITTEE
HEAD OF COMMITTEE


ĐẶNG THỊ LOAN
(signed)



**REPORT ON RESULTS OF VOTING ROUNDS
AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

Today, at 11:30 on April 25, 2026, at the 24th Floor Conference Hall, 173 Xuan Thuy Building, Cau Giay, Hanoi, as authorized by the Organizing Committee of the 2026 Annual General Meeting of Shareholders, the Vote Counting Committee comprises:

Ms. Dang Thị Loan - Head of Committee
Ms. Pham Thi Thuy Tinh - Member
Ms. Do Thi Quynh Tho - Member

has summarized the vote counting data for election and voting on matters approved at the Meeting, with the results as follows:

A. DIRECT VOTING DATA AT THE MEETING

As of 11:00, the total number of shareholders attending the Meeting was 96 shareholders, representing 36.029.507 shares, equivalent to 100% of the voting shares at the Meeting

1/ APPROVAL OF THE VOTE COUNTING COMMITTEE PERSONNEL FOR THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

1. Total number of ballots distribu : 96 shareholders, representing 36.029.507 voting shares
equivalent to 100,00% of the voting shares at the Meeting.

2. Results

a. Number of approving votes : 96 shareholders, representing 36.029.507 voting shares
equivalent to 100,00% of the voting shares at the Meeting.

b. Number of dissenting votes : 0 shareholders, representing 0 voting shares
equivalent to 0,00% of the voting shares at the Meeting.

c. Number of abstaining votes : 0 shareholders, representing 0 voting shares
equivalent to 0,00% of the voting shares at the Meeting.

Accordingly, pursuant to the Law on Enterprises and the Company's Charter, the above matter was approved

2/ APPROVAL OF THE AGENDA OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

1. Total number of ballots distribu : 96 shareholders, representing 36.029.507 voting shares
equivalent to 100,00% of the voting shares at the Meeting.

2. Results

a. Number of approving votes : 96 shareholders, representing 36.029.507 voting shares
equivalent to 100,00% of the voting shares at the Meeting.

b. Number of dissenting votes : 0 shareholders, representing 0 voting shares
equivalent to 0,00% of the voting shares at the Meeting.

c. Number of abstaining votes : 0 shareholders, representing 0 voting shares
equivalent to 0,00% of the voting shares at the Meeting.

Accordingly, pursuant to the Law on Enterprises and the Company's Charter, the above matter was approved

3/ APPROVAL OF THE ORGANIZATION REGULATIONS, VOTING REGULATIONS, AND ELECTION REGULATIONS OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

1. Total number of ballots distribu : 96 shareholders, representing 36.029.507 voting shares
equivalent to of the voting shares at the Meeting.

2. Results

a. Number of approving votes : 96 shareholders, representing 36.029.507 voting shares
equivalent to 100,00% of the voting shares at the Meeting.

b. Number of dissenting votes : 0 shareholders, representing 0 voting shares
equivalent to 0,00% of the voting shares at the Meeting.

c. Number of abstaining votes : 0 shareholders, representing 0 voting shares
equivalent to 0,00% of the voting shares at the Meeting.



4. APPROVAL OF THE LIST OF CANDIDATES NOMINATED/SELF-NOMINATED FOR MEMBERS OF THE BOARD OF DIRECTORS/SUPERVISORY BOARD FOR THE 2026-2031 TERM

1. Total number of ballots distributed : 96 shareholders, representing 36.029.507 voting shares equivalent to 100,00% of the voting shares at the Meeting.

2. Results

a. Number of approving votes : 96 shareholders, representing 36.029.507 voting shares equivalent to 100,00% of the voting shares at the Meeting.
 b. Number of dissenting votes : 0 shareholders, representing 0 voting shares equivalent to 0,00% of the voting shares at the Meeting.
 c. Number of abstaining votes : 0 shareholders, representing 0 voting shares equivalent to 0,00% of the voting shares at the Meeting.

Accordingly, pursuant to the Law on Enterprises and the Company's Charter, the above matter was approved

B. SUMMARY OF VOTING BALLOT DATA

As of 10:35, the total number of shareholders attending the Meeting was 96 shareholders, representing 36.029.507 shares, equivalent to 100% of the voting shares at the Meeting

1. Total number of ballots distributed : 96 shareholders, representing 36.029.507 voting shares equivalent to 100,00% of the voting shares at the Meeting.
 2. Total number of ballots received : 96 shareholders, representing 36.029.507 voting shares equivalent to 100,00% of the voting shares at the Meeting.
 3. Total number of valid ballots : 96 shareholders, representing 36.029.507 voting shares equivalent to 100,00% of the voting shares at the Meeting.
 4. Total number of invalid ballots : 0 shareholders, representing 0 voting shares equivalent to 0,00% of the voting shares at the Meeting.

MATTER 1: REPORT ON 2025 BUSINESS PERFORMANCE RESULTS AND 2026 BUSINESS PLAN OF THE BOARD OF MANAGEMENT

Results calculated based on valid ballots received

a. Number of approving votes : 96 shareholders, representing 36.029.507 voting shares equivalent to 100,00% of the voting shares at the Meeting.
 b. Number of dissenting votes : shareholders, representing voting shares equivalent to 0,00% of the voting shares at the Meeting.
 c. Number of abstaining votes : shareholders, representing voting shares equivalent to 0,00% of the voting shares at the Meeting.

Accordingly, pursuant to the Law on Enterprises and the Company's Charter, the above matter was approved

MATTER 2: REPORT ON 2025 OPERATIONS AND 2026 OPERATION PLAN OF THE BOARD OF DIRECTORS

Results calculated based on valid ballots received

a. Number of approving votes : 96 shareholders, representing 36.029.507 voting shares equivalent to 100,00% of the voting shares at the Meeting.
 b. Number of dissenting votes : shareholders, representing voting shares equivalent to 0,00% of the voting shares at the Meeting.
 c. Number of abstaining votes : shareholders, representing voting shares equivalent to 0,00% of the voting shares at the Meeting.

Accordingly, pursuant to the Law on Enterprises and the Company's Charter, the above matter was approved

MATTER 3: REPORT ON 2025 OPERATIONS AND 2026 OPERATION PLAN OF THE SUPERVISORY BOARD

Results calculated based on valid ballots received

a. Number of approving votes : 96 shareholders, representing 36.029.507 voting shares equivalent to 100,00% of the voting shares at the Meeting.
 b. Number of dissenting votes : 0 shareholders, representing 0 voting shares equivalent to 0,00% of the voting shares at the Meeting.
 c. Number of abstaining votes : 0 shareholders, representing 0 voting shares equivalent to 0,00% of the voting shares at the Meeting.

Accordingly, pursuant to the Law on Enterprises and the Company's Charter, the above matter was approved

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MATTER 4: AUDITED FINANCIAL STATEMENTS FOR 2025

Results calculated based on valid ballots received

a. Number of approving votes	:	96	shareholders, representing	36.029.507	voting shares
		equivalent to	100,00%	of the voting shares at the Meeting.	
b. Number of dissenting votes	:	0	shareholders, representing	0	voting shares
		equivalent to	0,00%	of the voting shares at the Meeting.	
c. Number of abstaining votes	:	0	shareholders, representing	0	voting shares
		equivalent to	0,00%	of the voting shares at the Meeting.	

Accordingly, pursuant to the Law on Enterprises and the Company's Charter, the above matter was approved

MATTER 5: PROPOSAL NO. 01/2026/TTr-HĐQT DATED APRIL 03, 2026 ON THE REPORT AND PLAN ON THE COMPANY'S ANNUAL BUSINESS PERFORMANCE TARGETS

Results calculated based on valid ballots received

a. Number of approving votes	:	96	shareholders, representing	36.029.507	voting shares
		equivalent to	100,00%	of the voting shares at the Meeting.	
b. Number of dissenting votes	:	0	shareholders, representing	0	voting shares
		equivalent to	0,00%	of the voting shares at the Meeting.	
c. Number of abstaining votes	:	0	shareholders, representing	0	voting shares
		equivalent to	0,00%	of the voting shares at the Meeting.	

Accordingly, pursuant to the Law on Enterprises and the Company's Charter, the above matters were approved

MATTER 6: PROPOSAL NO. 02/2026/TTr-HĐQT DATED APRIL 03, 2026 ON APPROVAL OF THE PLAN TO PAY 2025 CASH DIVIDENDS

Results calculated based on valid ballots received

a. Number of approving votes	:	96	shareholders, representing	36.029.507	voting shares
		equivalent to	100,00%	of the voting shares at the Meeting.	
b. Number of dissenting votes	:	0	shareholders, representing	0	voting shares
		equivalent to	0,00%	of the voting shares at the Meeting.	
c. Number of abstaining votes	:	0	shareholders, representing	0	voting shares
		equivalent to	0,00%	of the voting shares at the Meeting.	

Accordingly, pursuant to the Law on Enterprises and the Company's Charter, the above matters were approved

MATTER 7: PROPOSAL NO. 03/2026/TTr-HĐQT OF THE BOARD OF DIRECTORS DATED APRIL 03, 2026 ON ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS AND SUPERVISORY BOARD FOR THE 2026-2031 TERM

Results calculated based on valid ballots received

a. Number of approving votes	:	96	shareholders, representing	36.029.507 ✓	voting shares
		equivalent to	100,00%	of the voting shares at the Meeting.	
b. Number of dissenting votes	:	0	shareholders, representing	0	voting shares
		equivalent to	0,00%	of the voting shares at the Meeting.	
c. Number of abstaining votes	:	0	shareholders, representing	0	voting shares
		equivalent to	0,00%	of the voting shares at the Meeting.	

Accordingly, pursuant to the Law on Enterprises and the Company's Charter, the above matters were approved

MATTER 8: PROPOSAL NO. 04/2026/TTr-HĐQT OF THE BOARD OF DIRECTORS DATED APRIL 03, 2026 ON THE PLAN TO INCREASE CHARTER CAPITAL THROUGH ISSUANCE OF SHARES TO EXISTING SHAREHOLDERS

Results calculated based on valid ballots received

a. Number of approving votes	:	96	shareholders, representing	36.029.507	voting shares
		equivalent to	100,00%	of the voting shares at the Meeting.	
b. Number of dissenting votes	:	0	shareholders, representing	0	voting shares
		equivalent to	0,00%	of the voting shares at the Meeting.	
c. Number of abstaining votes	:	0	shareholders, representing	0	voting shares
		equivalent to	0,00%	of the voting shares at the Meeting.	

Accordingly, pursuant to the Law on Enterprises and the Company's Charter, the above matters were approved



MATTER 9: PROPOSAL NO. 01 OF THE SUPERVISORY BOARD ON APPROVAL OF THE LIST OF AUDIT FIRMS FOR THE FINANCIAL STATEMENTS FOR FISCAL YEAR 2026

Results calculated based on valid ballots received

a. Number of approving votes	:	96	shareholders, representing	36.029.507	shares
		equivalent to	100,00%	of the voting shares at the Meeting.	
b. Number of dissenting votes	:		shareholders, representing		shares
		equivalent to	0,00%	of the voting shares at the Meeting.	
c. Number of abstaining votes	:		shareholders, representing		shares
		equivalent to	0,00%	of the voting shares at the Meeting.	

Accordingly, pursuant to the Law on Enterprises and the Company's Charter, the above matters were approved

VOTE COUNTING COMMITTEE



DANG THI LOAN



PHAM THI THUY TINH



DO THI QUYNH THO





SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, April 25, 2026

VOTE COUNTING MINUTES
ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS AND THE SUPERVISORY BOARD FOR THE 2026-2031

1 General information

Company name: Long Giang Investment and Urban Development Joint Stock Company
Stock code: LGL
Venue: Hall on the 24th floor, 173 Xuân Thủy Building, Cầu Giấy, Hanoi
Time: at 11:00 on April 25, 2026
Content: Vote counting for the election of members of the Board of Directors and the Supervisory Board

2 Legal basis:

Law on Enterprises 2020
The Company's Charter
Election Regulations approved by the General Meeting of Shareholders

3 The Vote Counting Committee consists of:

Ms. Dang Thi Loan - Head of Committee
Ms. Pham Thi Thuy Tinh - Member
Ms. Do Thi Quynh Tho - Member

4 Summary of attending shareholders

As of 11:00, the total number of shareholders attending the meeting was 96 shareholders, representing 179308325 shares, equivalent to 100% of the voting shares at the Meeting

5 Election principles

Election by cumulative voting method
Total votes of each shareholder = Number of shares x Number of members to be elected

6 Summary of votes for members of the Board of Directors

Total votes issued	180.147.535	votes
Total votes collected	180.147.035	votes
Total valid votes	179.308.325	votes
Total invalid votes	838.710	votes

7 Election results for members of the Board of Directors

7,1 Vote counting results

No.	Full name	Number of vote	Ratio %	Notes
1	Le Ha Giang	43.159.464	120,35%	
2	Nguyen Manh Ha	35.100.210	97,88%	
3	Phung Thi Thanh Giang	34.855.240	97,19%	
4	Le Quang Ha	34.854.240	97,19%	
5	Dinh Ngoc Hieu	31.339.171	87,39%	

7,2 Election results

The candidates receiving the highest number of votes in descending order are determined to be elected to the Board of Directors as follows:

- 1 Mr. Le Ha Giang
- 2 Mr. Nguyen Manh Ha
- 3 Ms. Phung Thi Thanh Giang
- 4 Mr. Le Quang Ha
- 5 Mr. Dinh Ngoc Hieu

8 Summary of votes for members of the Supervisory Board

Total votes issued	108.088.521	votes
Total votes collected	108.088.221	votes
Total valid votes	107.555.121	votes
Total invalid votes	533.100	votes

9 Election results for members of the Supervisory Board

9,1 Election of members of the Supervisory Board

No.	Full name	Number of vote	Ratio %	Notes
1	Luu Thi Thanh Nga	37.803.818	105,42%	
2	Nguyen Thi Cam Tu	35.147.908	98,01%	
3	Nguyen Thi Mai Huong	34.603.395	96,49%	



9,2 *Election results*

The candidates receiving the highest number of votes in descending order are determined to be elected to the Supervisory Board as follows:

- 1 Ms. Luu Thi Thanh Nga
- 2 Ms. Nguyen Thi Cam Tu
- 3 Ms. Nguyen Thi Mai Huong

10 **Conclusion**

The vote counting was conducted publicly, honestly and in accordance with regulations

The vote counting results were announced before the Meeting

These minutes were made in 05 copies at 11:00 on April 25, 2026 and announced at the 2026 General Meeting of Shareholders

VOTE COUNTING COMMITTEE



DANG THI LOAN



PHAM THI THUY TINH



DO THI QUYNH THO

