

**INVESTMENT AND TRADING OF
REAL ESTATE JSC**

DOCUMENTS

**2026 ANNUAL GENERAL MEETING
OF SHAREHOLDERS**

April – 2026

INDEX

No.	CONTENTS
1	Draft of 2025 AGM – Organization Regulations
2	Expected Meeting Program
3	Report of Board of Directors
4	Report of independent members of Board of Directors
5	Report of Board of Management
6	Report of Supervisory Board
7	<i>Proposal 1</i> : Audited consolidated 2025 Financial Statements
8	<i>Proposal 2</i> : Distribution plan of 2025's profit
9	<i>Proposal 3</i> : Remuneration for the BOD & SB members in 2025 and payment plan for 2026
10	<i>Proposal 4</i> : Selecting an auditing company to audit financial statements in 2026
11	<i>Proposal 5</i> : Revise and supplement the contents of the Company's Organization and Operation Charter
12	<i>Proposal 6</i> : Plan of the issuance for shares to pay dividend
13	<i>Proposal 7</i> : Election of members of BOD & SB term VI (2026 – 2031)
14	Draft of resolution 2026 annual general meeting of shareholders



ORGANIZATION REGULATIONS
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS (2026 AGM)
INVESTMENT AND TRADING OF REAL ESTATE JSC.

- Pursuant to the Enterprise Law No. 59/2020/QH14 dated June 17, 2020; and Law No. 76/2025/QH15 amending and supplementing a number of articles of the Enterprise Law No. 59/2020/QH14;
- Pursuant to the Securities Law No. 54/2019/QH14 dated November 27, 2019 and its guiding documents;
- Pursuant to Decree No. 155/2020/NĐ-CP detailing the implementation of a Number Articles of the Securities Law passed on December 31, 2020;
- Pursuant to the Company's Charter;
- Pursuant to Internal regulations on Company governance issued under Decision No. 09/QĐ-HDQT dated April 28, 2021.

CHAPTER I
REGERAL RULES

Article 1: Scope and subjects of application

- This regulation applies to the 2026 Annual General Meeting of Shareholders (called as “AGM”) of Investment and Trading of Real Estate JSC.
- This regulation specifically stipulates the rights and obligations of the Meeting’s attendees, conditions, procedures for conducting AGM.
- The shareholders and participants are responsible to comply with the provisions of this regulation.

CHAPTER II
RIGHTS AND OBLIGATIONS OF PARTIES ATTENDING THE GENERAL MEETING

Article 2: Rights and obligations of shareholders or authorized representatives attending the 2026 Annual General Meeting of Shareholders

1. Shareholders of Investment and Trading of Real Estate JSC (Intresco shareholders) named in the List of shareholders at the last registration date March 25, 2026 finalized by Vietnam Securities Depository and Clearing Corporation and duly authorized representatives of Intresco shareholders whose names are on the above list have the right to attend and vote on issues at the General Meeting.
2. Be at the meeting on time, politely and formally dress; comply with security checks (if any), show ID card/passport, Proxy Letter (for shareholder’s representatives or authorized persons).

3. Receive documents and papers for the General Meeting at the reception desk.
4. Shareholders arriving late have the right to register immediately, then have the right to participate and vote immediately at the meeting, but the Chairman is not responsible for stopping the meeting to allow them to register and the validity of the votes that have already been conducted will not be affected.
5. Keep your phone on silent mode or turn it off, do not make/receive phone calls in the Meeting room. Do not smoke in the Meeting room.
6. Comply with the provisions of this Regulation.
7. During the General Meeting, shareholders or their authorized representatives must strictly comply with the meeting rules, follow the instructions and direction of the Chairman; respect the results of the General Meeting, behave in a civilized and polite manner, and do not cause disorder... The speech, recording, and video recording at the General Meeting must be publicly announced and must be approved by the Chairman.

Article 3: Guests at General Meeting

1. As management positions of the Company, guests, the members of the organizing Committee of the General Meeting are invited to attend the General Meeting but they are not the shareholders.
2. Guests are not allowed to speak at the General Meeting (*except they are invited by the Meeting Chairman, or have registered in advance with the Meeting Organizing Committee and get the consent of the Meeting Chairman*).

Article 4: Presidium, Chairperson

1. Presidium and Chairperson are approved by the General Meeting of Shareholders. The presidium consists of the chairman and some members. The Chairman (on behalf of the Presidium) presides over the General Meeting of Shareholders.
2. The Chairman of the Board of Directors is also the chairman of the General Meeting of Shareholders. In case of the Chairman is absent or temporarily unable to work, the remaining members of the Board of Directors shall elect one of them to be the Chairman of the meeting. In case no one can be elected as the chairperson, the Head of the Supervisory Board shall direct the General Meeting of Shareholders to elect the meeting Chairman from among the meeting attendees and the person with the highest number of votes shall be the meeting chairperson.
3. The chairman of the meeting is the person who decides on the order, procedures or events arising outside the agenda of the General Meeting of Shareholders.
4. The Congress Chairman directs the activities of the General Meeting according to the program approved by the General Meeting. Guides attendees discuss the contents of the meeting agenda; presents or appoints a presenter of the draft, conclude the necessary issues for the General Meeting to vote; respond to issues requested by the General Meeting; carry out other issues in accordance with the Company Charter and legal regulations to run the General Meeting.
5. The chairman of the meeting shall conduct the work deemed necessary to control the General Meeting of Shareholders in a valid and orderly manner; or to enable the meeting to reflect the wishes of the majority of attendees

6. The Convener or Chairman of the General Meeting of Shareholders has the following rights:
 - a. Require all meeting attendees to submit to inspection or other reasonable, lawful security measures;
 - b. Request the authorities to maintain order at the meeting. In case any attendee does not comply with the inspection regulations or the above measures and regulations, the Chairman, after careful consideration, may refuse or expel the above attendee from the General Meeting venue to ensure that the General Meeting normally according to the agenda;
7. Chairman of the General Meeting has the right to postpone the General Meeting of Shareholders or change the meeting location in the following cases:
 - a. The meeting location does not have enough convenient seats for all attendees;
 - b. There is attendee who obstruct or disrupt order that creates risk for the meeting not be conducted fairly and legally

Article 5: The Secretariat

1. The organizing committee introduces the Secretariat, which the General Shareholders' Meeting approve at the meeting.
2. **The Secretariat carries out supporting duties under the assignment of the Presidium, including:**
 - Record all contents of the Meeting fully and truthfully;
 - Assist the Presidium in announcing the draft Minutes and Resolutions of the General Meeting and the Presidium's announcements to shareholders when requested;
 - Receiving shareholder's opinion and question';
 - Other tasks as requested by the Chairperson.

Article 6: Shareholder Eligibility Verification Committee

The organizing committee introduces the Shareholder Eligibility Verification Committee, which the General Shareholders' Meeting approve at the meeting. The shareholder eligibility verification committee is responsible for verifying the eligibility of shareholders or their authorized representatives to attend the meeting, verify the validity in accordance with the law and compare it with the list of shareholders entitled to attend the meeting as of the the last registration date for attending the General Meeting; Distribute Meeting documents and Voting Cards, Voting Paper, Ballots; Reporte to the General Meeting and be responsible for the results of the verification of shareholder eligibility before the official General Meeting takes place.

If a person attending the meeting does not have the full eligibility to participate, the Shareholder Eligibility Verification Committee has the right to refuse that person's right to attend the meeting, refuse to distribute Voting Cards, Voting Paper, Ballots, and meeting documents.

Article 7: Election Board and Vote Counting Board

1. The organizing committee introduces the Election Board and Vote Counting Board which the General Shareholders' Meeting approve at the meeting. The Election Board

and Vote Counting Board are not on the list of nominees and candidates for the Board of Directors or Supervisory Board and is not a related to person named in the list of nominees and candidates for the Board of Directors and Supervisory Board.

2. Duties of the Election Board and Vote Counting Board:
 - a. Prepare ballot boxes, disseminate the on Election Regulations of Board of Directors and Supervisory Board Members, the list of candidates for the Board of Directors and Supervisory Board, and the voting procedure; provide instructions on how to fill out the Voting and Election Ballots;
 - b. Instruct shareholders to conduct elections for members of the Board of Directors and Supervisory Board in accordance with the Election Regulations of Members of the BOD and SB;
 - c. Monitor the voting activities of shareholders or their representatives attending the Meeting;
 - d. Summarize the total number of voting shares for each item and notify the results to the Presidium and the Secretariat;
 - e. Collecting and counting ballots, and reporting the election results of the Board of Directors and Supervisory Board members to the General Meeting. Give the minutes of the voting results to the Secretariat;
 - f. The Vote Counting Board is responsible to the Presidium and the General Meeting when performing their duties;
 - g. Notify the voting results to the General Meeting;
 - h. Review and report to the General Meeting violations of voting rules or complaints about vote counting results.

CHAPTER III

CONDUCTING THE CONGRESS

Article 8: Conditions for holding General Meeting of Shareholders

The General Meeting of Shareholders is held when the number of shareholders attending the meeting represents at least 51% of the total number of shares with voting rights according to Clause 1, Article 19 of the Company's Charter of Organization and Operation.

Article 9: Contents of the General Meeting

According to the published agenda

Article 10: How to conduct the General Meeting

1. The General Meeting will discuss and approve the main contents of the agenda.
2. The General Meeting of Shareholders will be held until the end of the meeting.

Article 11: Vote to approve the issues at the General Meeting

1. Voting form

- a. Voting by raising Voting Card: this form is used to approve the following contents: Approval of the Presidium; Secretariat; Shareholder eligibility verification committee, Vote Counting Board and Election Board; meeting Agenda; Working Regulations at the

General Meeting; approval of Meeting Minutes, Meeting Resolutions and other contents arising at the General Meeting that need to be unanimously approved (*if any*);

- b. Voting by filling out the Voting Form: this form is used to approve the following contents: the Reports and Proposals at the General Meeting.

Note:

- Shareholders or authorized representatives with vested interests do not have voting rights on contracts and transactions valued at 35% or more of the Company's total assets as stated in the most recent financial statements. Such contracts or transactions are only approved if 65% or more of the remaining shareholders or authorized representatives vote in favor (according to Clause 4, Article 67 of the 2020 Enterprise Law).
- Shareholders/authorized representatives of shareholders owning 51% or more of the total voting shares, or related parties of such shareholders, do not have voting rights in contracts and transactions with a value exceeding 10% (of the Company's total assets as recorded in the most recent financial statement) between the Company and that shareholder (according to Point b, Clauses 3 and 4, Article 167 of the 2020 Enterprise Law).

2. Voting method

- Voting at the General Meeting is conducted directly and publicly under the direction of the Presidium and only uses Voting Cards and Voting Forms issued by the General Meeting Organizing Board.
- When voting by raising the Voting Card, the front side of the Voting Card must be raised towards the Presidium. In case an attendee raises the Voting Card more than once (01) when voting Approve, DisApprove and No opinion on an issue, the vote is considered invalid. If a shareholders or authorized representatives does not raise their voting card in all three rounds of voting on an issue (Approve, Disapprove, or No opinion), their vote will be considered as an approval of that issue. In the form of voting by raising the Voting Card, the Member of the Vote Counting Committee marks the attendee code and the corresponding number of votes of each shareholder: *Approve, DisApprove, No opinion and Invalid.*
- When voting by filling out the Voting Form, for each content, attendees choose one (01) of the three (03) options "*Approve*", "*DisApprove*", "*No opinion*" printed on the Voting Form by marking "X" or "✓" in the box of their choice. After completing all the contents that need to be voted on at the General Meeting, the attendees send the Voting Form to the sealed ballot box at the General Meeting according to the instructions of the Voting Counting Board. The Voting Form must be signed and clearly state the full name of the shareholder.
- Information on the Voting Form
 - + Full name of shareholder or authorized representative
 - + Number of owned or represented shares: number of shares with voting rights
 - + Voting contents (*for Voting Form*);

- + Seal of Real Estate Investment and Trading Joint Stock Company.
- Validity of Voting Form
 - + *Valid Voting Form*: is a form issued by the Organizing Board and has the Company's seal; the Voting Form must not be torn, scratched, erased, or altered; The Voting Form must not contain any additional information or symbols; The Voting Form must have the shareholder's signature. The voting content is valid when the shareholder ticks one (01) out of three (03) voting boxes: *Approve, disApprove, no opinion*. Voting on each content passed in the Voting Form is independent of each other and the validity of one voting content does not affect the validity of another voting content.
 - *Invalid Voting Form*: is a form not issued by the Organizing Board and has no Company's seal; the Voting Form is torn, scratched, erased, or altered and contain additional information or symbols; The Voting Form does not have the shareholder's signature. Voting Form are not marked or marked from two (02) boxes or more for each voting choice.
- Voting rules
 - 01 (one) owned share is equivalent to one voting right. Each attending shareholder will be given a Voting Card and a Voting Form. An attendee may receive more than one Voting Card and a Voting Form in case that shareholder is validly authorized and the Organizing Committee of the Meeting does not have time to combine the cards or voting form into one.

Article 12: Make speech at the General Meeting

Shareholders or authorized representatives attending the meeting who wish to express their opinions must:

- Raise the voting Card, it's front side facing the Presidium
- Approved by the Presidium
- Shareholders must introduce themselves: shareholder code, number of shares owned and/or authorized, name of individual or organization representative
- The speech content must be concise, within the discussion time (maximum 3 minutes/presentation) and must be consistent with the content of the agenda; Do not re-present previously mentioned issues and issues not included in the agenda. The Chairman has the right to remind or ask shareholders to focus on the key content to save time and ensure the quality of the discussion.

CHAPTER IV

END OF GENERAL MEETING

Article 13: Approve the Decision of the General Meeting of Shareholders

The Decision of the General Meeting of Shareholders on issues in the meeting is approved when it is approved by shareholders representing at least 51% or 65% of the total number of voting shares of all shareholders and shareholder representatives attending the meeting (according to Article 21 of the Company's Charter of organization and operation).

Article 14: Minute and Decision of the Annual General Meeting of Shareholders.

1. All contents at the General Meeting of Shareholders must be recorded in the minutes of the meeting by the Secretary of the meeting. All contents that the meeting has voted to pass must be recorded in the Resolution of the meeting. The minutes of the meeting or the Resolution of the meeting must be presented at the meeting before the closing of the meeting.
2. All contents at the General Meeting of Shareholders must be recorded in the Minute of the General Meeting by the Secretary. All contents that the meeting has voted to pass must be recorded in the Resolution of the General Meeting. The Minute and the Resolution of the General Meeting must be presented at the General Meeting before the closing of the meeting.
3. The Minute and the Resolution of the General Meeting will be kept and posted on the Company's website: www.intresco.com.vn so that shareholders can access them instead of sending letters directly to shareholders.

CHAPTER V

TERMS OF IMPLEMENTATION

Article 15. Terms of implementation

1. The Chairman of the General Meeting is responsible for running the General Meeting according to the provisions of this Regulation.
2. Shareholders or authorized representatives and those attending the General Meeting are responsible for implementing the provisions of this Regulation.
3. Issues arising at the General Meeting that are not regulated in this Regulation will be governed by the Company's Charter and legal provisions.

Article 16. Effect of the Regulation

This Regulation has 5 Chapters, 16 Articles and be effective immediately after being approved by the General Meeting of Shareholders with a rate of over 50% of the total votes of all shareholders attending.

Hochiminh City, April 1st, 2026

FOR AND ON BEHAFL OF BOD

Chairman

NGUYỄN MÃNH

**INTRESCO****CÔNG TY CỔ PHẦN ĐẦU TƯ - KINH DOANH NHÀ**
INVESTMENT AND TRADING OF REAL ESTATE JSC

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PROPOSED AGENDA AND CONTENTS
OF 2023 ANNUAL GENERAL MEETING OF SHAREHOLDERS
INVESTMENT AND TRADING OF REAL ESTATE JSC

Time: 8 AM, Tuesday April 28, 2026

No	CONTENS
1	Registration to attend the AGM
2	Report on examination of the validation of the Meeting
3	Opening of the Meeting. Adopting the Presidium, Secretary, and Counting Committee
4	Adopting: Working regulations at the Congress and Congress Agenda
5	Report of BOD
6	Report of Independent Board Members
7	Report of General Director
8	Report of Supervisory Board
9	Report of 2025 Audited Financial Statements
10	Report of Internal Audit Committee
11	Proposals for 2025 AGM
12	Votes to approve the reports and Proposals
13	Election of Board of Directors and Supervisory Board members
14	Break
15	Discussion
16	Announcement of voting results
17	Announcing the election results.
18	Approving Minutes and Resolution of 2026 AGM.
19	Closing

CONGRESS ORGANIZING COMMITTEE

*Hochiminh City, April 01st, 2026*

REPORT

2025 PERFORMANCE AND 2026 PLAN OF THE BOARD OF DIRECTORS

The Board of Directors of Investment and Trading of Real Estate Joint Stock Company in the term (2021-2026) elected by the General Meeting of Shareholders on April 28, 2021 has 5 members. The structure of non-executive board members and independent board members complies with Decree 155/2020/ND-CP and as following:

- The number of the Executive Board member is 01 person.
- The number of the Independent Board member is 02 people.

No.	Board of Directors' members	Position (Independent members of the Board of Directors, Non-executive members of the Board of Directors)	The date becoming/ceasing to be the member of the Board of Directors	
			Date of appointment	Date of dismissal
1	Mr. Nguyễn Mạnh	Chairman, Non-executive member	28/04/2021	
2	Mr. Trương Minh Thuận	Vice Chairman – General Director	28/04/2021	
3	Mr. Trần Hữu Khánh	Independent, non-executive member	28/04/2021	
4	Mrs. Nguyễn Thị Xuân Trang	Independent, non-executive member	29/04/2022	
5	Mr. Lê Vĩnh Khiêm	Non-executive member	29/04/2022	

All members of the Board of Directors have showed clearly a sense of responsibility, focusing on activities according to the Resolution of the General Meeting of Shareholders and the work within the scope of the Board of Directors. The Board of Directors has complied with the Company Charter, the Corporate Governance Regulations and legal regulations.

I. BOARD OF DIRECTORS ACTIVITIES IN 2025

1. Overall

The real estate market has improved over the past year thanks to measures aimed at

boosting economic growth. However, real estate investment activities are still affected by legal procedures that remain cumbersome, which has delayed the implementation of the company's projects.

The hospitality and tourism sector is thriving, and our company's performance in this area have been stable and effective over the past few years.

The Board of Directors has directed the Board of Management to proactively follow the actual situation and resources of the company to make timely and correct decisions to ensure the stability of production and business activities, focusing on activities that are developing well to meet the plan approved by the Annual General Meeting of Shareholders.

2. Key activities of the Board of Directors in 2025

The Board of Directors held 17 regular and extraordinary meetings in the last year in accordance with prescribed procedures and issued 25 Resolutions/ Decisions to implement the rights and responsibilities of the Board of Directors. In the meetings, the Board of Directors supervised and decided on the company's strategies and operational plans within their authority, with some main contents as follows:

- Supervise the implementation of investment and business plan approved by the General Meeting of Shareholders;
- Select auditing company to audit financial statements: BOD has issued a Resolution that selecting VietValues Auditing and Consulting Company Limited as the auditor for the Company's financial statements for the year 2025;
- Issuing the amended and supplemented Charter in accordance with the content approved by the General Meeting of Shareholders;
- Increase capital to subsidiary company Saigon Binh Duong Investment Joint Stock Company (Sabinco) to ensure funding for project implementation. The Board of Directors approved a resolution to contribute an additional VND 675.360.000.000, bringing the company's total contributed capital to Sabinco to VND 868,320,000,000, representing 64.32% of the charter capital.

No	Board of Directors' members	No of meetings attended by BOD	Attendance rate (%)
1	Mr. Nguyễn Mạnh	17/17	100%
2	Mr. Trương Minh Thuận	17/17	100%
3	Mr. Trần Hữu Khánh	17/17	100%
4	Ms. Nguyễn Thị Xuân Trang	17/17	100%
5	Mr. Lê Vĩnh Khiêm	17/17	100%

Resolutions/ Decisions of the Board of Directors:

No.	Resolution/ Decision No.	Date	Content
1	01/NQ-HĐQT	03/03/2025	Approving the last registration date to exercise the right to attend the 2024 Annual General Meeting of Shareholders
2	02/NQ-HĐQT	03/03/2025	Approving the transfer 29 flats of Terra Royal project, Ward Vo Thi Sau, District 3, Ho Chi Minh City
3	03/NQ-HĐQT	11/03/2025	Approving the 2025 business investment plan
4	04/NQ-HĐQT	14/03/2025	Approving the register to increase company charter capital
5	05/NQ-HĐQT	01/04/2025	Approving the swap collateral at Agribank – Tan Binh Branch
6	06/QĐ-HĐQT	08/04/2025	Approving the adjusting the investment period of the Complex High-rise Building Project in Phu Hoi Commune, Nhon Trach District, Dong Nai Province
7	07/QĐ-HĐQT	15/05/2025	Issuing the amended and supplemented Company Charter
8	08/QĐ-HĐQT	15/05/2025	Approving the increase in capital contribution at Subsidiary, Saigon - Binh Duong Investment Joint Stock Company
9	09/QĐ-HĐQT	28/05/2025	Approving to select the auditing company for 2025
10	10/QĐ-HĐQT	02/06/2025	Approving the borrow capital from Saigon - Binh Duong Investment Joint Stock Company
11	11/QĐ-HĐQT	12/06/2025	Approving the contracts/ transactions with Insiders and related parties
12	12/QĐ-HĐQT	12/06/2025	Transferring 3rd floor of commercial area at Terra Royal building
13	13/QĐ-HĐQT	16/06/2025	Approving the bank loan at HDBank
14	14/QĐ-HĐQT	16/06/2025	Approving the borrow capital, using assets as collateral at Vietnam Joint Stock Commercial Bank for Investment and Development (BIDV)
15	15/QĐ-HĐQT	18/06/2025	Approving the increase in capital contribution at Subsidiary, Saigon - Binh Duong Investment Joint Stock Company
16	16/QĐ-HĐQT	04/07/2025	Approving the guarantee of debt obligations for Royal Service Restaurant Hotel Travel JSC.
17	17/QĐ-HĐQT	31/07/2025	Approving the partial withdrawal of mortgage at Argibank – Tan Binh Branch
18	18/QĐ-HĐQT	31/07/2025	Approving the power of attorney for Company's capital representation in Saigon - Binh Duong Investment Joint Stock Company
19	19/QĐ-HĐQT	26/09/2025	Approving the borrowing capital from Argibank - Tan Binh Branch
20	20/QĐ-HĐQT	24/10/2025	Approving the opening for sale Block D2 – part of the mixed-use complex project in Nhon Trach city center
21	21/QĐ-HĐQT	24/10/2025	Approving the borrowing capital from Fortune Vietnam Joint Stock Commercial Bank

			(LPBank HCM)
22	22/QĐ-HĐQT	20/11/2025	Approving the borrowing capital from Argibank – Tân Bình Branch
23	23/QĐ-HĐQT	25/12/2025	Approving the contracts/ transactions with Insiders and related parties
24	24/QĐ-HĐQT	25/12/2025	Approving the guarantee of debt obligations for Intresco Construction Joint Stock Company in BIDV – Tay Sai Gon Branch
25	25/QĐ-HĐQT	25/12/2025	Approving the withdrawal of investment capital from Quoc Huong Tourism Investment Joint Stock Company

3. Activities of independent Board members

In 2025, 02 (two) independent members of the Board of Directors have accompanied the members of the Board of Directors (“BOD”), the Supervisory Board (“BOS”) and the Board of Management (“BOD”) to actively contribute to the company's development strategy. Independent members of the Board of Directors discuss openly, frankly, fully and carefully evaluate issues to work with the Board of Directors to improve the company's management and operational efficiency.

4. Remuneration, operating expenses and other benefits of the Board of Directors and Supervisory Board

No	FULL NAME	POSITION	INCOME (VND)
1	Mr. Nguyễn Mạnh	Chairman	240,000,000
2	Mr. Trương Minh Thuận	Vice Chairman – General Director	1,629,436,000
3	Mr. Trần Hữu Khánh	Independent member	144,000,000
4	Saigon Real Estate Corporation - LLC	Non-executive member	144,000,000
5	Mr. Nguyễn Thị Xuân Trang	Independent member	216,000,000
6	Mrs. Phan Thị Hồng Liên	Head of Supervisory Board	144,000,000
7	Mrs. Hồ Thị Lưu	Member of BOS	60,000,000
8	Mr. Lê Quang Sơn	Member of BOS	60,000,000

5. Results of supervision on Chief Executive Officer (CEO) and other managers

The Board of Directors has supervised the activities of the CEO and the Executive Board in implementing the Resolutions and business plans approved by the General Meeting of Shareholders.

The Board of Directors has directed the Board of Management to take timely solutions,

appropriate to the impacts of the economy, to operate the company well in investment and business activities. Focus on growing sector based on available resources to diversify business operations and minimize risks.

Every two weeks, the company's Board of Management holds a meeting with the leaders of departments in the company. At the meetings, the Board of Management reviews and evaluates the progress of project investment, the level of achievement of business plans and other activities of the company. Non-executive Board members are provided completely and timely information and reports about the company's operations at BOD meetings or upon request.

During the year, the Board of Directors supervised and directed the Board of Management in implementing the resolutions of the General Meeting of Shareholders and the Board of Directors based on the following activities:

- Base on periodic reports: The company's Board of Management has complied with the quarterly, semi-annual and annual reports of the company's production and business activities and financial situation to the Board of Directors and the Board of Supervisors. In addition, the Board of Directors also directed the company to review the operating regulations and procedures to comply with the provisions of law, the Company's Charter aim to transparency and risk management during implementation.
- Base on Resolutions/ Decisions of the Board of Directors: the Board of Directors issues Resolutions/Decisions related to the company's production and business activities.
- Base on inspection and supervision: The Board of Directors has actively coordinated with the Supervisory Board to grasp the supervisory activities of the Supervisory Board on the company's governance mechanism and operations.
- Annual business performance results in 2025:
 - o Revenue and income: 774,547 million VND
 - o Net profit after tax: 63,659 million VND

With its performance in 2025, the Company has exceeded the plan approved by the 2025 Annual General Meeting of Shareholders. The Board of Directors highly appreciates the efforts of the General Management Board in developing the business of existing products and carrying out the legal procedures for projects to prepare for the coming years, while simultaneously maintaining stable business operations in profitable sectors. The management board has exercised its assigned rights and duties carefully, efficiently, honestly, and transparently in accordance with the law, the company's charter, and the resolutions of the General Meeting of Shareholders and the Board of Directors.

II. OPERATION PLAN IN 2026

The real estate market is gradually recovering, the company speed up the

implementation of unfinished projects and develop effective business segments. The Board of Directors orients and implements the tasks in 2026 as follows

Business Plan

Base on current projects, the business plan as:

- Total Revenue: 809,000 million VND
- Profit after tax: 64,000 million VND

Business strategy and key solutions

With the goal of completing the 2026 production and business plan and preparing for the following years, improving the company's performance and position in the future, The Board of Directors directs and coordinates with the Company's Executive Board to continue:

- Accelerate the completion of relevant legal procedures to invest in stalled projects for commercial operation, specifically: apartments block D2, office building block H and blocks E1 & E2 of the Terra Flora project (Nhơn Trạch – Đồng Nai); Social housing project is part of the Star Village residential area project (Nha Be), Tuong Binh Hiep complex project (Binh Duong),...
- Prepare and balance resources to meet the company's operational needs with a safe financial balance.
- Strengthen internal control measure to restructure the organization and prevent financial and business risks.
- Continue to strengthen corporate governance, improve the quality of human resources, cooperate with professional consulting companies in risk management, marketing services, sales and real estate management to meet the company's sustainable development requirements
- For shareholder relations, disclose information promptly, fully and accurately. Be ready to answer information for shareholders upon request.

The company's Board of Directors believes that with the support and consensus of shareholders, the efforts and solidarity of the Board of Management and employees, the trust of customers and the partners, Intresco will develop steadily and continue to be a companion of investors.

Best Regards.

ON BEHALF OF BOD



NGUYỄN MÃNH

Hochiminh City, January 14th, 2026**REPORT OF INDEPENDENT BOARD MEMBERS***Respectfully To: The Annual General Meeting of Shareholders*

The Board of Directors of Investment and Trading of Real Estate Joint Stock Company in the term (2021-2026) elected by the General Meeting of Shareholders on April 28, 2021 has 5 members, of which 2/5 are independent members of the Board of Directors (accounting for 40% of the number of members of the Board of Directors).

Independent members of the Board of Directors (BOD) have actively participated in strategic planning activities, controlling and supervising the activities of the Board of Management and ensuring corporate governance standards in accordance with the law. The members have participated in developing regulations and operating policies to ensure common interests of the company.

1. About the meetings of BOD

- The Board of Directors held 17 regular and extraordinary meetings in the last year. The meetings were convened and conducted in accordance with regulations on organizing meetings. The contents of the meetings was fully and carefully discussed and evaluated by the Board of Directors members to provide the best directions and solutions for the company.
- Issues related to business strategy, financial plan, corporate culture, etc are promptly and regularly discussed between the Board of Directors and the Board of Management.

2. About supervision the Board of Management

- The Board of Directors has done well in supervising the Board of Management, ensuring that the Company's operations are always controlled and monitored promptly in accordance with strategy, plan and be flexible with practical situations. In the difficult economic situation, the company's Board of Management has punctually done appropriate solutions to the company's situation in each period.
- The Board of Directors regularly monitors and guides the management process of the General Director and the Board of Management, ensuring decentralization and operations in accordance with the law and the Company's Charter
- Board members are fully reported about the contents of the Board of Directors' meetings with management staff. Thereby, the Board of Directors always grasps the Company's operating situation as well as occurred issues so that the Board of

Directors can discuss and make suitable decisions to maintain stable business operations and ensure maximum benefits for the Company and shareholders

- Board members proactively identify their roles and responsibilities to support the Board of Management in management and operations
- The Board of Directors is interested in risk management to support the Board of Management in early identification of occurrence to have solutions for maintaining the sustainability and stability of operations.

3. General avaluation of the Board of Directors' performance

- The Board of Directors' duty have focused on implementing the Resolution of the General Meeting of Shareholders, complying with the Company's Charter and Corporate Governance Regulations.
- All members of the Board of Directors have a sense of responsibility, clearly understand their assigned roles and tasks, and are careful in protecting the company's interests.
- Board members have joined the Board of Directors in implementing activities to set up and maintain corporate culture
- The Board of Directors has directed the Board of Directors to implement production and business targets in 2025

Best Regards.

THE REPORTER



NGUYỄN THỊ XUÂN TRANG



INTRESCO

CÔNG TY CỔ PHẦN ĐẦU TƯ - KINH DOANH NHÀ
INVESTMENT AND TRADING OF REAL ESTATE JSC

18 Nguyễn Bình Khiêm, P. Đakao, Q. 1, TP. HCM. ĐT: 3.8230 256 - Fax: 3.8293 764 www.intresco.com.vn

Hochiminh City, January 14th, 2026



REPORT OF INDEPENDENT BOARD MEMBERS

Respectfully To: The Annual General Meeting of Shareholders

My name: Trần Hữu Khánh, the independent BOD term 2021-2026 of Investment and Trading of Real Estate Joint Stock Company elected by the General Meeting of Shareholders on April 28, 2021.

I report to the Company's General Meeting of Shareholders the responsibilities of an independent BOD.

1. About the meetings of BOD

- The Board of Directors held 17 regular and extraordinary meetings in the last year. The meetings were convened and conducted in accordance with regulations on organizing meetings. The contents of the meetings was fully and carefully discussed and evaluated by the Board of Directors members to provide the best directions and solutions for the company.
- In 2025, The Company's Board of Directors has issued 25 Resolutions/ Decisions on matters related to the implementation of the Company's production and business.
- Issues related to business strategy, financial plan, corporate culture, etc are promptly and regularly discussed between the Board of Directors and the Board of Management.

2. About supervision the Board of Management

- The Board of Directors has done well in supervising the Board of Management, ensuring that the Company's operations are always controlled and monitored promptly in accordance with strategy, plan and be flexible at any given time.
- The Board of Directors regularly monitors and guides the management process of the General Director and the Board of Management, ensuring decentralization and operations in accordance with the law and the Company's Charter
- Board members are fully reported about the contents of the Board of Directors' meetings with management staff. Thereby, the Board of Directors always grasps the Company's operating situation as well as occurred issues so that the Board of Directors can discuss and make suitable decisions to maintain stable business operations and ensure maximum benefits for the Company and shareholders

- Board members proactively identify their roles and responsibilities to support the Board of Management in management and operations
- The Board of Directors is interested in risk management to support the Board of Management in early identification of occurrence to have solutions for maintaining the sustainability and stability of operations.

3. General avaluation of the Board of Directors' performance

- The Board of Directors' duty have focused on implementing the Resolution of the General Meeting of Shareholders, complying with the Company's Charter and Corporate Governance Regulations.
- All members of the Board of Directors have a sense of responsibility, clearly understand their assigned roles and tasks, and are careful in protecting the company's interests.
- Board members have joined the Board of Directors in implementing activities to set up and maintain corporate culture
- The Board of Directors has directed the Board of Directors to implement production and business targets in 2025

4. General remarks

In 2025, despite of difficulties and challenges, the Board of Directors and the General Management Board of the Company successfully completed the production and business target approved by the Company's Annual General Meeting of Shareholders. These positive results have laid the groundwork for the company's successful development in the coming years.

Best Regards.

THE REPORTER



TRẦN HỮU KHÁNH

*Hochiminh City, April 01st, 2026*

REPORT OF CHIEF EXECUTIVE OFFICER

BUSINESS PRODUCTION RESULT IN 2025

and BUSINESS PRODUCTION PLAN IN 2026

1. REPORT OF BUSINESS PRODUCTION RESULT IN 2025

Business production result

Real estate project implementation faces many difficulties due to overlapping legal procedures, leading to prolonged project timelines. However, the real estate market has recorded many positive signals after a long period of stagnation.

Last year, under the guidance and supervision of the Board of Directors the Board of Management focused on carrying out legal procedures for projects. In addition, company has paid attention on managing and operating the hotel and restaurant. As a result, the company exceeded its planned targets.

The 2025 business result as following:

No	ITEMS	REALITY 2024 (VND million)	PLAN 2025 (VND million)	REALITY 2025 (VND million)	Reality 2025/ Plan 2025	Reality 2025/ 2024
1	Total Revenue	606.879	640.770	774.547	120,88%	127,63%
	Real estate	43.517	28.000	70.766	252,74%	162,62%
	Construction	86.130	200.000	150.629	75,31%	174,88%
	Real estate rental and others	123.239	77.770	146.901	188,89%	119,20%
	Hotel services	353.993	335.000	406.251	121,27%	114,76%
2	Profit after Tax	32.555	36.100	63.659	176,34%	195,54%

- Revenue of real estate section is primarily recorded from the remaining apartments in Block D1 of the Terra Flora project (Nhơn Trạch – Đồng Nai).
- The hospitality industry is experiencing stable growth during this period. La Vela Saigon Hotel is being managed and operated with stability and efficiency. The revenue this year higher than last year and accounting for 52,45% of the company's total revenue.

- Company's construction activities have remained stable over the years and also developing better. Although this year's revenue did not meet the target, it increased by 74.88% compared to last year and accounted for 19,45% of total revenue.
- The real estate leasing business has remained stable over the years, and this sector alone accounts for 18,97% of the company's operations.

About project investment procedures

The process of resolving legal procedures for investment and business in real estate projects by state agencies is being streamlined; however, there are still overlapping issues and delays in project implementation. Over the past year, the company has continued to focus on legal compliance and project development:

- The Stars Village project (Hiệp Phước – Nhà Bè): Phase 2 has about 10,4 hectares, the company has compensated for 9,8 hectares, about 6.000m² still. When compensation is completed, procedures will be initiated to apply for land allocation (Phase 2) and the project will be implemented.
- The Terra Flora project (Nhơn Trạch – Đồng Nai): Executing finishing work for Block D2. The legal documentation for blocks H and E1-E2 has been completed. Legal documentation for blocks F and I is currently being finalized.
- Sabinco Residential Area Project (Chánh Hiệp - Bình Dương): Land acquisition and allocation decisions have been issued (phase 2), and preparing documents of construction permits for technical infrastructure and project components.
- Simultaneously, continue reviewing, supplementing, and processing the legal documentation for other unfinished projects.

About Financial Investment

Subsidiaries and associates are all operating in related field of the real estate and construction sector. As of December 31, 2025, Intresco has invested capital in 03 subsidiaries, value 1,052 billion VND, of which:

- Intresco contributed 150 billion VND to Royal Tourism - Trade - Hotel - Restaurant Services Joint Stock Company (accounting for 75% of charter capital) operating in the field of hotel management, tourism and services of La Vela Saigon hotel at Terra Royal Building.
- In 2025, Intresco ITC contributed an additional VND 675.36 billion to Saigon Binh Duong Investment Joint Stock Company (Sabinco) to secure sufficient capital for the Tuong Binh Hiep Residential Area project (Chanh Hiep Ward – Binh Duong). This increased the total capital contribution to VND 868.32 billion, equivalent to 64.32% ownership and voting rights.
- Intresco Construction Joint Stock Company: The main activities are construct civil and industrial construction; residential infrastructure and other related construction services. Intresco has contributed VND 34 billion and holds 85% of ownership and voting rights

In addition, the Company also contributed capital to an associated company: 21 billion VND (the Company owns 36.36% of the charter capital of the associated company) and contributed capital to 3 other units with a total investment capital of 42,566 billion VND.

2. BUSINESS PLAN IN 2026

Objectives

- Continue to complete legal procedures and implement unfinished projects such as Block D2, E1, E2, H, I, F of Terra Flora (Nhơn Trạch - Dong Nai); Sabinco Residential Area Project (Chánh Hiệp - Bình Dương), Long Thoi project apartment complex; 6A Residential Area Project, etc.
- Sell products at Block D2 of Terra Flora (Nhơn Trạch – Đồng Nai) that have met prescribed conditions
- Maintain stability and development of hotel and service activities at La Vela Saigon Hotel.

Revenue – Profit plan

No	ITEM	Plan 2026 (VND million)
I	Total Revenue	809.000
1	Real Estate	180.000
2	Construction	165.000
3	Real estate rental and others	64.000
4	Hotel services	400.000
II	Profit after Tax	64.000

In 2026, the company's main revenue will be recorded from hotel services, premises leasing, construction activities, and the sale of apartments in Block D2 of the Terra Flora project (Nhơn Trạch – Đồng Nai).

Direction of implementation

About project investment

- Terra Flora project (Nhơn Trạch – Đồng Nai): Complete Block D2 for trading and handover to customers; continue construction of Block H (office for rent) and Block E1 and E2; finalize legal procedures for Block F and I.
- Star Village Residential Area Project (Hiệp Phước – Tp.HCM): Continue compensating for approximately 6,000 m² of the remaining land area of phase 2. The company has applied for planning adjustments of 4 blocks of social housing apartments and is currently applying construction permits, while simultaneously applying for planning adjustments of 2 blocks of commercial housing apartments.

- Sabinco Residential Area Project (Chánh Hiệp - Bình Dương): Continue completing the relevant legal procedures to implement the project's infrastructure construction and other work items;
- Other projects: handle legal procedures.

About Financial Investment

Manage capital invested in subsidiaries and affiliates, support resources for these companies to quickly deploy projects and put them into business.

About sale – marketing

- Promote and sell products that are qualified for business such as block D2 at Terra Flora project.
- Promote the company's hotel services, real estate rental and construction activities.
- Improve customer service, especially after-sales services.

About financial management

- Find capital sources from banks, investors and customers to construct and implement projects.
- Diversify and maximize appropriate capital sources to invest in the most effective projects. Cooperate with banks to support customers in accessing loans when buy the Company's products.

Governance and shareholder relations

- Strengthen the Company's management process to increase operational efficiency.
- In order to ensure the interests of shareholders, Intresco makes information transparent and discloses it fully, accurately and promptly through reports on the websites of the State Securities Commission, Ho Chi Minh City Stock Exchange, Vietnam Securities Depository and Clearing Corporation, and the Company's website.
- The company promptly and fully responds to information requests from shareholders, investors, and customers.

In 2026, The Company's Management Board will strive to manage and operate the company stably and efficiently. Focus on existing projects, consolidating and developing new fields to increase value for shareholders. Company hopes to continue to receive the consensus of shareholders, investors and the Company's staff.

Best Regards.

INVESTMENT AND TRADING OF REAL ESTATE JSC
GENERAL DIRECTOR


TRƯƠNG MINH THUẬN



INTRESCO

CÔNG TY CỔ PHẦN ĐẦU TƯ - KINH DOANH NHÀ
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REPORT OF SUPERVISORY BOARD
REPORT ON INSPECTION AND SUPERVISION IN 2025
AND ACTIVITY PLAN IN 2026

- *Base on the Enterprise Law 2020;*
- *Base on the Charter of Investment and Trading of Real Estate Joint stock Company.*

Supervisory Board of Investment and Trading of Real Estate Joint stock Company (Intresco) respectfully reports to the General Meeting of Shareholders (GMS) the results of the inspection and supervision in 2025 and the 2026 operation plan as follows:

I. SUPERVISORY BOARD'S ACTIVITIES

The Board of Supervisors (SB) in the term (2021-2026) consists of three (03) members elected by GMS.

The activities of the Board of Supervisors are carried out basing on the provisions of the Enterprise Law, the Company Charter, the Regulations and 2025 operation plan of the SB as follows:

- Monitor compliance of the Company's Charter, Rules and Regulations; compliance with policies, laws and regulations of the State in production and business activities.
- Supervise the implementation of Resolutions of the General Meeting of Shareholders, the BOD and Decisions of Board of Management.
- Monitor the implementation of the 2025 business plan.
- Check the company's financial statements.

1. Supervision of the Board of Directors' activities

The company's BOD consists of 5 members, including 2 independent members.

The two independent members have effectively performed their duties and responsibilities within their authority; actively contributed to the Company's development strategy; and completed all required periodic reports.

Over the past year, the members of the Board of Directors have been actively involved in formulating plan of the General Meeting of Shareholders; control and monitor the activities of the Board of Management closely the actual situation. The Board of Directors promptly issued Resolutions/ Decisions within its authority as a basis for conducting production and business activities. Specifically:

- Implement the Production and Business Plan according to the Resolution of the 2025 General Meeting of Shareholders.
- Approve guidelines and propose solutions for business development. Issuing Resolutions and Decisions to promptly meet the company's production and business requirements.

- The Board of Directors held 17 meetings in full compliance with the Charter. Through meetings, the Board of Directors issued 25 Resolutions and Decisions to exercise rights and responsibilities in accordance with the Company Charter. The adopted resolutions have been implemented.

2. Supervising the operations of the Board of Management

The Board of Management (BOM) has diligently performed its duties and powers in managing the Company's production and business activities; operated and managed the Company in accordance with its assigned and decentralized functions and tasks. Complying with the provisions of the law and the Company's Charter.

BOM promptly deployed the contents of the Resolutions of the Shareholders' Meeting and the Board of Directors, directed the departments to perform their tasks in accordance with the regulations on functions, tasks and powers; reviewed and assessed the situation of the level of achievement of the business plan and other activities of the Company.

The Board of Management has proposed various options to continuously develop production and business, and timely resolve operational situations.

In the situation of some underperforming industry peers, our company maintains profitable operations, although performance is not yet high. In 2025, the company's performance exceeded the planned targets approved by the General Meeting of Shareholders. Revenue exceeded the plan by 16.35%; profit exceeded the plan by 76.34%

3. Coordination between the Supervisory Board with BOD, BOM and other managers

The Board of Supervisors, the Board of Directors and the Board of Management maintain a working relationship and coordination based on the principle of ensuring the interests of the Company and Shareholders; complying with the provisions of the Law and the Company's internal management documents. The Board of Directors and the Board of Management give favorable conditions for the Board of Supervisors to perform its assigned functions and tasks.

4. Review 2025 Financial Report

The Board of Supervisors conducted the audit of the Company's 2025 Financial Report and unanimously confirmed the results:

- Before publishing the Financial Report in accordance with the provisions of law; the Board of Supervisors has given opinions on the truthfulness, completeness, timeliness and suitability of the Financial Report and the accounting regime, accounting standards and current regulations. The results show that:
- + The Company's financial statements are prepared and published in accordance with current accounting standards and regimes.
- + In 2025, the Company's operations were carried out by the BOM in accordance with the approval of the GMS's and BOD's Resolutions issued under its authority.
- + In 2025, the Company selected Vietvalues Auditing and Consulting Company Limited to audit the Financial Statements. Vietvalues' audit duties is consistent with the scope of work signed with the BOM, ensuring the time and independence of the Independent Auditor.
- *Business Result:*

Real estate project implementation faces many difficulties due to overlapping legal procedures, leading to prolonged project timelines. However, the real estate market has recorded many positive signals after a long period of stagnation.

Real estate and construction are the company's main activities, but in recent years these activities have declined due to projects being in the investment phase and not yet generating revenue. In 2025, the proportion of revenue from real estate business accounted for 9.14%. Construction accounted for 19.45% of the company's net revenue, that did not meet the planned target, but still maintained growth over the years and it increased by 174.88% compared to the previous year.

In recent years, the company has also focused on managing and operating its restaurant and hotel business. This activity has been almost the company's main source of revenue, it grown steadily, its operations have been efficient and generated a stable cash flow over the years. In 2025, revenue from the restaurant and hotel business will account for a large proportion (52,45%) of the company's net revenue.

Investments in subsidiaries and affiliated companies are gradually becoming effective and reducing losses

❖ **Business Result:**

No.	INDICATORS	2025	2024	Unit: VND	
				2025/2024	
				VALUE	RATE (%)
1.	Revenue and income	774,547,541,044	606,942,416,119	167,605,124,925	27.61%
2.	Revenue deductions	-	62,764,180	(62,764,180)	(100.00%)
3.	Net Revenue	774,547,541,044	606,879,651,939	167,667,889,105	27.63%
4.	Cost of goods sold	483,448,960,316	380,499,614,852	102,949,345,464	27.06%
5	Gross profit from sale of goods and rendering of services	254,061,466,152	192,243,753,506	61,817,712,646	32.16%
6	Income from financial activities	8,048,141,802	4,030,452,207	4,017,689,595	99.68%
7.	Expenses from financial activities	80,002,572,166	77,035,573,985	2,966,998,181	3.85%
	- In which: Interest expenses	78,765,876,966	76,936,267,364	1,829,609,602	2.38%
8.	Profit/ Loss in the joint ventures, associates	(2,133,939,722)	(708,963,460)	(1,424,976,262)	200.99%
9.	Sales expenses	22,558,668,411	8,940,598,914	13,618,069,497	152.32%
10.	General & administration expenses	90,176,247,635	59,826,884,261	30,349,363,374	50.73%
13.	Other expenses	3,076,949,862	11,212,880,795	(8,135,930,933)	(72.56%)
15.	Total pre-tax accounting profit	93,150,202,932	68,655,135,672	24,495,067,260	35.68%
16.	Current corporate income tax expenses	32,867,272,277	31,668,352,794	1,198,919,483	3.79%
17.	Deferred corporate income tax expenses	(3,376,417,198)	4,431,941,269	(7,808,358,467)	(176.18%)

18.	Profit after corporate income tax	63,659,347,853	32,554,841,609	31,104,506,244	95.54%
19.	Profit after tax of shareholders of holding company	49,983,592,997	32,915,996,471	17,067,596,526	51.85%
20.	Benefits of non-controlling shareholders	13,675,754,856	(361,154,862)	14,036,909,718	(3.886.67%)
21.	Gains on stock	511	261	250	95.79%

Compared to 2024, revenue and earnings increased by 27,63%; costs increased by 152,32%, general & administration expenses increased by 50,73% despite the company's cost-saving measures, however, expenses are growing faster than revenue. The company needs to adopt technology, improve business processes, boost labor productivity, reduce inventory, and optimize cash flow to save costs.

❖ Balance Sheet

Unit: VND

INDICATORS	2025	2024
ASSETS	4,199,184,404,290	3,988,436,338,167
A. Current Assets	2,394,797,698,280	2,165,117,203,528
I. Cash and cash equivalents	41,700,293,654	40,546,457,375
II. Short-term investments	303,480,400,000	6,400,000,000
III. Account receivable	355,291,734,635	373,859,821,530
IV. Inventories	1,683,476,573,334	1,732,364,838,515
V. Other current assets	10,848,696,657	11,946,086,108
B. Fixes Assets and long-term investments	1,804,386,706,010	1,823,319,134,639
I. Long-term receivables	11,893,000,000	19,908,157,000
II. Fixes Assets	1,096,540,462,693	1,108,013,486,271
III. Investment Properties	568,989,290,849	587,123,005,954
IV. Non-current unfinished assets	-	2,161,441,909
V. Long-term financial investments	69,698,924,011	61,232,863,733
VI. Other Non-current assets	57,265,028,457	44,880,179,772
TOTAL RESOURCES	4,199,184,404,290	3,988,436,338,167
C. Liabilities	1,456,877,888,231	1,665,747,882,458
I. Current liabilities	1,229,081,747,096	1,306,313,638,541
II. Non-current liabilities	227,796,141,135	359,434,243,917
D. Owners' Equity	2,742,306,516,059	2,322,688,455,709
I. Capital of Owners	2,742,306,516,059	2,322,688,455,709
1. Owners' invested equity	963,754,090,000	963,754,090,000
2. Surplus of share capital	748,683,126,824	748,683,126,824
3. Other capital of owner	3,827,530,297	3,827,530,297
4. Treasury Stock	(9,825,117,611)	(9,825,117,611)
5. Development and investment funds	09,210,717,131.00	103,385,054,165
6. Undistributed earnings after tax	398,971,248,411	363,440,919,206
7. Benefits of non-controlling shareholders	527,684,921,007	149,422,852,828

The balance sheet shows that the company's asset structure is improving year after year. Total assets, cash and cash equivalents, and funds increased compared to 2024. Accounts receivable, inventory, and accounts payable decreased compared to 2024.

INDICATORS	2025	2024	Increase (decrease)
<i>Payment indicators</i>			
Current ratio	1.95	1.66	0.29%
Quick ratio	0.03	0.03	0.0%
Debt/total assets ratio	34.69%	41.76%	(7.07)%
<i>Performance indicators</i>			
Return on Sales	8.63%	5.68%	2.95%
Return on Assets	1.52%	0.82%	0.70%
Return on Equity	2.32%	1.40%	0.92%

The financial indicators show a significant improvement in the company's financial situation, with solvency ratios better than the previous year. The overall solvency ratio is at a very safe level; the short-term debt solvency ratio is at a safe level. All performance indicators for 2025 are higher than those for 2024.

II. SUPERVISORY BOARD'S 2026 ACTIVITY PLAN

In 2026, The Board of Supervisors will continue to regularly monitor and inspect the Company's operations, focusing on the following contents:

- Carry out the responsibilities of the Board of Supervisors as prescribed in the Charter.
- Supervise the management and operation of the Company according to the functions and tasks prescribed in the Enterprise Law, Securities Law and the Company Charter.
- Supervise the compliance of Board of Directors and Board of Management with laws, regulations and policies of the State.
- Monitor the implementation of Resolutions of the General Meeting of Shareholders and Board of Directors.
- Audit the Company's financial statements.
- Continuously learn to improve the quality and efficiency of the Board of Supervisors' operations.
- Perform other tasks as requested by shareholders, in accordance with the law and the Company's Charter

Best Regards!

HEAD OF SUPERVISORY BOARD

Phan Thị Hồng Liên

**INTRESCO****CÔNG TY CỔ PHẦN ĐẦU TƯ - KINH DOANH NHÀ**
INVESTMENT AND TRADING OF REAL ESTATE JSC

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Số: 01/TT-ĐTKDN-HDQT

TP. HCM, ngày 06 tháng 04 năm 2026

TỜ TRÌNH PROPOSAL

*V/v: Thông qua báo cáo tài chính hợp nhất đã được kiểm toán năm 2025**Re: Approval of audited consolidated 2025 Financial Statements**Kính trình: Đại hội đồng cổ đông - Công ty Cổ phần Đầu tư – Kinh doanh nhà**Respectfully To: The Annual General Meeting of Shareholders*

- Căn cứ Điều lệ Công ty cổ phần Đầu tư – Kinh doanh nhà/ Pursuant to the Charter of Investment and Trading of Real Estate Jsc,
- Căn cứ Báo cáo tài chính hợp nhất năm 2025 đã kiểm toán/ Pursuant to the audited consolidated 2025 financial statements.

Thực hiện Nghị quyết của Đại hội đồng cổ đông (ĐHĐCĐ) thường niên năm 2025, Hội Đồng Quản Trị Công ty đã lựa chọn Công ty TNHH Kiểm toán và Tư vấn Chuẩn Việt – VIETVALUES làm đơn vị kiểm toán Báo cáo tài chính năm 2025.

Implement to the Resolution of the 2025 Annual General Meeting of Shareholders (AGM), the Board of Directors of the Company has selected Chuan Viet Auditing and Consulting Company Limited - VIETVALUES as the audit company of the 2025 Financial Statements.

Hội Đồng Quản Trị Công ty kính trình Đại hội đồng cổ đông Công ty xem xét và thông qua Báo cáo tài chính hợp nhất năm 2025 đã được kiểm toán. Báo cáo đã được công bố theo quy định của pháp luật và đăng tải toàn bộ lên website của công ty tại địa chỉ www.intresco.com.vn

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval of the audited consolidated 2025 Financial Statements. They have been disclosed according to stipulation of the law and published on Company's website.

Trân trọng.

Best Regards.

TM. HỘI ĐỒNG QUẢN TRỊ/ ON BEHAFE OF BOD
CHỦ TỊCH/ CHAIRMAN

NGUYỄN MÃNH

**INTRESCO****CÔNG TY CỔ PHẦN ĐẦU TƯ - KINH DOANH NHÀ**
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Số: 02/TT-ĐTKDN-HĐQT

TP.HCM, ngày 06 tháng 04 năm 2026

TỜ TRÌNH/ PROPOSAL*V/v: Phân phối lợi nhuận năm 2025**Re: Distribution plan of 2025's profit***Kính trình: Đại hội đồng cổ đông - Công ty Cổ phần Đầu tư – Kinh doanh nhà****Respectfully To: The Annual General Meeting of Shareholders**

- Căn cứ Điều lệ Công ty cổ phần Đầu tư – Kinh doanh nhà/ Pursuant to the Charter of Investment and Trading of Real Estate Co.,
- Căn cứ Báo cáo tài chính hợp nhất năm 2025 đã kiểm toán/ Pursuant to the audited consolidated 2025 financial statements.

Năm 2025 lợi nhuận sau thuế của cổ đông Công ty mẹ đạt: 49.983.592.997 đồng. Hội đồng Quản trị Công ty trình Đại hội đồng cổ đông chủ trương phân phối lợi nhuận năm 2025 như sau:

The profit after tax of 2025 is: 49.983.592.997 VND. The Board of Directors respectfully submits to the AGM for distribution plan of 2025's profit as below:

- **Trích quỹ khen thưởng, phúc lợi cho CBCNV (2% lợi nhuận sau thuế)/ Welfare and Reward Fund for employees (2% profit after tax)** **999.671.860 VND**
- **Chia cổ tức bằng tiền mặt tỉ lệ 4% / Cash dividend of 4% per share** **38.374.019.600 VND**
- **Lợi nhuận để lại/ Remaining undistributed profit** **10.609.901.537 VND**

Phần còn lại của lợi nhuận sau thuế đến thời điểm 31/12/2025 sau khi trích lập các quỹ sẽ được để lại để dùng cho hoạt động đầu tư kinh doanh của Công ty.

The remaining undistributed profit up to December 31, 2025 after setting aside funds will be retained for the Company's business investment activities.

Kính trình Đại hội đồng cổ đông xem xét và thông qua phương án phân phối lợi nhuận nêu trên.

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval of distribution plan of 2025's profit.

Trân trọng/ Best Regards.

TM. HỘI ĐỒNG QUẢN TRỊ/ ON BEHALF OF BOD
CHỦ TỊCH/ CHAIRMAN**NGUYỄN MÃNH**



INTRESCO

CÔNG TY CỔ PHẦN ĐẦU TƯ - KINH DOANH NHÀ
INVESTMENT AND TRADING OF REAL ESTATE JSC

18 Nguyễn Bình Khiêm, P. Tân Định, TP. HCM. ĐT: 2838.230.256 - Fax: 2838.293.764 www.intresco.com.vn

Số: 03/TT-ĐTKDN-HĐQT

TP. HCM, ngày 06 tháng 04 năm 2026

TỜ TRÌNH/ PROPOSAL

V/v: Thông qua thù lao các thành viên HĐQT và BKS năm 2025 và kế hoạch chi trả năm 2026

Re: Approval of remuneration for the BOD & SB members in 2025 and payment plan for 2026

Kính trình: Đại hội đồng cổ đông - Công ty Cổ phần Đầu tư – Kinh doanh nhà

Respectfully To: The Annual General Meeting of Shareholders

- Căn cứ Điều lệ Công ty cổ phần Đầu tư – Kinh doanh nhà/ Pursuant to the Charter of Investment and Trading of Real Estate Co.,
- Căn cứ Báo cáo tài chính hợp nhất năm 2025 đã kiểm toán/ Pursuant to the audited consolidated 2026 financial statements.
- Căn cứ Nghị quyết Đại hội đồng cổ đông thường niên năm 2025 ngày 29/04/2025./ Pursuant to the Resolution of 2025 AGM date April 29, 2025.

Hội Đồng Quản Trị Công ty kính trình Đại hội đồng cổ đông xem xét và thông qua việc chi thù lao các thành viên Hội đồng quản trị và Ban kiểm soát năm 2025 và kế hoạch chi thù lao năm 2026 như sau:

The Board of Directors respectfully submits to the AGM for consideration and approval of the remuneration of members of the Board of Directors and the Board of Supervisors in 2025 and the remuneration payment plan for 2026 as follows:

1. Thù lao HĐQT và BKS năm 2025/ The remuneration of the BOD and the SB in 2025:
 - Thù lao HĐQT & BKS/ The remuneration of the BOD and the SB: 105.000.000 VND /1 tháng (month).
2. Kế hoạch chi thù lao HĐQT và BKS năm 2026/ Remuneration payment plan of BOD and SB in 2026:
 - Đề nghị mức thù lao HĐQT và BKS là 105.000.000 đồng /1 tháng / Proposing remuneration for the Board of Directors and Board of Supervisors is 105.000.000 VND per month.
3. Giao cho Hội đồng quản trị phân phối thù lao cho các thành viên HĐQT và BKS/ The BOD is assigned to distribute the remuneration to BOD members and SB members.

Trân trọng/ Best Regards

TM. HỘI ĐỒNG QUẢN TRỊ/ ON BEHALF OF BOD
CHỦ TỊCH/ CHAIRMAN



NGUYỄN MÃNH

**INTRESCO****CÔNG TY CỔ PHẦN ĐẦU TƯ - KINH DOANH NHÀ**
INVESTMENT AND TRADING OF REAL ESTATE JSC

18 Nguyễn Bình Khiêm, P. Đakao, Q. 1, TP. HCM. ĐT: 38230256 - Fax: 38293764 - www.intresco.com.vn



Tp. Hồ Chí Minh, ngày 01 tháng 04 năm 2026

TỜ TRÌNH/ PROPOSAL*V/v: Chọn công ty kiểm toán để kiểm toán báo cáo tài chính năm 2026**Re: Selecting an auditing company to audit financial statements in 2026***Kính trình: Đại hội đồng cổ đông - Công ty Cổ phần Đầu tư – Kinh doanh nhà*****Respectfully To: The Annual General Meeting of Shareholders***

- Căn cứ Điều lệ Công ty cổ phần Đầu tư – Kinh doanh nhà/ Pursuant to the Charter of Investment and Trading of Real Estate Co.,
- Căn cứ hoạt động của Quy chế Ban kiểm soát đã được Đại hội đồng cổ đông thường niên thông qua ngày 28/04/2021/ Pursuant to the Supervisory Board Regulation approved on April 28, 2021 by 2021 Annual General Meeting of Shareholders.
- Căn cứ danh sách các Công ty kiểm toán được Ủy Ban Chứng khoán Nhà nước chấp thuận kiểm toán cho các tổ chức phát hành, tổ chức niêm yết và tổ chức kinh doanh chứng khoán./ Pursuant to the list of auditing companies approved by the State Securities Commission to audit issuing organizations, listed organizations and securities trading organizations

Để phục vụ cho việc kiểm toán báo cáo tài chính năm 2026 của Công ty CP Đầu tư – Kinh doanh Nhà, Ban kiểm soát công ty đã tìm hiểu và lựa chọn các đơn vị kiểm toán sau:

In order to audit financial statements in 2026 of company, The Supervisory Board has researched and selected the following audit companies:

1. Công ty TNHH EY Việt Nam/ Ernst & Young Vietnam Co. Ltd.
2. Công ty TNHH PwC Việt Nam/ PwC Vietnam Co. Ltd
3. Công ty TNHH Kiểm toán và Tư vấn Chuẩn Việt – VIETVALUES/ Chuan Viet Auditing and Consulting Co. Ltd
4. Công ty TNHH Dịch vụ Tư vấn Tài chính Kế toán & Kiểm toán Phía Nam (AASCS) / Southern Accounting & Auditing Financial Consulting Services Co. Ltd

Kính trình Đại Hội Đồng Cổ Đông ủy quyền cho Hội Đồng Quản Trị Công ty quyết định chọn lựa công ty kiểm toán trong danh sách trên để kiểm toán báo cáo tài chính năm 2026 phù hợp với điều kiện thực tế của công ty.

Respectfully submit to the AGM to authorize the Company's BOD to decide on selecting an auditing company from the above list to audit the 2026 financial statements in accordance with the actual conditions of the Company.

Trân trọng/ Best Regards

TM. BAN KIỂM SOÁT/ ON BEHALF OF SB
TRƯỞNG BAN/ HEAD OF SB**PHAN THỊ HỒNG LIÊN**



INTRESCO

**CÔNG TY CỔ PHẦN ĐẦU TƯ - KINH DOANH NHÀ
INVESTMENT AND TRADING OF REAL ESTATE JSC**

18 Nguyễn Bình Khiêm, P. Tân Định, TP. HCM. ĐT: 3.8230 256 - Fax: 3.8293 764 www.intresco.com.vn

No: 05 /ĐTKDN-HĐQT

Hochiminh City, April 06th, 2026

PROPOSAL

Re: Revise and supplement the contents of the Company's Organization and Operation Charter

Respectfully To: The Annual General Meeting of Shareholders

- Pursuant to the Charter of Investment and Trading of Real Estate Co.,
- Pursuant to 2020 Law on Enterprises;
- Pursuant to Circular No. 116/2020/TT-BTC dated December 31, 2020 of the Minister of Finance
- Pursuant to Decree 155/2020/ND-CP

The Board of Directors proposes to revise and supplement contents of the Company's Organization and Operation Charter as follows:

CURRENT CONTENT	REVISED CONTENT	Reason for amending and Supplementing
Article 12. Rights of Shareholders	Article 12. Rights of Shareholders <i>(Supplement)</i> 4. Shareholders or groups of shareholders holding at least 10% of the total number of common shares have the right to nominate individuals to the Board of Directors and the Supervisory Board. The nomination of candidates for the Board of Directors (BOD) and Board of Supervisors (SB) shall be implemented as follows:	Clause 3, Article 115 of the 2020 <i>Law on Enterprises</i>

	<p>a. Common shareholders who form a group to nominate candidates for the BOD and the SB must notify the meeting of their group formation to the attending shareholders before the opening of the General Meeting of Shareholders;</p> <p>b. Depending on the quantity of members of the BOD and the SB, the shareholder(s) stipulated in this Clause shall nominate one or more candidates for the BOD and the SB, as determined by the General Meeting of Shareholders. In case the number of nominated candidates is less than the number of candidates they are entitled to nominate as decided by the General Meeting of Shareholders, the remaining candidates shall be nominated by BOD, SB or other shareholders.</p>	
<p>Article 14. General Meeting of Shareholders</p> <p>3. The Board of Directors must convene an extraordinary meeting of the General Meeting of Shareholders in the following cases:</p>	<p>Article 14. General Meeting of Shareholders <i>(Supplement)</i></p> <p>3. The Board of Directors must convene an extraordinary meeting of the General Meeting of Shareholders in the following cases:</p> <p>e. Other cases as stipulated by law and the Company Charter</p>	
<p>Article 19. Conditions for conducting meeting of the General Meeting of Shareholders</p> <p>The General Meeting of Shareholders shall be conducted when the number of attending shareholders represents at least (51) per cent of the voting share</p>	<p>Article 19. Conditions for conducting meeting of the General Meeting of Shareholders</p> <p>The General Meeting of Shareholders shall be conducted when the number of attending shareholders represents over fifty (50) per cent of the voting share</p>	<p>Clauses 1, Article 145 of the Law on Enterprise</p>



<p>Article 21. Conditions for Passing of resolutions of the General Meeting of Shareholder</p> <p>A resolution of the General Meeting of Shareholders shall be passed when there are fifty one (51) per cent or more of the total votes of all participating shareholders, except for the cases specified in Clause 2 of this Article and Clauses 3, 4, 6 Article 148 of the Law on Enterprise</p>	<p>Article 21. Conditions for Passing of resolutions of the General Meeting of Shareholder</p> <p>A resolution of the General Meeting of Shareholders shall be passed when there are fifty (50) per cent or more of the total votes of all participating shareholders, except for the cases specified in Clause 2 of this Article and Clauses 3, 4, 6 Article 148 of the Law on Enterprise</p>	<p>Clauses 2, Article 148 of the Law on Enterprise</p>
<p>Article 25. Nomination, Self-nomination, of members of Board of Director</p> <p>Shareholders holding at least 5% of the voting shares, or who pool their individual voting rights, may nominate candidates for the Board of Directors. A shareholder or group of shareholders holding from 5% to less than 10% of the voting shares is entitled to nominate one (01) candidate; from 10% to under 30%, a maximum of two (02) candidates may be nominated; from 30% to under 40%, a maximum of three (03) candidates may be nominated; from 40% to under 50%, a maximum of four (04) candidates may be nominated; from 50% to under 60%, a maximum of five (05) candidates may be nominated; from 60% to under 70%, a maximum of six (06) candidates may be nominated; from 70% to under 80%, a maximum of seven (07) candidates may be nominated; from 80% to under 90%, a maximum of eight (08) candidates may be nominated</p>	<p>Article 25. Nomination, Self-nomination, of members of Board of Director</p> <p>Shareholder or group of shareholders holding at least 10% of the voting shares may nominate candidates for the Board of Directors. A shareholder or group of shareholders holding from 10% to less than 20% of the voting shares is entitled to nominate one (01) candidate; from 20% to under 30%, a maximum of two (02) candidates may be nominated; from 30% to under 40%, a maximum of three (03) candidates may be nominated; from 40% to under 50%, a maximum of four (04) candidates may be nominated; from 50% to under 60%, a maximum of five (05) candidates may be nominated; from 60% to under 70%, a maximum of six (06) candidates may be nominated; from 70% to under 80%, a maximum of seven (07) candidates may be nominated; over 80%, a maximum of eight (08) candidates may be nominated</p>	<p>Clauses 2, Article 274 Decree 155/2020/NĐ-CP</p>
<p>Article 30. Meetings of Board of Directors</p>	<p>Article 30. Meetings of Board of Directors</p>	

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<p>12. Decisions and Resolutions of The Board of Directors shall be passed and issued on the basis of the consent of 2/3 of members of the Board of Directors present (more than fifty (50) per cent). Where the number of votes for and against are equal, then the vote of the Chairman of the Board of Directors shall be the deciding vote.</p>	<p>12. Decisions and Resolutions of The Board of Directors shall be passed and issued on the basis of the consent of the majority of members of the Board of Directors present (more than fifty (50) per cent). Where the number of votes for and against are equal, then the vote of the Chairman of the Board of Directors shall be the deciding vote.</p>	<p>Clauses 12, Article 157 of the Law on Enterprise</p>
<p>Article 33. Appointment, removal, duties and powers of the General Director</p>	<p>Article 33. Appointment, removal, duties and powers of the General Director <i>(Supplement)</i></p> <p>6. The General Director appoints other management positions including, but not limited to, the title of Executive Manager of the Prize-winning Electronic Gaming Club for Foreigners</p> <p>7. Rights and Duties of the Manager of the Prize-winning Electronic Game Club for Foreigners</p> <ol style="list-style-type: none"> a. Managing and operating clubs; supervising operations, and ensuring stable machine performance; b. Recruiting, training, and managing personnel. Resolving internal issues and conflicts between employees and customers; c. Customer care. d. Comply with regulations and legal requirements, ensuring the Club operates in compliance with relevant laws and regulations. 	

<p>Article 36. Nomination and Self-Nomination Members of Board of Supervisor</p> <p>3. The shareholders may aggregate the votes of each of them to nominate candidates to the Board of Supervisors. A shareholder or a group of shareholders holding from 5% to less than 10% of the total number of voting shares shall be entitled to nominate one (1) candidate; from twenty (10) per cent to less than thirty (30) per cent to nominate up to two (2) candidates; from thirty (30) per cent to less than forty (40) per cent to nominate up to three (3) candidates; from forty (40) per cent to less than fifty (50) per cent to nominate up to four (4) candidates; and from fifty (50) per cent to less than sixty (60) per cent to nominate up to five (5) candidates.</p>	<p>Điều 36. Nomination and Self-Nomination for Members of Board of Supervisor</p> <p>3. The shareholders may aggregate the votes of each of them to nominate candidates to the Board of Supervisors. A shareholder or a group of shareholders holding from 10% to less than 20% of the total number of voting shares shall be entitled to nominate one (1) candidate; from twenty (20) per cent to less than thirty (30) per cent to nominate up to two (2) candidates; from thirty (30) per cent to less than forty (40) per cent to nominate up to three (3) candidates; from forty (40) per cent to less than fifty (50) per cent to nominate up to four (4) candidates; and from fifty (50) per cent to less than sixty (60) per cent to nominate up to five (5) candidates.</p>	<p>Clauses 1, Article 285 Decree 155/2020/NĐ-CP</p>
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The Board of Directors respectfully submits to the Annual General Meeting of Shareholders for consideration and approval of supplement the contents of the Company's Organization and Operation Charter. These provisions shall be incorporated into the Charter upon approval by the General Meeting of Shareholders.

Best Regards.



ON BEHALF OF BOD
CHAIRMAN


NGUYỄN MÃNH



No: 06/TT-ĐTKDN-HĐQT

Hochiminh City, April 06th, 2026**PROPOSAL*****Re: Plan of the issuance for shares to pay dividend******To: The Annual General Meeting of Shareholders***

- Pursuant to the Enterprise Law No. 59/2020/QH14;
- Pursuant to the Securities Law No. 54/2019/QH14;
- Pursuant to Decree No. 155/2020/NĐ-CP detailing the implementation of a Number Articles of the Securities Law passed on December 31, 2020;
- Pursuant to the Charter of Investment and Trading of Real Estate Co.,
- Pursuant to the audited 2025 financial statements.

The Board of Directors of Investment and Trading of real estate JSC (“INTRESCO”) hereby submits to the 2026 Annual General Meeting of Shareholders (“AGM”) for consideration and approval of Plan of the issuance for shares to pay dividend with the following contents:

1. Share insurance plan

- Stock Name : Share of Investment and Trading of real estate JSC
- Ticker symbol : ITC
- Type of Share : Ordinary Shares
- Per value : VND 10,000/ share
- Total Charter Capital to Dec 31, 2025: VND 963,754,090,000
- Total Issued Shares : 96,375,409 Shares
- Outstanding Shares : 95,935,049 Shares
- Treasury Shares : 440,360 Shares
- Estimated number of Shares to be issued: 5,756,102 Shares.
- Total value of Shares to be issued at Par Value: VND 57,561,020,000.
- issuance Ratio: 6%, (A Shareholder holding 100 shares on the shareholder record date is entitled to the right of receiving 06 new shares)
- Eligible Participants: Existing Shareholders whose names are on the shareholder list on the final registration date for the shareholder list to exercise the right to receive stock dividends, provided by the Vietnam Securities Depository and Clearing Corporaion (VSDC) as regulated
- Issuance Capital Source: The amount of VND 57,561,020,000 is sourced from the accumulated undistributed after-tax profits as of December 31, 2025, according to the audited 2025 financial statements of the company.
- Rounding Principles and Processing with arising odd share: Share issued to pay dividends to existing shareholders will be rounded down to the unit digit. Odd shares (if any) will be cancelled.

For example: on the shareholder record date for exercising the right to receive stock

dividends, shareholder Nguyễn Văn A owns 585 shares. Shareholder A will be entitled to receive the number of newly issued shares for dividends, which is $585 \times 6\% = 35,1$ shares, round down to 35 shares. The odd 0.1 share will be cancelled.

- Issuance time: Within 6 months from the closing date of the 2026 Annual General Meeting of Shareholders.

2. Listing and depository registration for all additional issued shares

All additionally issued shares will be registered for additional listing to the Ho Chi Minh City Stock Exchange (HOSE) and for supplementary depository to the Vietnam Securities Depository and Clearing Corporation (VSDC) upon completion of the issuance.

3. Authorization for the Board of Directors

The 2026 Annual General Meeting of Shareholders authorizes the BOD to decide on the contents, works, and issues related to the implement of share issuance plan to pay dividends from the accumulated undistributed after-tax profits as of December 31, 2025 to increase charter capital, including but not limited to the following works:

- Selecting the issuance time, preparing and completing the dossier for issuing shares to pay dividends to submit to the State Securities Commission (SSC) and provide explanations to the SSC (if any);
- Supplementing or amending the issuance plan as required by the State Securities Commission or for the purpose of complying with relevant legal regulations (if any);
- Selecting an appropriate time to finalize the date of exercising rights and other relevant timeline related to the implementation of share issuance.
- Deciding and organizing the implementation of procedures to change the business registration contents (adjusting the charter capital, the number of outstanding shares and other related contents) at the competent State authorities upon completion of the issuance.
- Amend the provisions relating to charter capital, number of shares in the Company's Charter after the completion of the share issuance according to the issuance results.
- Carrying out the necessary procedures to adjust the registered securities quantity information according to the number of shares issued at the Securities Depository and Clearing Corporation and registering for additional listing of all newly issued shares at the Ho Chi Minh City Stock Exchange.
- Deciding on all other related issues arising during the implementation of the share issuance to pay dividends, ensuring the interests of shareholders, the Company and complying with the provisions of law.

Best Regards.

ON BEHALF OF BOD
CHAIRMAN
CÔNG TY CỔ PHẦN
ĐẦU TƯ - KINH DOANH
NHÀ
QUẬN 1 - T.P. HỒ CHÍ MINH

NGUYỄN MÃNH

**INTRESCO****CÔNG TY CỔ PHẦN ĐẦU TƯ - KINH DOANH NHÀ**
INVESTMENT AND TRADING OF REAL ESTATE JSC

18 Nguyễn Bình Khiêm, P. Tân Định, TP. HCM. ĐT: 38230256 - Fax: 38293764 - www.intresco.com.vn

Số: 07/TT-ĐTKDN-HĐQT

Tp. Hồ Chí Minh, ngày 06 tháng 04 năm 2026

Dự thảo/Drafft

TỜ TRÌNH/ PROPOSAL*V/v: Bầu cử thành viên HĐQT và BKS Công ty nhiệm kỳ VI (2026 – 2031)**Re: Election of members of BOD & SB term VI (2026 – 2031)****Kính trình: Đại hội đồng cổ đông - Công ty Cổ phần Đầu tư – Kinh doanh nhà******Respectfully To: The Annual General Meeting of Shareholders***

- Căn cứ Luật Doanh nghiệp số 59/2020/QH14 ngày 17 tháng 06 năm 2020/ Pursuant to the Enterprise Law No. 59/2020/QH14 dated June 17, 2020;
- Căn cứ Nghị định 155/2020/NĐ-CP ngày 31/12/2020 của Chính phủ quy định chi tiết thi hành một số điều của Luật Chứng khoán/ Pursuant to Decree No. 155/2020/NĐ-CP detailing the implementation of a Number Articles of the Securities Law passed on December 31, 2020;
- Căn cứ Điều lệ Công ty cổ phần Đầu tư – Kinh doanh nhà/ Pursuant to the Charter of Investment and Trading of Real Estate Co.,

Hội đồng quản trị (“HĐQT”) & Ban kiểm soát (“BKS”) nhiệm kỳ V (2021 – 2026) của Công ty CP Đầu tư – Kinh doanh nhà đã kết thúc và tiếp tục hoạt động cho đến khi HĐQT & BKS của nhiệm kỳ mới tiếp quản công việc. Do đó, Công ty sẽ tiến hành bầu HĐQT & BKS nhiệm kỳ VI (2026-2031) tại phiên họp ĐHĐCĐ thường niên 2026.

The Board of Directors (“BOD”) and Supervisory Board (“BOS”) for the term V (2021–2026) of the Investment and Trading Real Estate JSC have terminated and maintain operations until the new BOD and SB officially take over. Accordingly, the Company shall elect the BOD and SB for the term VI (2026-2031) at the 2026 Annual General Meeting of Shareholders.

Hội đồng quản trị kính trình Đại hội đồng cổ đông thông qua *số lượng, danh sách ứng viên và Quy chế bầu cử* thành viên Hội đồng quản trị và Ban kiểm soát nhiệm kỳ VI (2026-2031) của công ty như sau:

The Board of Directors respectfully submits to the AGM for *numbers, list of candidates and Election Regulations* of members of BOD & SB in term VI (2026 – 2031) as following:

**I. DỰ KIẾN SỐ LƯỢNG và DANH SÁCH ỨNG CỬ VIÊN HĐQT & BKS/
PROPOSED NUMBERS & LIST OF CANDIDATES OF BOD AND SB**

1. *Số lượng thành viên HĐQT/*Number of member of BOD

- Số lượng thành viên HĐQT/ Number of member of BOD: 05 (five) người/ people
 - Số lượng ứng viên HĐQT tối đa/ Maximum number of candidates for the BOD: Không hạn chế/ Unlimited
2. *Số lượng thành viên BKS/ Number of member of SB*
- Số lượng thành viên BKS/ Number of member of SB: 03 (three) người/ people
 - Số lượng ứng viên BKS tối đa/ Maximum number of candidates for the SB: Không hạn chế/ Unlimited
3. *Danh sách ứng viên tham gia HĐQT và BKS Công ty nhiệm kỳ VI (2026-2031)/ List of candidates of BOD & SB in term VI (2026 – 2031)*

Căn cứ vào nguyên tắc đề cử, ứng cử và tổng hợp kết quả tiếp nhận hồ sơ ứng viên tham gia ứng cử, đề cử, HĐQT trình Đại hội danh sách các ứng cử viên thành viên HĐQT & BKS nhiệm kỳ VI (2026-2031) như sau:

Based on the principles of nomination and candidacy, and the overall results of receiving applications from candidates, the BOD submits to the GMS the following list of candidates for the BOD and SB for the term VI (2026-2031).

3.1. Danh sách ứng viên tham gia HĐQT/ List of candidates for BOD

STT No	Họ và tên ứng viên Full name of Candidates	Ngày sinh Date of Birth	Chức vụ hiện nay Current Position	Trình độ chuyên môn Qualifications
1				
2				
3				
4				
5				

3.1. Danh sách ứng viên tham gia BKS/ List of candidates for SB

STT No	Họ và tên ứng viên Full name of Candidates	Ngày sinh Date of Birth	Chức vụ hiện nay Current Position	Trình độ chuyên môn Qualifications
1				
2				

II. QUY CHẾ BẦU CỬ/ ELECTION REGULATIONS

Dự thảo Quy chế bầu cử thành viên HĐQT, thành viên BKS nhiệm kỳ VI (2026-2031) gồm có 05 điều. Dự thảo Quy chế bầu cử này được trình bày trước Đại hội đồng cổ đông thường niên năm 2026 Công ty cổ phần Đầu tư - Kinh Doanh nhà.

This Draft of Election Regulations of members of BOD & SB term VI (2026 – 2031) consists of 5 articles. This Draft is presented to the 2026 General Meeting of Shareholders of Investment and Trading of Real Estate JSC.

Trân trọng.

Best Regards.

TM. HỘI ĐỒNG QUẢN TRỊ
CHỦ TỊCH



NGUYỄN MÃNH

**Draft**

ELECTION REGULATIONS

THE MEMBER OF THE BOARD OF DIRECTORS & SUPERVISORY BOARD

FOR THE TERM 2026 - 2031

(Issued with the Resolution of the General Meeting of Shareholders No./2026-NQ.ĐHĐCĐ-ĐTKDN dated)

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- Pursuant to the Enterprise Law No. 59/2020/QH14 dated June 17, 2020 and Law No. 76/2025/QH15 amending and supplementing a number of articles of the Enterprise Law No. 59/2020/QH14;
- Pursuant to the Securities Law No. 54/2019/QH14 dated November 27, 2019 and its guiding documents;
- Pursuant to the current Charter of the Investment and Trading of Real Estate JSC.

The election of members of the Board of Directors (“**BOD**”) and the Supervisory Board (“**SB**”) at the 2026 Annual General Meeting of Shareholders of the Investment and Trading of Real Estate JSC will be conducted according to the following regulations:

Article 1: Criteria for nominees and candidates of BOD and SB

1.1. Criteria for nominees and candidates of BOD

- Not falling under the cases prescribed in Clause 2, Article 17 of the Law on Enterprises;
- Possess professional qualifications and experience in business administration or in the company’s core business sectors;
- A member of the company's BOD may also be a member of the another company’s BOD;
- Meet other standards and conditions as prescribed by relevant laws and the Company's Charter.

1.2. Criteria for nominees and candidates of SB

- Not falling under the cases prescribed in Clause 2, Article 17 of the Law on Enterprises;
- Graduated in Economics, Finance, Auditing, Law, Business Administration, or a major relevant to the Company's core business activities;
- Not a related person of members of the Board of Directors, the General Director, and other managers: wife, husband, father, mother, foster father, foster mother, mother in law, father in law, son, daughter, foster son, foster daughter, son in law, daughter in law, sister, brother, sister in law, brother in law.
- **Not be a manager of the company, and not necessarily be a shareholder or an employee of the company;**
- Meet other standards and conditions as prescribed by relevant laws and the Company's Charter.

Article 2: Right to nominate and stand the members of BOD and SB

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- Shareholders or group of shareholders holding at least 5% of the voting shares may nominate candidates for the BOD and SB.
- A shareholder or group of shareholders holding:
 - ✓ From 5% to less than 10% of the voting shares is entitled to nominate one (01) candidate;
 - ✓ From 10% to less than 30% of the voting shares is entitled to nominate two (02) candidates;
 - ✓ From 30% to less than 40% of the voting shares is entitled to nominate three (03) candidates;
 - ✓ From 40% to less than 50% of the voting shares is entitled to nominate four (04) candidates;
 - ✓ From 50% to less than 60% of the voting shares is entitled to nominate five (05) candidates;
 - ✓ From 60% to less than 70% of the voting shares is entitled to nominate six (06) candidates;
 - ✓ From 70% to less than 80% of the voting shares is entitled to nominate seven (07) candidates;
 - ✓ From 80% to less than 90% of the voting shares is entitled to nominate eight (08) candidates.
- If the number of candidates for the BOD and SB, both through nomination and candidacy, is still insufficient to meet the required number (5 candidates for BOD and 3 candidates for SB), the current Board of Directors may nominate additional candidates or organize nominations according to a procedure stipulated by the Company. The procedures or methods by which the current BOD nominates candidates for the BOD and SB must be clearly announced and approved by the General Meeting of Shareholders.
- Nomination and candidacy dossiers for BOD and SB members must be sent to the company at least 10 days before the opening of the General Meeting of Shareholders, include:
 - Nomination form, Candidate application form (*following the template*);
 - Candidate curriculum vitae (*following the template*);
 - Personal information profile (*following the template*);
 - Certified true copies of candidate's ID card
 - Certified true copies of ID qualifications

Article 3: Election rules at the Meeting

3.1. Ballot paper

- The ballot papers for the BOD and SB are pre-printed with the names of candidates and nominees listed in alphabetical order, with the Company's seal in the left corner of the ballot paper.
- The ballot paper includes the shareholder's name, code and the total number of voting shares held by each shareholder (including the number of shares owned and the number of shares authorized by proxy), multiplied by the number of BOD and SB members to be elected.
- Each shareholder or authorized representative is issued 02 (two) ballots (01 ballot for the Board of Directors and 01 ballot for the Supervisory Board).

3.2. Election Method

- The election of members of the Board of Directors and the Supervisory Board is conducted by secret ballot, using the cumulative voting method, each shareholder/authorized representative has a total number of voting rights corresponding to the total number of shares owned multiplied by the number of elected members of the BOD and SB. Shareholders have the right to allocate all or part of their total votes to one or more candidates.
- Specifically, the cumulative voting method at this Congress is as follows:

Election for member of Board of Directors

Total number of voting rights = Total number of owned shares x 5

Election for member of Supervisory Board

Total number of voting rights = Total number of owned shares x 3

- Shareholders have the right to vote with all or part of their total votes for any candidate; the remaining votes may be left unvoted for any candidate. The total number of votes cast for all candidates combined must not exceed the total number of voting rights indicated in the shareholder information section.

3.3. Number and principles

- The maximum number of elected BOD members: 5 people
- The maximum number of elected SB members: 3 people
- Election principles:
 - Shareholder/ authorized representative
 - Shareholders or authorized representatives attending the Meeting to vote for a candidate should clearly indicate the number of votes corresponding to that candidate's name and fill in on their ballot paper. The total number of voting rights cast for each candidate must be equal to or less than the total number of voting rights held by that shareholder.
 - Shareholders have the right to use all of their voting rights to vote for several candidates, with the vote for each candidate being equal or unequal; or to cast all of their votes for a candidate.
- Invalid ballots are:
 - The ballot papers were not the template issued by the Company; the ballot papers does not have the company's official seal;
 - The number of votes cast exceeded the approved number of members of the BOD (5 members) and the SB (3 members) by the General Meeting;
 - The ballot paper contains a total number of votes exceeding the number of owning and authorized votes.
 - The ballot should have names crossed out and names are not on the list of candidates approved by the Meeting.
 - The ballot paper did not record the number of votes for any particular candidate.
 - The ballot paper was marked “X”

- The voting percentage is calculated based on the total number of voting shares present at the General Meeting

3.4. Conditions for being elected

- The winning candidates are those with the highest number of votes, ranked from top to bottom, until the required number of votes is reached.
- In the case of two or more candidates receive the same number of votes for the final member of the Board of Directors or the Supervisory Board, the candidate who owns more shares will be selected. If the number of holding shares is equal, a second round of voting will be conducted among these candidates to make final decision.

Article 4: Vote counting committee

4.1. Vote counting committee

- The vote counting committee is nominated by the Presidium and approved by the General Meeting of Shareholders. The Vote Counting Committee is responsible for:
 - Introducing ballot papers, distributing ballots, guiding, and answering questions during the election process;
 - Proceed to count the votes;
 - Declare the vote counting results at the General Meeting of Shareholders
- The members of the Vote Counting Committee must not be in the list of nominated or self-nominated candidates.
- The Vote Counting Committee has the authority to establish a supporting team to assist it in fulfilling its duties.

4.2. Casting votes and counting votes

- Before proceeding with voting, the Vote Counting Committee shall inspect the ballot box in the presence of the shareholders;
- Voting begins when the Vote Counting Committee finishes distributing ballots and ends when the last shareholder casts their vote into the ballot box;
- Vote counting shall be conducted immediately after the voting ends;
- The vote count results were documented and announced to the Meeting.

4.3. Vote counting report

- After the vote counting is completed, the Vote Counting Committee shall prepare the vote counting minutes.
- Contents of the vote counting minutes consist of:
 - Date, time and place of preparation of the vote counting minutes;
 - Members of the Vote Counting Committee;
 - Objective and content of the voting;
 - Total number of shareholders and authorized representatives attending the meeting;
 - Total number of voting rights participating in the vote, including valid and invalid votes;
 - Election results (providing details: number of votes for each candidates of BOD and SB;
 - Signatures of the members of the Vote Counting Committee.

- The contents of the vote counting minutes must be announced in the General Meeting of Shareholders and recorded in the Minutes and Resolution of the General Meeting.

Article 5: Implementation provisions

- Presidium at the General Meeting shall preside over the entire election process of members of the Board of Directors and the Supervisory Board; shall be responsible for presenting the list of nominated and self-nominated candidates; shall supervise the voting and vote counting process and resolve any election-related complaints (if any).
- This Draft of Election Regulations is presented to the 2026 General Meeting of Shareholders of Investment and Trading of Real Estate JSC and passed when approved by 51% of the shareholders with voting rights attending the General Meeting.

CONGRESS ORGANIZING COMMITTEE



No: 01/NQ-DHĐCĐ

Hochiminh City, April 28, 2026

Draft

RESOLUTION**2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
OF INVESTMENT AND TRADING OF REAL ESTATE JSC**

- Pursuant to 2020 Law on Enterprises;
- Pursuant to Securities Law No. 54/2019/QH14
- Pursuant to the Charter of Investment and Trading of Real Estate JSC;
- Pursuant to the Minute of 2026 Annual General Meeting of Shareholders of Investment and Trading of Real Estate JSC on April 28, 2026.

HEREBY RESOLVED**Article 1. To approve the report of Board of Director about activities in 2025 and activity plan in 2026**

The 2026 Annual General Meeting of Shareholders approved the Board of Directors' report on the orientation, administration and evaluation of the Company's production and business in 2025 and the direction of operations in 2026 with a voting rate of%.

Article 2. To approve the report of independent Board of Director members

The 2026 Annual General Meeting of Shareholders approved the independent Board of Directors members' report about supervising with a voting rate of%.

Article 3. To approve the report of General Director about Business performance in 2025 and production & business plan in 2026

The 2026 Annual General Meeting of Shareholders approved the Board of Management's report on the results of production and business in 2025 and the production and business plan in 2026 with a voting rate of%.

*** Production and business result in 2025**

- Revenue : 774.55 billion VND – 120.88% of the plan
- Profits after tax : 63.66 billion VND – 176.34% of the plan.

*** Production and business plan in 2026**

- Revenue : 809 billion VND.
- Profits after tax : 64 billion VND.

Article 4. To approve the report of the Board of Supervisors

The 2026 Annual General Meeting of Shareholders approved the report of the Board of Supervisors on inspection and supervision activities in 2025 and direction of activities in 2026 with a voting rate of%.

Article 5. To approve the 2025 audited financial statements

The 2026 Annual General Meeting of Shareholders approved the 2025 audited financial statements with a voting rate of%.

Article 6. To approve the distribution plan of 2025's profit

The profit after tax of 2025 is 49.983.592.997 VND

- *Welfare and Reward Fund for employees (2% profit after tax)* 999.671.860 VND
- *Cash dividend of 4% per share* 38.374.019.600 VND
- *Remaining undistributed profit* 10.609.901.537 VND

The 2026 Annual General Meeting of Shareholders approved the distribution plan of 2025's profit with a voting rate of%.

Article 7. To approve the remuneration for the BOD members and the SB members

1. *Remuneration for the BOD members and the SB members in 2025:*

- The remuneration of the BOD and the SB: 105.000.000 VND per month.

2. *Remuneration payment plan for the BOD members and the SB members in 2026:*

- Proposing remuneration for the BOD and the SB: 105.000.000 VND per month.

The 2026 Annual General Meeting of Shareholders approved the remuneration for the BOD members and the SB members in 2025 and remuneration payment plan for the BOD members and the SB members in 2026 with a voting rate of%.

Article 8. To approve the authorization for the Company's BOD to select an auditing company to audit financial statements in 2026

The 2026 Annual General Meeting of Shareholders approved the authorization for the Company's BOD to select an auditing company according to the following list to audit the 2026 financial statements with a voting rate of%.

1. Ernst & Young Vietnam Co. Ltd
2. PwC Vietnam Co. Ltd
3. Chuan Viet Auditing and Consulting Co. Ltd
4. Southern Accounting & Auditing Financial Consulting Services Co. Ltd

Article 9. To approve revision and supplement the Company's Organization and Operation Charter

The 2026 Annual General Meeting of Shareholders approved the revision and supplement the Company's Organization and Operation Charter with a voting rate of%.

Article 10. Thông qua việc phát hành và phương án phát hành cổ phiếu trả cổ tức

The 2026 Annual General Meeting of Shareholders approved the Plan of issuance for shares to pay dividend from the accumulated undistributed after-tax profits as of December 31, 2025 with a voting rate of%.

Article 11. To approve the Election of members of BOD & SB term VI (2026 – 2031)

The 2026 Annual General Meeting of Shareholders approved the numbers of BOD members and SB members, list of candidates and draft of Regulation of Election term 2026 – 2031 with a voting rate of%.

Article 12. Results of the election of members of the company's Board of Directors for the term 2026 - 2031

The list of candidates elected to the company's Board of Directors for the term 2026-2031 is as follows:

No	FULL NAME	No. of Votes	RATE (%)
1			
2			
3			
4			
5			

Article 13. Results of the election of members of the company's Supervisory Board for the term 2026 - 2031

The list of candidates elected to the company's Supervisory Board for the term 2026-2031 is as follows:

No	FULL NAME	No. of Votes	RATE (%)
1			
2			
3			

Article 14. Implementation Terms

Board of Directors of Investment and Trading of Real Estate JSC is responsible for implementing and supervising this Resolution, ensuring the interests of the Company's shareholders and in accordance with the provisions of law.

This Resolution takes effect from the signing date.

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

CHAIRMAN

Receiving place:

- All shareholders of Intresco;
- As article 14;
- Archive at BOD
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NGUYỄN MÃNH