
No.: 56/CBTT.PVCL.26

Can Tho, March 29th, 2026

INFORMATION DISCLOSURE

To: - *Ho Chi Minh Stock Exchange (HOSE);*
- *The State Securities Commission of Vietnam (SSC);*

- Name of Company: **Cuu Long Petro Urban Development and Investment Corporation**
 - Stock Symbol: CCL
 - Address of headoffice: No.02, Lot KTM 06, Street 6, 5A Urban Area, Phu Loi Ward, Can Tho city;
 - Tel: (0299) 3627999 Fax: (0299) 3627888 Email: pvcl@dothi5a.com
 - Person disclosing information: Mrs Tran Thi Ngoc Hue - Person authorized to disclose information.
- Type of information disclosed: periodic abnormal 24hour request

Content of published information:

Cuu Long Petro Urban Development and Investment Corporation hereby announces the draft documents for the Annual General Meeting of Shareholders 2026.

Attached documents:

- *The draft documents for the Annual General Meeting of Shareholders 2026.*

This information has been published on the Company's website: <http://pvcl.com.vn>.

I commit that the information published above is true and take full responsibility before the law for the content of the information published.

Recipients:

- *As regards;*
- *BOD; Audit Committee; CEO*
- *Archived: Secretary of BOD*

Organization representative Person authorized to disclose information

Sign, write full name and seal



Tran Thi Ngoc Hue

CUU LONG PETRO URBAN DEVELOPMENT AND INVESTMENT CORPORATION

Address: No. 02, Lot KTM 06, Street No. 6, 5A Urban Area,
Phu Loi Ward, Can Tho City.

Phone: (0299) 3627999 - **Email:** pvcl@dothi5a.com - **Web:** pvcl.com.vn

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DOCUMENTS ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

- **Time:** 8:00 a.m.; Friday – April 24th, 2026.
- **Venue:** Hall of Cuu Long Petro Urban Development and Investment Corporation
No. 02, Lot KTM 06, Road No. 6, Urban Area 5A, Phu Loi Ward, Can Tho City





**LIST OF DOCUMENTS
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026**

Status	CONTENT	Note
	A./ REPORT DOCUMENTS	
1.	Meeting Program	<i>Close the document</i>
2.	Working regulations at the Meeting	
3.	Regulations on voting rules	
4.	Board of Directors' report on 2025 activities & 2026 orientation	
5.	Report of the Board of Management on business performance in 2025 and plan for 2026.	
6.	Report of the independent member of the Board of Directors in the Audit Committee on activities, supervision in 2025 and plan for 2026.	
7.	Submission 01: On the approval of the audited Financial Statements for 2025, & Profit distribution in 2025 and plan for 2026.	
8.	Submission 02: On selecting an independent audit tool conduct financial statement audit in 2026.	
9.	Submission 03: Report on remuneration and operating expenses of the Board of Directors and positions under the Board of Directors in 2025 and plan for 2026.	
10.	Submission 04: On the approval of transactions between the Company and related parties of insiders and related persons of insiders in 2026.	
11.	Submission 05: On the plan for issuing shares to pay dividends in 2025.	
12.	Submission 06: Regarding the approval of supplementary and amended content of the Charter Cuu Long Petro Urban Development and Investment Corporation.	
13.	Draft Minutes and Resolutions of the 2026 Annual General Meeting of Shareholders	
	B/. VOTING DOCUMENTS	
	<p>01 vote ballot (pink): use general vote to pass the following issues:</p> <ol style="list-style-type: none"> 1. Approval of the working composition at the Congress: Presidium, Secretariat, Vote Counting Committee; 2. Approve the Meeting Agenda, Working Regulations, and Voting Rules at the 2026 Annual General Meeting of Shareholders; 3. Through Reports: <ol style="list-style-type: none"> 3.1 <i>Report of the Board of Directors on the results of operations in 2025 and the direction of operations in 2026;</i> 3.2 <i>Report of the Company's Board of Directors on business performance in 2025 and plan for 2026;</i> 	<i>Voting ballot</i>



CUU LONG PETRO URBAN DEVELOPMENT AND INVESTMENT CORPORATION

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	<p>3.3 Report of the independent member of the Board of Directors in the Audit Committee on the results of operations and supervision in 2025 and the plan for 2026;</p> <p>4. Approve the content of the Draft Minutes and Resolution of the 2026 Annual General Meeting of Shareholders.</p>	
	05 Voting cards (white):	
1.	Voting card No. 01: vote to approve Submission 01 on the approval of the audited Financial Statements for 2025, & Profit distribution in 2026 and plan for 2026	
2.	Voting card No. 02: vote to approve Submission 02 on selecting an independent audit tool conduct financial statement audit in 2026.	
3.	Voting card No. 03: vote to approve Submission 03 report on remuneration and operating expenses of the Board of Directors and positions under the Board of Directors in 2025 and plan for 2026.	
4.	Voting card No. 04: vote to approve Submission 04 on the approval of transactions between the Company and related parties of insiders and related persons of insiders in 2026.	
5.	Voting card No. 05: vote to approve Submission No. 05 regarding the plan for issuing shares to pay dividends in 2025.	
6.	Voting card No. 06: vote to approve Submission 06 Regarding the approval of supplementary and amended content of the Charter Cuu Long Petro Urban Development and Investment Corporation.	
	01 vote Ask a question at the 2026 Annual General Meeting of Shareholders Used for shareholders to ask questions to the Board of Directors.	

MEETING ORGANIZING COMMITTEE



PROGRAMME

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

- **Time:** 8:00 a.m.; Friday – April 24th, 2026.
- **Venue:** Hall of Cuu Long Petro Urban Development and Investment Corporation
No. 02, Lot KTM 06, Road No. 6, Urban Area 5A, Phu Loi Ward, Can Tho City
- **Programme:**

Time	CONTENT
	A. OPENING PROCEDURES
07:30 - 07:50	- Welcome delegates & shareholders; - Check the qualifications of shareholders/authorized persons attending the meeting and distribute documents.
07:50 - 08:00	- Art performance, Organizational stability; Flag salute opening ceremony
	- Audit Committee: Report on the results of the audit of shareholders' qualifications to attend the 2026 Annual General Meeting of Shareholders ⇒ Qualified to hold the 2026 Annual General Meeting of Shareholders.
08:00 - 08:30	- The Organizing Committee introduces the delegates attending the 2026 Annual General Meeting of Shareholders;
	- The meeting organizing committee introduces the working members of the meeting to the General Meeting of Shareholders: + Approve the composition of the Presidium and the Meeting Chairman; + Approve the composition of the Vote Counting Committee of the 2026 General Meeting of Shareholders; + Approve the composition of the Secretariat of the 2026 Annual General Meeting of Shareholders;
	=> Shareholders vote to approve by voting ballot (pink)
	- The chairman of the meeting delivered the opening speech at the 2026 Annual General Meeting of Shareholders.
08:30 - 08:55	- Approval of the Program; Working regulations at the 2026 Annual General Meeting of Shareholders and voting rules
	=> Shareholders vote to approve by voting ballot (pink)
09:00 - 11:00	B. APPROVAL OF ACTIVITY REPORTS AND SHAREHOLDERS' DISCUSSION AND VOTING DOCUMENTS
I	Through the Board of Directors' Report, the Executive Board's Report & the Independent Board Member's Report in the Audit Committee:
	1. Approval of the Board of Directors' Operational Report for 2025 & Orientation for 2026
	=> Shareholders discuss and vote to approve by Voting ballot (pink)
	2. Approval of the Executive Board's Report on 2025 Business Performance Results and 2026 Plan
	=> Shareholders discuss and vote to approve by Voting ballot (pink)



CUU LONG PETRO URBAN DEVELOPMENT AND INVESTMENT CORPORATION

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	3. Approval of the Report of the independent member of the Board of Directors in the Audit Committee on the results of operations, supervision in 2025 and the plan for 2026 <i>=> Shareholders discuss and vote to approve by Voting ballot (pink)</i>
	Delegates take a 15-minute break and have a Tea Break.
II	Approval of the contents of the Reports before the 2026 Annual General Meeting of Shareholders:
1	Submission 01: On the approval of the audited Financial Statements for 2025, & Profit distribution in 2025 and plan for 2026. <i>Shareholders discuss and vote by Voting card number 01</i>
2	Submission 02: On selecting an independent audit tool conduct financial statement audit in 2026. <i>Shareholders discuss and vote by Voting card number 02</i>
3	Submission 03: Report on remuneration and operating expenses of the Board of Directors and positions under the Board of Directors in 2025 and plan for 2026. <i>Shareholders discuss and vote by Voting card number 03</i>
4	Submission 04: On the approval of transactions between the Company and related parties of insiders and related persons of insiders in 2026 <i>Shareholders discuss and vote by Voting card number 04</i>
5	Submission 05: the plan to issue shares to pay dividends in 2025. <i>Shareholders discuss and vote by Voting card number 05</i>
5	Submission 06: Regarding the approval of supplementary and amended content of the Charter Cuu Long Petro Urban Development and Investment Corporation. <i>Shareholders discuss and vote by Voting card number 06</i>
6	The Annual General Meeting of Shareholders unanimously authorized the Board of Directors to implement the contents presented before the meeting and unanimously approved by the 2026 Annual General Meeting of Shareholders. <i>=> Shareholders vote to approve by voting ballot (pink)</i>
7	- The Secretariat approved the Minutes of the 2026 Annual General Meeting of Shareholders; - The Presidium approved the Resolution of the 2026 Annual General Meeting of Shareholders; <i>=> Shareholders vote to approve by voting ballot (pink)</i>
8	- The Secretariat approved the Minutes of the 2026 Annual General Meeting of Shareholders (<i>continued</i>)
9	- Chairman of the Board of Directors delivered a closing speech at the 2026 Annual General Meeting of Shareholders Closing ceremony of the meeting.

MEETING ORGANIZING COMMITTEE



WORKING REGULATIONS
AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
CUU LONG PETRO URBAN DEVELOPMENT AND INVESTMENT CORPORATION

Respectfully submit to: Annual General Meeting of Shareholders 2026
Cuu Long Petro Urban Development and Investment Corporation.

I. TARGET :

The 2026 Annual General Meeting of Shareholders of Cuu Long Petro Urban Development and Investment Corporation is held on the principles of openness, fairness and democracy to

- ❖ *Approval of the Board of Directors' Report on 2025 activities and 2026 orientation;*
- ❖ *Approval of the Executive Board's Report on the summary of production and business activities in 2025 and the Plan for 2026;*
- ❖ *Approval of the Report of the independent member of the Board of Directors in the Audit Committee on activities and supervision in 2025 and the Plan for 2026;*
- ❖ *Submission 01 about Audited financial statements for 2025 & Profit distribution plan for 2025 and plan for 2026;*
- ❖ *Submission 02 on selecting the Auditing Unit for the 2026 Financial Statements;*
- ❖ *Submission 03 on remuneration payment to the Board of Directors in 2025 and Payment plan for 2026;*
- ❖ *Submission 04 on approving transactions between the Company and related parties of insiders and related parties of insiders in 2026;*
- ❖ *Submission 05 on the Plan for Issuing Shares to Pay Dividends in 2025;*
- ❖ *Submission 06 on approval of the supplementary content to amend the Charter of Cuu Long Petro Urban Development and Investment Corporation.*

II. PARTICIPATION FORMAT

Shareholders can attend and exercise their voting rights at the General Meeting in the following ways: in person, online, or by valid proxy.

1. Online participation: Shareholders will be provided with a link and electronic voting code before the opening day.

2. Attend in person: Shareholders/Authorized representatives register at the reception desk to receive the document set and one voting ballot, six voting cards.

3. Authorization: Shareholders have the right to authorize a representative to attend and vote on matters at the General Meeting within their authority. The authorized representative may not re-authorize a third party in any form.

The authorization must be in writing using the form provided by the Organizing Committee and signed by the shareholder. If the shareholder is an organization, the authorization must be signed by the legal representative and stamped with the organization's seal as required to confirm its validity.

III. ORDER AT THE CONFERENCE

Shareholders/representatives attending must dress appropriately, be seated in their assigned seats, and maintain order throughout the General Meeting. Smoking is prohibited, mobile phones must be on silent mode, and recording or live streaming is not allowed without permission from the Organizing Committee to ensure privacy and confidentiality of company information.



IV. VOTING TO PASS THE DOCUMENTS OF THE CONGRESS:

1. Voting principles :

- The General Meeting applies two parallel voting methods (in-person and electronic) to ensure accuracy, transparency, and convenience for participating shareholders. Issues on the General Meeting agenda are voted on publicly based on the number of shares owned and/or represented.
- Each shareholder/representative is issued one valid voting ballot, clearly stating the shareholder code, the number of shares entitled to vote, and bearing the Company's seal.

2. Voting Method:

a) Voting by Raising a Voting ballot (pink):

Applicable to procedural matters and reports; shareholders vote by raising a slip or electronically to approve the program, regulations, personnel, reports, minutes, and resolutions of the General Meeting.

b) Voting by Voting Card (white):

Applicable to proposals requiring detailed counting; shareholders/representatives select "Agree/Disagree/No Opinion" on the voting card or through the electronic voting system.

3. Summary and Announcement of Voting Results:

The results are compiled from both in-person and electronic voting, conducted by the Vote Counting Committee, confirmed by the Presidium, and constitute the official results of the Meeting.

V. RESPONSIBILITIES OF EACH DEPARTMENT:

1. Presidium: To conduct the Congress in accordance with the approved program and regulations; to guide discussions, gather opinions, and vote on agenda items. To consider, decide on, and handle issues arising throughout the Meeting.

2. General Meeting Secretariat: Record fully and accurately the proceedings of the General Meeting and the contents approved or still under consideration by shareholders. Prepare the meeting minutes and draft the General Meeting Resolution for approval.

3. The Congress Vote Counting Committee: Counts, compiles, and announces the voting results (both in person and electronically); forwards them to the Secretariat for updating; reviews and reports any violations or related complaints. The voting results compiled and announced by the Vote Counting Committee and confirmed by the Presidium are the official results of the Meeting.

This regulation takes effect immediately upon its adoption by the General Assembly.

**ON BEHALF OF BOARD OF DIRECTORS
CHAIRMAN**

Recipients:

- General Meeting of Shareholders;
- BOD, Audit Committee, BOM;
- Archived: secretaries.



Nguyen Trieu Dong
Nguyen Trieu Dong



REGULATIONS ON VOTING FORMALITIES
THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
CUU LONG PETRO URBAN DEVELOPMENT AND INVESTMENT CORPORATION

- Pursuant to the Enterprise Law No. 59/2020/QH14 effective from January 1st, 2021;
- Pursuant to the Charter of Cuu Long Petro Urban Development and Investment Corporation

Approving the voting regulations at the Annual General Meeting of Shareholders of Cuu Long Petro Urban Development and Investment Corporation in 2026 as follows:

ARTICLE 1: GENERAL PRINCIPLES

Voting on the agenda items at the Congress is conducted publicly and directly under the chairmanship of the Chairperson, using only voting slips/cards issued by the Organizing Committee (OC) or the electronic voting system provided by the OC.

Approval rate:

- Ordinary resolutions: passed when more than 50% of the total votes of shareholders present at the meeting approve them.
- Important resolutions (according to Clause 3, Article 21 of the Company Charter) concerning amendments and supplements to the Charter; reorganization and dissolution of the Company; investment or sale of assets worth 35% or more of total assets are passed when 65% of the total votes of shareholders present at the meeting approve them.

ARTICLE 2: VOTING FORMS AND PROCEDURES

1. For shareholders participating online (Electronic voting):

- Shareholders access the link provided by the Organizing Committee, verify their identity, and vote directly on the system (Google Form authentication or specialized software).
- The electronic voting results are compiled by the technical department and transferred to the Vote Counting Committee to be added to the results of the in-person voting in the meeting hall.

2. For shareholders attending in person at the meeting hall:

Upon registration, each shareholder/authorized representative will be issued one set of documents including: 1 Voting Ballot (pink) and 6 Voting Cards (white).

- **Voting Ballot:** Used to vote on general matters (General Meeting Agenda, Working Regulations, Reports of the Board of Directors, Executive Board, Independent Board Members). Method: Publicly raising ballots before the General Meeting for the vote counting committee to quickly record the percentage.
- **Voting Cards:** Shareholders vote by marking their choice box on each card and submitting it to the Organizing Committee for counting. Specifically, there are 6 cards with the following content:
 - + Card No. 01: Approval of the audited financial statements for 2025; Profit Distribution Plan for 2025 and Plan for 2026.



- + Card No. 02: Approval of the selection of the Auditing Firm for the 2026 Financial Statements.
- + Card No. 03: on Report on remuneration payment to the Board of Directors in 2025 and Remuneration payment plan in 2026;
- + Card No. 04: on the approval of transactions between the Company and related parties of insiders and related parties of insiders in 2026.
- + Card No. 05: Approval of the plan to issue shares to pay dividends in 2025.
- + Card No. 06: Approval of amendments and additions to the Company Charter.

ARTICLE 3: REGULATIONS REGARDING THE VALIDITY OF VOTING BALLOT/CARDS.

Voting cards are considered invalid if they violate any of the following conditions:

1. The ballot/voting card is not the form issued by the Organizing Committee.
2. No selection boxes are marked, or more than two selection boxes are marked for the same content.
3. The card is erased, altered, has strange symbols added, is torn, or has missing verification information.

ARTICLE 4: COMPILATION AND PUBLICATION OF RESULTS

- The vote counting committee is responsible for compiling the results (both in-person and online) honestly and objectively. The voting results are determined by summing up all valid votes cast by shareholders attending the General Meeting, including those cast in person and online, after excluding invalid votes as per regulations.
- The head of the vote counting committee will announce the results of the vote count immediately at the General Assembly. Any questions regarding the results will be considered and decided by the Chairman at the meeting.
- After the meeting concludes, all ballots/voting cards must be stored together with the minutes of the General Assembly as per regulations.

These principles and rules for voting and vote counting take effect immediately upon approval by the General Assembly.

Respectfully submit to congress for vote./.

Can Tho, April 24th, 2026
**VOTE COUNTING COMMITTEE
PREFECT**

Recipients:

- *General Meeting of Shareholders;*
- *BOD, Audit Committee, BOM;*
- *Archived: secretaries.*



No: 01/BC.HĐQT.PVCL.26

Can Tho, April 24th, 2026

REPORT
ACTIVITIES OF THE BOARD OF DIRECTORS
(Year 2025)

Respectfully submit to: Annual General Meeting of Shareholders 2026
Cuu Long Petro Urban Development and Investment Corporation.

The Board of Directors of Cuu Long Petro Urban Development and Investment Corporation would like to report to the General Meeting of Shareholders on the Board of Directors' performance in 2025 and the operating direction in 2026 as follows:

I. Activities of the General Meeting of Shareholders

Information on meetings and Resolutions/Decisions of the 2025 General Meeting of Shareholders (including Resolutions of the General Meeting of Shareholders adopted in the form of written opinions):

Status	Resolution Number /Decision	Day	Content
1.	01/NQ.ĐHĐCĐ/PVCL.25	April 26 th , 2025	Resolution of the 2025 Annual General Meeting of Shareholders.
2.	01/BB.ĐHĐCĐ/PVCL.25	April 26 th , 2025	Minutes of the 2025 Annual General Meeting of Shareholders

II. Board of Directors Activities:

1. Information about Board of Directors members :

a. Board of Directors (BOD):

No.	Board Member	Position	Date of starting/cease being a member of the BOD/ Independent BOD	
			Date of appointment	Dismissal Date
1.	Nguyen Trieu Dong	Chairman of the Board	April 18 th , 2022	
2.	Duong The Nghiem	Member of BOD and General Director	April 18 th , 2022	
3.	Truong Truc Linh	Member of BOD	April 18 th , 2022	
4.	Le Phuoc Sang	Independent Member's BOD	April 18 th , 2022	
5.	Pham Tan Khoa	Independent Member's BOD	April 18 th , 2022	

b. Subcommittees under the Board of Directors :

The Company's current organizational model is applied according to Point b, Clause 1, Article 137 of the Enterprise Law 2020 with the Audit Committee under the Board of



Directors, with 02 main members being independent members of the Board of Directors taking on the role of the Audit Committee.

The current Audit Committee members include 02 people:

No.	Member of the Audit Committee	Position	Take charge
1	Le Phuoc Sang	Independent Board Member	Chairman of the Audit Committee
2	Pham Tan Khoa	Independent Board Member	Member of the Audit Committee

2. Board of Directors Meetings:

No.	Board Member	Number of Board of Directors meetings attended	Proportion attend meeting	Reason for not attending the meeting
1.	Nguyen Trieu Dong	7/7	100%	
2.	Duong The Nghiem	7/7	100%	
3.	Truong Truc Linh	7/7	100%	
4.	Le Phuoc Sang	7/7	100%	
5.	Pham Tan Khoa	7/7	100%	

In 2025, the Board of Directors of Cuu Long Petro Urban Development and Investment Corporation convened 7 meetings to unanimously approve the following specific contents:

- January 17th, 2025: The Board of Directors met to approve the report on production and business activities, the management situation in 2024, and the operational plan for 2025;
- February 3rd, 2025: The Board of Directors met to unanimously approve the convening of the 2025 Annual General Meeting of Shareholders;
- April 21st, 2025: The Board of Directors held its regular Q2/2025 meeting to approve the Q1/2025 operating results and review the Q2/2025 plan;
- June 5th, 2025: The Board of Directors met to agree on the selection of an auditor for the interim financial statements ending June 30th, 2025, and the 2025 annual financial statements ending December 31st, 2025;
- June 30th, 2025: The Board of Directors met to agree on the decision to reappoint Mr. Duong The Nghiem as General Director of Cuu Long Petro Urban Development and Investment Corporation for a term from July 1st, 2025, to April 6th, 2027;
- July 22nd, 2025: The Board of Directors held its regular Q3/2025 meeting to approve the Q2/2025 operating results and review and assess the difficulties to develop Q3/2025 plan;
- October 28th, 2025: The Board of Directors will hold its regular Q4/2025 meeting to approve the Q3/2025 operating results and review the Q4/2025 plan.



3. Supervisory activities of the Board of Directors over the Board of General Directors:

The Board of Directors regularly supervises the implementation of tasks assigned by the Board of Directors to the Board of Directors, directs and orients the development of the company. Closely inspects the activities of the Board of Directors in the following tasks:

- **For business activities, striving to achieve the 2024 plan targets with The results are as follows:**

Target	Plan year 2025 (VND)	Perform year 2025 (VND)	Compared to plan
1. Total Revenue	360.000.000.000	311.446.379.575	86,51%
2. Total profit before tax	62.500.000.000	36.103.614.750	57,77%
3. Corporate income tax expense	12.500.000.000	7.694.412.041	61,56%
4. Profit after tax	50.000.000.000	28.409.202.709	56,82%
5. Profit after tax/Revenue ratio	14%	9,12%	65,15%

❖ Company Activities in 2025

- Sales Activities:

In 2025, the Management Board implemented 4 sales programs, including a special event celebrating the company's 18th anniversary with many incentives such as discounts, long-term payment options, and interest rate support. The launch event attracted more than 100 customers, partners, and shareholders interested in the project, creating appeal for the products, but the total revenue did not meet the plan, reaching 311,44 billion VND, equivalent to 86,51% of plan (360 billion VND), mainly due to the impact of the 2023 Real Estate Business Law and the requirement to complete 100% of the technical and social infrastructure before being eligible for business.

- Service Activities:

Besides construction and sales, the company focuses on leasing showroom space, parking lots, and other service areas in the 5A Urban Area, mainly in the KTM10 showroom rows, food court, and sports area, serving the entertainment and living needs of residents, while enhancing the project's utility value.

The company successfully organized the annual Spring Flower Market festival of Soc Trang city, attracting a large number of visitors. In addition, the Management Board coordinated the organization of 4 regional trade fairs and OCOP product exhibitions in Can Tho city, along with a sound and light show event with more than 20 participating units, aiming to create a highlight to attract customers to the 5A Urban Area.

At the same time, in coordination with the Soc Trang City Labor Federation, the company organized the opening of a Karaoke singing competition for workers, civil servants, and employees from administrative agencies and businesses, both promoting the project and seeking potential customers.



- Main construction activities in 2025:

+ Completion of technical infrastructure: Focusing on Sub-projects 2 and 3 of Urban Area 5A to address existing issues and meet business conditions.

+ Planning adjustments: The GD-02 educational land area has been adjusted, increasing the building height by one floor as required for the construction of FPT Soc Trang School (primary, secondary, and high school). The overall planning adjustment dossier will continue to be processed in 2025.

+ Construction of new terraced houses:

Including mid-range products such as single-story houses, single-story houses with mezzanines, and two-story houses, including the following rows: O-LK72, O-LK73 (1 ground floor, 1 mezzanine) on Street No.6; O-LK46 (single-story houses) on Street D16; O-LK63 (including 1 ground floor, 2 upper floors on Street 16 and 1 ground floor, 1 upper floor on Street No. 17), O-LK64 (including 1 ground floor, 2 upper floors on Street 16 and 1 ground floor, 1 upper floor on Street No. 17), O-LK65 (single-story houses) on Street D17, O-LK66 (including 1 ground floor, 1 upper floor on Street D13 and single-story houses on Street D17).

+ Investment in the construction of the Sports Center at the TDDT-01 land area; currently, the water surface area for the water golf model has been completed. The project continues with the construction of building B, expected to be completed in August 2026, and building A, scheduled for completion in August 2027.

4. Activities of the Audit Committee under the Board of Directors:

4.1. Individual Assessment Reports from Each Independent Member of the Board of Directors:

a. Mr. Le Phuoc Sang – Independent Member of the Board of Directors, Chairman of the Audit Committee:

In 2025, the Board of Directors' governance was conducted transparently, with clear plans and in compliance with the law and the company's charter. The Audit Committee supervised all Board of Directors meetings, confirmed that the financial statements were prepared in accordance with Vietnamese accounting standards, and truthfully reflected the financial situation and business performance. The Audit Committee highly appreciated the Board of Directors' implementation of measures to improve governance capacity, transparency in transactions with related parties, and minimize legal and financial risks.

b. Mr. Pham Tan Khoa – Independent Member of the Board of Directors, Member of the Audit Committee:

The Audit Committee supervised the activities of the Board of Directors and the General Director's Office, assessed transactions, remuneration payments, and basic financial policies implemented in accordance with the Shareholders' General Meeting Resolution. The Supervisory Committee found that the company has a solid financial foundation and the ability to implement projects on schedule, but needs to strengthen risk management, increase transparency of information, and optimize business performance in the coming years



4.2. General Supervisory Activities of the Audit Committee over the BOD

- Based on the content presented by the Board of Directors to the 2025 Annual General Meeting of Shareholders, the Audit Committee, with its two independent members, has fully performed its supervisory and advisory role over the activities of the Board of Directors and the Executive Board, complying with the regulations of the 2020 Enterprise Law, the Company Charter, and the Operating Regulations of the Audit Committee. Specifically, the supervisory tasks include:

+ Fully participating in all Board of Directors and Audit Committee meetings, reviewing and evaluating submissions related to the 2025 financial statements and related-party transactions, profit distribution plans, and the 2026 business plan;

+ Amendments and additions to the Company Charter; Decisions on investment and sale of assets valued at 35% or more of total assets. Ensure that the company's financial statements, investment decisions, and business operations comply with Vietnamese accounting standards, legal regulations, and guidelines of the Ministry of Finance (Circular 200/2014/TT-BTC).

+ Advise and supervise the selection of an independent auditing firm for the financial statements.

➤ **General assessment of the Audit Committee:**

The Audit Committee acknowledges that the Board of Directors has performed its governance role well, and the independent members have effectively exercised their supervisory functions, contributing to increased transparency, compliance with the law, and protection of shareholder rights. The Audit Committee recommends maintaining regular supervision, strengthening financial reporting, risk management, and ensuring that transactions, investments, and financial activities are transparent, efficient, and consistent with PVCL Company's long-term development strategy.

4.3. Report on Remuneration of the Board of Directors, Audit Committee and other member in 2025:

The Board of Directors for the 2022-2027 term currently has 5 members, including 2 independent members. The members of the Board of Directors perform their duties with a high sense of responsibility, strategic vision, and timely decision-making for the best interests of the Company and its shareholders.

In 2025, the Company paid remuneration to the members of the Board of Directors and the Audit Committee, specifically as follows:

▪ **Board of Directors' Remuneration**

Time	Board of Directors	2025 remuneration (VND)
a. Board of Directors		
Salary from 01/01/2025 – 31/12/2025	01 Chairman + 04 Members	1.080.000.000
Bonus 2025	01 Chairman + 04 Members	90.000.000
Total Board Remuneration		1.170.000.000



b. Other members of the Board of Directors (<i>Secretary, Authorized person to disclose information</i>)		
Salary from 01/01/2025 – 31/12/2025	01 staff	120.000.000
Bonus 2025	01 staff	10.000.000
Total other remuneration		130.000.000
Total (a) + (b)		1.300.000.000

The total amount of remuneration paid by the Company to the members of the Board of Directors is 1.170.000.000 VND and to other members under the Board of Directors is 130.000.000. The total remuneration paid in 2025 to the Board of Directors and its members is **1.300.000.000 VND** (*One billion three hundred million VND*).

- **Audit Committee Remuneration:**

Time	Audit Committee	2025 remuneration (VND)
Salary from 01/01/2025 – 31/12/2025	02 Members	264.000.000
Bonus 2025	02 Members	22.000.000
Total		286.000.000

The total amount of remuneration paid by the Company to the members of the Audit Committee in 2025 is **286.000.000 VND** (*Two hundred and eighty-six million VND*).

4.4. Supervisory activities of the Audit Committee towards the Management Board:

- In 2025, the Audit Committee found that the Company's Management Board proactively and actively implemented the production and business plan despite the difficult economic situation, especially in the real estate business sector, with the following results:

+ The company's revenue reached VND 311.45 billion, equivalent to 86.5% of the plan, a slight decrease of approximately 13.5% compared to the forecast. Pre-tax and after-tax profits decreased more sharply, reaching only about 57-58% of the plan, due to a 18% increase in the cost of goods sold and high financial expenses, resulting in a net profit margin of 9.1% compared to the planned 14%.

+ Net profit after tax in 2025 was VND 28 billion, achieving 56% of the plan. The Audit Committee also noted that the Management Board closely followed the resolutions of the Board of Directors and the resolutions of the General Meeting of Shareholders.

- **The Management of Board remuneration in 2025:**

The total amount the Company paid in remuneration to the Company's Executive Board in 2025 was **1.365.797.694 VND** (*One billion, three hundred sixty-five million, seven hundred ninety-seven thousand, six hundred ninety-four VND*), specifically as follows:



Time	Board of Directors	2025 remuneration (VND)
Salary from 01/01/2025 – 31/12/2025	03 Board of Directors members + 01 Chief Accountant	1.277.797.694
Bonus 2025	03 Board of Directors members + 01 Chief Accountant	88.000.000
Total		1.365.797.694

4.5. Coordination of activities between the Audit Committee and the activities of the Board of Directors, the Board of Management and other management staff:

In 2025, the Audit Committee will closely coordinate with the Board of Directors and the Board of Management to control all production and business activities as well as disclose information in accordance with regulations on information disclosure activities of listed companies on the stock market. In addition to regular tasks as prescribed, the Audit Committee will also perform tasks as required by the Management Board when internal control is required.

5. Resolutions/Decisions of the Board of Directors (2025 Report):

Status	Resolution Number/ Decision	Day	Content of Resolution/Decision	Proportion through
1.	01/BB.HDQT/PVCL.25	January 17 th , 2025	Minutes of the BOD meeting regarding the approval of the 2024 Corporate Governance Report of the BOD and the results of the 2024 business performance report and the 2025 plan of the Management Board.	100%
2.	01/NQ.HDQT/PVCL.25	January 17 th , 2025	Resolution of the BOD meeting regarding the approval of the 2024 Corporate Governance Report of the BOD and the results of the 2024 business performance report and the 2025 plan of the Management Board.	100%
3.	02/BB.HDQT/PVCL.25	February 02 nd , 2025	Minutes of the Board of Directors meeting on convening the 2025 Annual General Meeting of Shareholders	100%



CUU LONG PETRO URBAN DEVELOPMENT AND INVESTMENT CORPORATION

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4.	02/NQ.HDQT/PVCL.25	February 03 rd , 2025	Resolution of the Board of Directors on convening the 2025 Annual General Meeting of Shareholders	100%
5.	03/BB-HDQT/PVCL.25	April 21 st , 2025	Minutes of the Board of Directors meeting regarding the regular meeting for Q2/2025 to approve the operating results of Q1/2025 and review the plan for Q2/2025.	100%
6.	03/NQ.HDQT/PVCL.25	April 21 st , 2025	Resolution of the Board of Directors meeting regarding the regular meeting for Q2/2025 to approve the operating results of Q1/2025 and review the plan for Q2/2025.	100%
7.	01/QĐ.HDQT.25	April 26 th , 2025	Board of Directors' decision on the establishment of a Committee to verify the eligibility of shareholders to attend the 2025 Annual General Meeting.	
8.	02/QĐ.HDQT.25	April 26 th , 2025	Board of Directors' Decision on the Issuance of the Operating Regulations of the Board of Directors of PVCL	
9.	04/BB.HDQT.PVCL.25	June 5 th , 2025	Minutes of the Board of Directors meeting regarding the selection of an auditor for the interim financial statements ending June 30 th , 2025 and the 2025 annual financial statements ending December 31 st , 2025.	100%
10.	04/NQ.HDQT/PVCL.25	June 5 th , 2025	Resolution of the Board of Directors meeting regarding the selection of an auditor for the interim financial statements ending June 30 th , 2025 and the 2025 annual financial statements ending December 31 st , 2025	100%



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11.	05/BB-HDQT/PVCL.25	June 30 th , 2025	Minutes of the Board of Directors meeting approved the review of the reappointment of Mr. Duong The Nghiem to the position of General Director of the company, as the term of his appointment as General Director has expired.	100%
12.	05/NQ.HDQT.PVCL.25	June 30 th , 2025	Decision of the Board of Directors meeting approved the review of the reappointment of Mr. Duong The Nghiem to the position of General Director of the company, as the term of his appointment as General Director has expired.	100%
13.	03/QD.HDQT.25	June 30 th , 2025	Board of Directors' decision to reappoint Mr. Duong The Nghiem as General Director of Cuu Long Petro Urban Development And Investment Corporation for a term from July 1 st , 2025 to April 6 th , 2027.	
14.	06/BB.HDQT.PVCL.25	July 22 nd , 2025	Minutes of the Board of Directors meeting regarding the approval of the Q2/2025 operating results and the review of the Q3/2025 plan.	100%
15.	06/NQ.HDQT.PVCL.25	July 22 nd , 2025	Resolution of the Board of Directors meeting regarding the approval of the Q2/2025 operating results and the review of the Q3/2025 plan	100%
16.	07/BB.HDQT.PVCL.25	October 28 th , 2025	Minutes of the Board of Directors meeting regarding the approval of the Q3/2025 operating results and the review of the Q4/2025 plan.	100%



17.	07/NQ.HDQT.PVCL.25	October 28 th , 2025	Resolution of the Board of Directors meeting regarding the approval of the Q3/2025 operating results and the review of the Q4/2025 plan.	100%
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6. Corporate governance training :

In 2025, the Company focused on ensuring that members of the Board of Directors, Audit Committee, General Management Board, Board Secretary, and Chief Accountant fully participated in training programs and seminars to enhance their management capabilities, comply with legal regulations, and stay updated on modern management trends. Specifically:

- February 27th, 2025: Three representatives will attend the online seminar “Forum for an Innovative Annual General Meeting” organized by the State Securities Commission (SSC) in collaboration with the Vietnam Institute of Directors (VIOD), to prepare for the 2025 Annual General Meeting.
- May 14th, 2025: Three representatives will attend the online forum “Climate Change Governance: Strategies, Commitments and Actions of Enterprises” organized by VIOD in collaboration with IFC and the Ho Chi Minh City Green Business Association (HGBA), aiming to enhance sustainable development governance capacity.
- May 18th, 2025: Three representatives from the Board of Directors will attend the national conference in person to implement Resolutions No. 66-NQ/TW and 68-NQ/TW of the Politburo.
- May 29th, 2025: Send two representatives (members of the Board of Directors and the General Director) to attend the seminar “Corporate Financial Management for Sustainable Business Development” organized by the Soc Trang Provincial Business Association.
- June 3rd, 2025: Send 3 representatives to attend the online seminar on Resolution 68-NQ/TW organized by VIOD, analyzing opportunities for listed companies and public companies.
- June 20th, 2025: Send 4 representatives to attend the online conference on “Compliance with securities laws and notes on errors in preparing financial statements” organized by the State Securities Commission in coordination with the Ministry of Finance and VACPA.
- June 26th, 2025: Send 3 representatives to attend the in-person program on international integration and a seminar on corporate risk management organized by the Soc Trang Provincial Business Association.
- July 30th, 2025: Send 4 representatives to attend the online program updating Decree 181/2025/ND-CP and Circular 69/2025/TT-BTC guiding the Value Added Tax Law.
- July 31st, 2025: Three representatives attended the online workshop “Guidelines for ESG Disclosure in the Real Estate and Construction Industry”.
- October 19th, 2025: Nine personnel participated in the real estate brokerage certification exam; they passed and were awarded certificates as per regulations.
- In addition, the Company also sent its information disclosure officers to attend ESG information disclosure training programs organized by the State Securities Commission



in collaboration with international organizations; participated in specialized seminars on public company securities offerings and issuances; organized/participated in training courses on tax settlement, corporate income tax, personal income tax for 2025 and updated tax policies for 2026; and received training on the new corporate accounting system according to Circular 99/2025/TT-BTC (effective from January 1st, 2026).

=> **Overall assessment:** Training activities in 2025 were fully implemented, closely adhering to legal requirements and practical business operations, contributing to improved management capacity, enhanced compliance, information transparency, and the Company's sustainable development orientation.

III. Plans and orientations of the Board of Directors in 2026

1. Plan requirements in 2026:

2026 is identified as a year requiring the company to accelerate and make breakthroughs, creating a foundation for a stable and sustainable development phase. The Board of Directors requests the Board of Management to focus on managing operations according to the following directions:

1. Financial Objectives for 2026:

❖ **Total revenue:** 300 billion VND

Of which:

- **Real estate:** playing the main role in revenue and profit;

- **Construction materials:** creating a stable cash flow;

- **Construction:** gradually increasing the proportion and improving construction capacity.

❖ **Net profit after tax:** VND 30 billion

❖ **Net profit after tax/Revenue ratio:** 10%

2. Dynamic Development Orientation

- Focusing on developing night-time services and the economy along routes 5 and 6 of Urban Area 5A will be the main growth axis to facilitate the business of Shophouse products along route 6 of the project;
- Optimizing resources, enhancing high-energy training and digitalizing technology in business to improve capital efficiency;
- Proactively seizing opportunities from the recovery of the real estate market; Building an ecosystem of amenities and commercial services linked to the orientation of modern urban development. Strengthening the search for partners to exploit social infrastructure such as medical land, shopping centers, supermarkets, etc.

3. Investment and Construction Guidance

- The Board of Directors requests the Board of Management to focus on understanding customer and market needs to develop diverse products that are relevant to the local reality;
- Prioritize the development of low-rise housing products in the current phase, including the terraced house series O-LK46, O-LK63, O-LK64, O-LK65, O-LK66, O-LK72, O-LK73 to enhance sales potential, increase liquidity, recover capital quickly, and meet actual housing needs;
- Promote sales activities linked to the development of the commercial route along Road No.6 with the night food street and entertainment services along the canal. Human resources will be used to boost the value of the shophouse series O-LK79, O-LK80.
- Complete the adjustment of the overall planning for the Project in Q2/2026, providing a basis for finalizing the legal framework, ensuring full compliance with business



conditions as stipulated, and facilitating business development and attracting investment in undeveloped social infrastructure items such as medical facilities, commercial centers, supermarkets, etc.

4. Requirements for Management and Operations:

- **Strengthen cost control and financial efficiency:** Implement strict management of cost of goods sold, operating expenses, and financial expenses; optimize resource utilization to improve business efficiency and cash flow.
- **Improve internal control and risk management systems:** Review and standardize control processes; proactively identify, assess, and control legal, market, and financial risks.
- **Enhance the quality of management reporting and information transparency:** Standardize the periodic reporting system; ensure the provision of complete and timely information to support the Board of Directors' management and oversight.
- **Develop human resources and corporate culture:** Enhance the capacity of management and professional staff; build a corporate culture that is transparent, professional, and efficient, linked to responsibility and work performance.

The above is the complete report of the Board of Directors on the results of operations in 2025 and the direction of operations in 2026. Respectfully submitted to the Annual General Meeting of Shareholders in 2026.

Best regards!

Recipients:

- CCL General Meeting of Shareholders;
- BOD, Audit Committee, BOM;
- Archived: secretaries.

**ON BEHALF OF BOARD OF DIRECTORS
CHAIRMAN**



Nguyen Trieu Dong



No: 02/BC.HĐQT.PVCL.26

Can Tho, April 24th, 2026

REPORT
PRODUCTION AND BUSINESS PERFORMANCE IN 2025
AND OPERATIONAL PLAN FOR 2026

Respectfully submit to: Annual General Meeting of Shareholders 2026
Cuu Long Petro Urban Development and Investment Corporation.

The year 2025 also witnessed some objective difficulties from the market. The adjustment of administrative boundaries, whereby the project area previously located in Ward 4, Soc Trang City, is now in Phu Loi Ward, Can Tho City, impacted the psychology and demand of the real estate market. Many investors and customers became more cautious in their transaction decisions, waiting for the stability of the management system and the new urban development orientation. This affected market liquidity and product sales progress, causing the Company's 2025 business plan to fall short of expectations.

The PVCL company's management board reports on the challenges and achievements of PVCL in 2025 and proposes the following plan for 2026:

1. Report on business performance in 2025:

❖ **Status of implementation compared to the plan:**

Target	Plan 2025 <i>(billion VND)</i>	Perform 2025 <i>(billion VND)</i>	Performance rate compared to plan (%)
1. Total Revenue	360	311,45	86,51%
2. Total profit before tax	62,50	36,10	57,76%
3. Corporate income tax expense	12,50	7,69	61,52%
4. Net profit after corporate income tax	50	28,41	56,82%
5. Net Profit Margin / Revenue	14%	9,12%	65,14%

❖ **Results for 2025 compared to 2024:**

Target	2024 <i>(billion VND)</i>	2025 <i>(billion VND)</i>	Ratio 2025 to 2024
1. Revenue from sales and services	306,85	311,44	101,50%
2. Total accounting profit before tax	53,51	36,10	67,46%
3. Corporate income tax expense	11,14	7,69	69,03%
4. Net profit after corporate income tax	42,36	28,41	67,07%



❖ **Overall assessment of results in 2025:**

Sales revenue and service provision in 2025 reached 311,44 billion VND, a slight increase compared to 306,85 billion VND in the previous year, showing that the company still maintains its ability to generate revenue in a challenging market. However, after-tax profit reached 28,41 billion VND, a decrease compared to 42,36 billion VND in 2024, mainly due to:

The high cost of goods sold in 2025 led to a sharp decrease in gross profit to 75,62 billion VND, compared to 105,65 billion VND in 2024. The main reason was the increase in material costs and infrastructure completion due to the requirements of the 2023 Real Estate Business Law, directly impacting the gross profit margin. As a result, net profit reached 38,47 billion VND, down from 56,58 billion VND in 2024, mainly due to the decrease in gross profit.

Overall, despite market challenges and new legal requirements leading to increased selling expenses, PVCL maintained slight revenue growth, effectively controlled selling expenses and administrative costs, ensuring stable profits and a solid financial foundation for its 2026 plan.

2. Organization and personnel

2.1. Board of Directors:

No.	Board Member	Position	Date of commencement/cessation of membership on the Board of Directors / independent Board member	
			Appointment date	Dismissal date
1.	Mr. Nguyen Trieu Dong	Chairman of the Board	April 18 th , 2022	
2.	Mr. Duong The Nghiem	Board of Directors, General Director	April 18 th , 2022	
3.	Mr. Truong Truc Linh	Board of Directors	April 18 th , 2022	
4.	Mr. Le Phuoc Sang	Independent Board of Directors	April 18 th , 2022	
5.	Mr. Pham Tan Khoa	Independent Board of Directors	April 18 th , 2022	

The current Board of Directors consists of 5 members for the 2022-2027 term, including independent members Mr. Le Phuoc Sang and Mr. Pham Tan Khoa, who is a member of the Audit Committee.

Regarding the personnel supporting the Board of Directors, the current positions include the Board Secretary, the Head of Corporate Governance, etc.



2.2. Audit Committee:

Based on the provisions of the 2020 Enterprise Law and Decree 155/2020/ND-CP, the current Audit Committee consists of two independent members of the Board of Directors:

No.	Full name	Position	The start date is audit committee member	Note
1	Mr. Le Phuoc Sang	Chairman of the Audit Committee	April 18 th , 2022	
2	Mr. Pham Tan Khoa	Member of Audit Committee	April 18 th , 2022	

2.3. Board of Directors and Chief Accountant:

No.	Full Name	Position	The start date is member Executive Board	Note
1	Duong The Nghiem	General Director	July 1 st , 2020	
2	Nguyen Kim Hong Dao	Deputy General Manager	July 1 st , 2024	
3	Dang Van Ut Anh	Deputy General Manager	July st , 2020	
4	Bui Thi Kim Ngan	Chief Accountant	April 1st, 2014	

2.4. Number and structure of the workforce:

- ❖ **Total workforce** take into account As of December 31st, 2025, the number of employees will be 72, including 12 female staff members.
- ❖ **Labor structure by professional qualifications:**
 - **Highly skilled workforce** (University and postgraduate): 27 employees, accounting for 37,50%
 - **Group of workers with average qualifications** (College, vocational school): 5 employees, accounting for 6,94%
 - **Skilled workers** (Technical College graduates, unskilled laborers): 30 employees, accounting for 31,67%
 - **Seasonal workers:** 10 employees, accounting for 13,89%

3. Report on the project investment results in 2025:

3.1. Technical infrastructure:

In 2025, the technical infrastructure of Urban Area 5A was implemented synchronously, achieving many outstanding results as follows:

- ❖ **Roads:**
 - The main roads on the North bank have been 100% paved, ensuring smooth traffic flow and aesthetic appeal.



- Secondary roads and alleys such as O-LK59, O-LK63, O-LK65, O-LK69, and O-LK71 are still under construction, including asphalt paving, curb installation, and sidewalk construction.
- Construction of the 0x4 crushed stone access road in 2025 reached 21.041,3 m², bringing the cumulative volume to 55.853,43 m², ensuring a stable roadbed before asphalt paving.

❖ **Drainage system:**

- Installation of surface drainage pipes totaled 30.959,11m and wastewater drainage pipes totaled 13.575,07m.
- Surface water drainage manholes (174 pcs) and wastewater drainage manholes (83 pcs) have been installed, basically completing the drainage system.
- The domestic water supply system and low-voltage power lines have been partially installed (4.509m and 509m), ready to connect to the new housing areas.

❖ **Other supporting facilities:**

- Construction of a 2,636m embankment along the Nhan Luc canal is underway to prevent erosion and ensure safety in the surrounding area.
- Installation of boundary fences and wastewater drainage channels totaling 512m, bringing the cumulative total to 2.060m.
- A total of 111 streetlights have been installed to ensure adequate nighttime lighting and enhance traffic safety in the urban area.

3.2. Housing Construction:

In 2025, the project completed the construction of new homes and handed them over to customers with the following results:

❖ **Townhouses and villas:**

- Sixty-eight units have been completed, bringing the total number of units under construction to 1.599 house by 2025.
- Terraced houses (1 ground floor, 1 ground floor and 1 upper floor, 1 ground floor and 2 upper floors): progress is stable; semi-detached and detached villas are being completed on schedule.

❖ **Resettlement housing and self-built housing:**

- Seven resettlement houses (one ground floor and one ground floor with an upper floor) were completed this year.
- 28 houses (1 ground floor and 1 upper floor) have been completed by individual households, bringing the cumulative total to 213 completed houses, demonstrating that the project allows residents to proactively build according to their needs.

3.3 Monitoring activities:

- Supervising the construction of the following building blocks: O-LK79, O-LK80, O-LK57, O-LK58, O-LK72, O-LK73, O-LK46, O-LK63, O-LK64, O-LK65, O-LK66.
- Maintenance work on unoccupied houses is carried out, ensuring the aesthetics and overall quality of the urban area.
- Surveying and marking land boundaries, handing over land to residents for self-construction and commercial plots are carried out seriously and managed strictly.
- Project infrastructure monitoring and landscape maintenance:



- + Supervision of the embankment of the Human Resources Canal; CVCX-21; Squares, landscaped areas, and green parks are regularly maintained and their progress is closely monitored.
- + 142 trees were planted along the sidewalks, and 2.143 saplings were planted. The cumulative area of park greenery and lawns will reach 22.421 m² by the end of 2025.
- + The maintenance of the green spaces and landscaping is progressing steadily, but improvements are needed in parks and lawns to enhance the overall aesthetics of the urban area.

3.4. Engineering design – project planning:

- Prepare construction drawings and cost estimates for the following rows: O-LK46, O-LK63, O-LK64, O-LK66, O-LK84, O-LK86, C.TM-07, and the wastewater drainage system O-LK82.
- Regarding project planning adjustments: In Q1/2025, the local adjustment of the GD-02 educational land area was completed to meet the usage requirements of FPT Inter-level School. The overall project planning adjustment documents are being finalized in Q2/2026 to meet long-term development needs.

Comment: Investment progress Key projects related to roads, technical infrastructure, housing, and public works have all been implemented according to plan.

Supervision, maintenance, and construction management ensure the quality of construction and the aesthetics of the urban area. Some landscape and auxiliary works that are not yet completed (park trees, lawns, some small alleys) will be prioritized for implementation in the following year after the overall planning adjustments are finalized.

3.5 Sales results for the 5A urban area project in 2025

No.	Product	Sold in 2025 (units/plots)	Cumulative figures as of December 31, 2025 (units/plots)
1	Single-story townhouse	-	342
2	Terraced house with 1 ground floor and 1 upper floor.	11	514
3	Townhouse with 1 ground floor and 2 upper floors	21	267
4	Villa	-	30
5	Concrete foundation	-	204
6	Isolated concrete foundation	6	98
7	Resettlement land	-	315
8	Linked foundation	-	768
9	Investment project foundation...	1	2
	Total	39	2.540



- In 2025, the company sold 39 products, bringing the cumulative total for the entire project to 2.540 products. Revenue from real estate alone reached approximately 216 billion VND, equivalent to 76% of the plan, with sales primarily in the ready-built townhouse segment and a portion of villa plots.
- The 2025 results did not meet the plan, mainly due to the difficulties in the real estate market and the failure of purchasing power to recover. However, the company still maintained sales activities, ensured cash flow, and gradually improved the product absorption rate, creating a foundation for growth in 2026.

3.6. Regarding the application for resettlement and commercial housing ownership certificates.

- In 2025, land/house ownership certificates were processed for 48 cases. As of December 31st, 2025, 2.455 out of 2.540 sold properties had been completed, achieving a rate of over 97%. The remaining cases where ownership certificates have not yet been issued are mainly due to customers not yet meeting their contractual payment deadlines.
- The high rate of land title issuance demonstrates the project's legal compliance, transparency, and reliability, contributing to strengthening the company's reputation in the market and facilitating future business operations.

4. Shareholder structure, changes in owner's investment capital

a) Shares:

- Total number of shares:	59.581.418 shares
- Type of shares outstanding:	common stock
- Number of freely transferable shares:	59.581.415 shares
- Number of unlisted shares:	3 shares
- Treasury stock:	0 shares

b) Shareholder structure:

The shareholder structure of C Cuu Long Petro Urban Development and Investment Corporation is summarized according to shareholder groups as of March 13rd, 2026, as follows:

Ingredient	Number of shares owned	Value (VND)	% of charter capital	Number of shareholders	Shareholder structure	
					Individual	Organization
1. Domestic	58.588.183	585.881.830.000	98,33%	5.064	5.057	7
Major shareholders (holding $\geq 5\%$ of voting shares)	14.428.234	144.282.340.000	24,22%	2	2	0
Shareholders holding between 1% and $\leq 5\%$ of the shares have voting rights.	11.251.452	112.514.520.000	18,88%	11	11	0
Shareholders holding less than 1% of the voting shares	32.908.497	329.084.970.000	55,23%	5.051	5.044	7



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2. Foreign countries	993.235	9.932.350.000	1,67%	44	34	10
Major shareholders (holding $\geq 5\%$ of voting shares)	0	0	0	0	0	0
Shareholders holding between 1% and $\leq 5\%$ of the shares have voting rights.	0	0	0	0	0	0
Shareholders holding less than 1% of the voting shares	993.235	9.932.350.000	1,67%	44	34	10
3. Total	59.581.418	595.814.180.000	100,00%	5.108	5.091	17

c) List of major shareholders holding more than 5% of the share capital as of March 13rd, 2026:

No.	Shareholder Name	Citizen Identification Number	Address	Share own	Percentage of charter capital (%)
1	Nguyen Trieu Dong	094060004341	Area 5A, Phu Loi Ward, Can Tho City	10.662.400	17,90%
2	Duong The Nghiem	094059007776	Area 5A, Phu Loi Ward, Can Tho City	3.765.834	6,32%
	Total			14.428.234	24,22%

d) Treasury stock transactions: *Are not.*

5. Report on the company's environmental and social impacts.

5.1. Raw Material Management:

In 2025, the total amount of main construction materials used by the Company included: 8.525 m³ of fill sand, 4.195 m³ of construction sand, 16.248 m³ of 0x4 stone, 905 m³ of 1x2 stone, 237.400 bags of cement, 621.609 kg of iron, 1.251.150 hollow bricks (size 9), 882.100 solid bricks (size 9), and 2.566 m³ of ready-mix concrete. The volume used was heavily concentrated in foundation and structural materials such as stone, cement, and iron, while maintaining a significant amount in plastering and finishing materials such as bricks and construction sand, in line with the actual construction progress of the projects during the year.

5.2. Energy consumption:

In 2025, the company's total energy consumption is expected to increase slightly compared to 2024, reflecting the increased demand for production and construction activities. Specifically, 14.250 liters of fuel oil (FO), 8.232 liters of gasoline, and 390.388 kWh of electricity will be consumed, reflecting the increased operational and construction needs of the project in line with infrastructure investment progress during the year.



5.3. Water consumption:

Water supply and water usage for business activities during the year: Primarily using water supplied by the water treatment plant for construction purposes, the usage in 2025 is 3.227m³ an increase compared to the usage in 2024 of 1.940 m³.

5.4. Compliance with environmental protection laws:

- a) Number of times penalized for violations of environmental laws and regulations: *None*
- b) Total amount of fines for violations due to non-compliance with environmental laws and regulations: *None*.

5.5. Policies related to workers

a) Number of workers, average wage for workers.

Number of employees as of December 31st, 2025: 72 employees, including seasonal workers. Average guaranteed income: 7,5 million VND/person/month.

b) Policies aimed at ensuring occupational health, welfare, and safety.

❖ Implement policies and regulations for workers.

The company fully complies with all legal regulations regarding employee benefits, including wages, social insurance, health insurance, unemployment insurance, leave, and related rights. In 2025, the company did not have any cases of female employees taking maternity leave.

❖ Welfare and care activities

The Company's Trade Union regularly organizes activities to care for the lives of employees, such as visiting them when they are sick, providing support when they face difficulties, attending funerals of deceased relatives, organizing birthday celebrations for members, and holding gatherings on holidays such as March 8th and October 20th. In 2025, the Union provided visits and support to union members, contributing to timely encouragement and sharing with employees. A total of 247.300.000 VND was spent on activities to care for, protect, and train union members and employees; and 42.900.000 VND was spent on union member outreach and employee awards.

❖ Training and professional development activities in 2025

In 2025, the Company will focus on enhancing the management and professional capabilities of its leadership team, managers, and employees by sending members of the Board of Directors, Audit Committee, General Director's Office, Board Secretary, Chief Accountant, and information disclosure officers to participate in training programs, seminars, and professional workshops.

Training content focuses on corporate governance, information disclosure, corporate financial management, risk management, sustainable development, securities law compliance, tax policies, and corporate accounting systems. Simultaneously, the company participates in specialized seminars related to private sector economic development, climate change management, guidance on ESG information disclosure for the real estate and construction industry, as well as programs updating on new tax policies and accounting regulations.

In addition, the company also focuses on professional training for personnel working in the real estate sector. In 2025, the company sent 9 personnel to participate in the real estate brokerage certification exam organized by the competent authority and they were granted professional certificates as prescribed.



Through training and development activities in 2025, the professional competence, management skills, and level of legal compliance of the Company's management staff and employees will continue to be enhanced, contributing to increased operational efficiency and sustainable development of the enterprise.

5.6. Reporting on responsibilities towards the local community.

❖ Community activities:

PVCL actively participates in local movements such as “Green - Clean – Beautiful” and “All citizens protect national security”; at the same time, it promotes and raises awareness about occupational safety, environmental protection, and sustainable urban development.

❖ Social welfare:

In 2025, the company donated 100 gift packages to disadvantaged families and contributed to the "Tet for the Poor" Fund, providing practical support to the local community.

❖ Urban security and safety:

PVCL collaborates with the authorities to strengthen security and order; invests in fire prevention and fighting equipment and implements safety measures in residential areas.

❖ Green spaces:

Focus on developing green spaces and landscaping; renovate the Nhan Luc canal system in combination with green areas, contributing to improving the living environment and enhancing urban quality in a sustainable manner.

PART 2

PLAN OF ACTIVITIES FOR 2026

I. Business plan for 2026:

Based on the business results of 2025, the economic situation, and the direction of the Board of Directors, the Board of Management sets the following targets for 2026:

- **Revenue:** 300 billion VND
- **Net profit after tax:** 30 billion VND

This objective is based on maximizing the utilization of existing resources, responding to economic challenges, and promoting project development.

II. Implementation Solutions

1. Finance and Business

- Strengthen business strategy and sales policies; develop online channels and a local consulting team. Conduct market research and design new products that meet customer needs.
- Promote the project through cultural events and trade fairs to enhance brand value.
- Exploiting the service of leasing and transferring commercial and service areas (KTM-01, KTM-02, C-TM01, C-TM07, YT-01).
- Seeking medium and long-term financing; partnering with banks to support homebuyers with flexible payment options.
- Increase labor productivity to ensure the achievement of revenue and profit targets.

2. Investment and construction

- Complete the project's technical infrastructure to meet the conditions for real estate business.



- Intensify efforts to find partners to develop the remaining components next to TDTT-01 sports complex and GD-02 multi-level school, including the hospital land, commercial center, and supermarket area.
- New product development: a series of houses with 1 ground floor and 2 upper floors, and 1 ground floor and 1 upper floor (O-LK84, O-LK86) and products O-LK63, O-LK64, O-LK65, O-LK66.

3. Management

- Improve management capabilities, recruit high-quality personnel, and increase accountability for departments and individuals.
- Adjust salary, bonus, and benefits policies to align with production and business tasks.
- Monitor monthly/quarterly plans; focus resources on completing technical infrastructure.
- Complete the adjustment of the project's master plan to finalize 100% of the technical infrastructure and ensure the project's development objectives are met.

With the above solutions, along with the close guidance of the Board of Directors, the trust and support of shareholders, the backing of the local community, and the sense of responsibility of the entire staff, the company's management expects to achieve its business plan objectives and promote the development of the PVCL project in 2026.

GENERAL DIRECTOR

Recipients:

- CCL General Meeting of Shareholders;
- BOD, Audit Committee, General Director;
- Archived: secretaries.



Duong The Nghiem
Duong The Nghiem



No.: 01/UBKT.PVCL. 26

Can Tho , April 24th, 2026

**REPORT ON THE ACTIVITIES OF INDEPENDENT MEMBERS
OF THE BOARD OF DIRECTORS
IN THE AUDIT COMMITTEE 2025**

**Respectfully submit to: Annual General Meeting of Shareholders 2026
Cuu Long Petro Urban Development and Investment Corporation.**

The Audit Committee respectfully submits to the Annual General Meeting of Shareholders 2026 the report on the performance of the Independent Board Member in the Audit Committee in 2025 and the plan for 2026 as follows:

I. Activities of independent board members in the Supervisory Committee:

1. Personnel structure:

The Inspection Committee is directly under the Board of Directors according to Point b, Clause 1, Article 137 of the 2020 Enterprise Law. The term 2022–2027 consists of two independent members of the Board of Directors: Mr. Le Phuoc Sang – Chairman of the Inspection Committee and Mr. Pham Tan Khoa – Member of the Inspection Committee. All members meet the legal requirements.

2. Principles and tasks:

- The Supervisory Committee operates independently, objectively, transparently, and protects the interests of shareholders.
- Main responsibilities: Monitoring compliance with laws, regulations, and internal rules; assessing the integrity of financial reports. Reviewing internal controls, risk management, and related-party transactions. Recommending the selection and supervision of independent auditing firms.

3. Activities in 2025:

- In 2025, the Inspection Committee held 4 meetings, with a 100% attendance rate.
- Main responsibilities: Audit Committee planning, quarterly/semi-annual/annual financial reports, internal control review, advising the Board of Directors on risk management and strategy. Members attend all Board of Directors meetings and effectively perform their independent oversight role.

4. Remuneration and operating expenses:

The Inspection Committee in 2025 will operate effectively, ensuring independence, transparency, and fully fulfilling its supervisory duties as prescribed. The total remuneration paid to the two members of the Inspection Committee in 2025 is 286.000.000 VND.

5. Results of monitoring key activities

In 2025, the company maintained stable revenue and safe operations, despite the challenging real estate market. Profits decreased due to increased cost of goods sold, narrowing profit margins and reflecting less than optimal business performance.

The basic internal control and risk management systems are maintained, but cost control and investment efficiency need to be strengthened. Independent audits are conducted in accordance with regulations, ensuring the transparency and integrity of financial reports.



Transactions with related parties were conducted fully and transparently, without any violations or conflicts of interest. The Audit Committee assessed the Company as stable and transparent and recommended further improvements in cost management, optimization of cost of goods sold, and refinement of internal controls to enhance business efficiency.

II./ REPORT BY INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS IN THE AUDIT COMMITTEE:

1. Overall performance of the Independent Board Member

In 2025, the independent members of the Board of Directors in the Audit Committee fully performed their roles and responsibilities as stipulated, were provided with complete information, attended Board of Directors and Audit Committee meetings, assessed financial and business performance reports, and monitored the implementation of resolutions of the General Meeting of Shareholders and the Board of Directors; no violations were recorded or requests for extraordinary audits were made by shareholders.

2. Activity Report of Each Independent Member

2.1. Mr. Le Phuoc Sang – Chairman of the Audit Committee

- Managing the Audit Committee, organizing regular and extraordinary meetings.
- Oversee the preparation and publication of financial statements, and act as the liaison with independent auditors.
- Review the internal control system, risk management, and related transactions.
- Participate in board meetings and provide independent input on strategy, finance, and investment.

Assessment: Successfully fulfilled the role of Chairman of the Inspection Committee, ensuring independence and objectivity in supervision.

2.2. Mr. Pham Tan Khoa – Member of the Audit Committee

- Attend all meetings of the Audit Committee and the Board of Directors, study the documents, and contribute your opinions.
- Review financial statements, oversee independent audits, and monitor internal control systems.
- Provide feedback on risk management, investment efficiency, and cost control.

Assessment: Fully fulfilled responsibilities and made positive contributions to the company's financial management and oversight.

3. Performance evaluation of the Board of Directors:

The Board of Directors for the 2022–2027 term consists of 5 members, including 2 independent members, ensuring compliance with the law and enhancing governance transparency. In 2025, the Board of Directors successfully fulfilled its role in providing direction and oversight, issuing timely resolutions and policies appropriate to the challenging real estate market context.

Strategic directions and business plans are implemented synchronously, helping the company maintain its revenue scale and operational stability. The Board of Directors also strengthens supervision and directs the General Management Board to control costs, manage cash flow, and handle arising issues.

4. Performance evaluation of the Board of Directors :

The Board of Directors consists of 3 members (1 General Director, 2 Deputy General Directors), ensuring a stable management structure appropriate to the company's size.



By 2025, The Board of Directors holds regular monthly meetings to assess the business performance and implement appropriate operational solutions in line with actual developments and the directives of the Board of Directors. They strictly adhere to the resolutions and business plans approved by the General Meeting of Shareholders and the Board of Directors, and comply with the functions and duties as stipulated in the Company's Charter.

In 2025, despite achieving only 86,51% of revenue and 56,82% of after-tax profit targets, the Board of Directors strived to maintain revenue growth, stabilize operations, and control financial risks. Management and operations were conducted in accordance with regulations, with no violations or conflicts of interest recorded.

5. Coordination of activities between the Inspection Committee and the Board of Directors, the General Management Board, and other management personnel:

In 2025, the Audit Committee will maintain close coordination with the Board of Directors, the General Management Board, and relevant departments to monitor and control the Company's operations. The Audit Committee will have full and timely access to relevant information and documents, ensuring independence and objectivity in the performance of its duties.

Issues that arise are promptly discussed and addressed between the Internal Control Committee, the Board of Directors, and the General Management Board, contributing to improved internal control, risk management, and overall operational quality.

III. ACTION PLAN OF THE AUDIT COMMITTEE FOR 2026

In 2026, the Audit Committee will continue to play its role as an independent supervisory body under the Board of Directors, fully performing its functions in accordance with the law, the Company Charter, and the Audit Committee's operating regulations, with the following focus:

- Enhance the supervisory role of the Board of Directors and the General Management Board, and ensure compliance with regulations, the Company Charter, resolutions of the General Meeting of Shareholders and the Board of Directors; promptly propose solutions to any outstanding issues.
- Review and evaluate financial statements periodically, ensuring their accuracy, fairness, and compliance with accounting standards. Collaborate with the Board of Directors and the General Management Board to improve the internal control system, manage risks, and optimize resources.
- Supervise key production, business, and investment activities; control costs and improve efficiency. Review risk management systems and monitor related-party transactions to ensure transparency.

Submitted for consideration by the Annual General Meeting of Shareholders in 2026.

Recipients:

- CCL General Meeting of Shareholders;
- BOD, Audit Committee, General Director;
- Archived: secretaries.

**AUDIT COMMITTEE
CHAIRMAN**

Le Phuoc Sang



No.: 01/TTr.HĐQT.PVCL.26

Can Tho, April 24th, 2026

SUBMISSION 01

On the approval of the audited Financial Statements for 2025, & Profit distribution in 2025 and plan for 2026

Dear: Annual General Meeting of Shareholders 2026

Cuu Long Petro Urban Development and Investment Corporation

- Pursuant to the Enterprise Law No. 59/2020/QH14 effective from January 1st, 2021;
- Pursuant to the Charter of Cuu Long Petro Urban Development and Investment Corporation;
- Based on the Financial Statements of Cuu Long Petro Urban Development and Investment Corporation audited by Southern Accounting and Auditing Financial Consulting Services Company Limited (AASCS)

I. Through audited financial statements for 2025:

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the 2024 financial statements of Cuu Long Petro Urban Development and Investment Corporation, audited by Southern Accounting and Auditing Financial Consulting Services Company Limited (AASCS) under No. 285/HĐKT/TC/2025/AASCS with the Auditor's opinion: "The financial statements have honestly and reasonably reflected, in all material aspects, the financial situation of Cuu Long Petroleum Urban Development and Investment Company as of December 31st, 2025, as well as the business results and cash flows for the financial period ending on the same day, in accordance with Vietnamese accounting standards and accounting regimes for enterprises and legal regulations related to the preparation and presentation of financial statements".

The 2025 financial report of Cuu Long Petro Urban Development and Investment Corporation has been disclosed according to regulations and posted on the Company's website: www.pvcl.com.vn.

II. Plan for distributing profit after tax in 2025:

Based on the audited financial report for 2025, the Board of Directors (BOD) respectfully submits to the General Meeting of Shareholders for approval of the 2025 profit distribution plan as follows:

ITEM	AMOUNT (vnd)
Total profit after corporate income tax according to the 2025 business performance report	28.409.202.709
Total fund provisions in 2025	5.681.840.540
- Provision for investment and development fund	2.840.920.270
- Provision for reward and welfare fund	2.840.920.270
Remaining after-tax profit after setting aside funds in 2025	22.727.362.169
Undistributed profit after tax of previous years	50.323.795.557
Total accumulated profit after tax remaining to pay dividends	73.051.157.726



- Charter capital as of April 24 th , 2026	595.814.180.000
- Dividend payment in shares at a rate of 10% of charter capital	59.581.410.000
Profit remaining after distribution of funds and payment of dividends	13.469.747.726

The accumulated amount of undistributed profit in 2025 of **13.469.747.726 VND** will be added to the undistributed profit after tax in 2026.

III. Plan for distribution of after-tax profits in 2026:

ITEM	PLAN
- Provision for investment and development fund	10%/profit after tax
- Bonus fund provision	5%/profit after tax
- Welfare fund provision	5%/profit after tax
- Expected dividend payout ratio in 2026 is 5%	5%/ charter capital

**ON BEHALF OF BOARD OF DIRECTORS
CHAIRMAN**

Recipients:

- General Meeting of Shareholders;
- BOD, Audit Committee, BOM;
- Archived: secretaries.



NGUYEN TRIEU DONG



No.: 02/TTr.HĐQT.PVCL.26

Can Tho, April 24th, 2026

SUBMISSION 02

On selecting an independent audit tool conduct financial statement audit in 2026

**Dear: Annual General Meeting of Shareholders 2026
Cuu Long Petro Urban Development and Investment Corporation.**

- Pursuant to the Enterprise Law No. 59/2020/QH14 effective from January 1st, 2021;
- Pursuant to the Charter of Cuu Long Petro Urban Development and Investment Corporation.

Purpose: To conduct an audit of the 2026 financial statements in accordance with the law and the Company's charter, ensuring transparency and improving the quality of governance and management.

I. CRITERIA FOR SELECTING AN INDEPENDENT AUDITING FIRM:

1. Operating legally in Vietnam, approved by the State Securities Commission of Vietnam to audit listed companies;
2. Experienced in auditing publicly traded companies.
3. Experienced in auditing publicly traded companies.
4. A team of highly qualified, experienced, honest auditors with strong professional ethics;
5. Reasonable fees, commensurate with the scope and quality of the audit.

II. THE AUDITING FIRM PROPOSES:

Priority selection:

1. Southern Auditing and Accounting Financial Consulting Services Company Limited (AASCS)

Address: No. 29, Vo Thi Sau, Tan Dinh Ward, Ho Chi Minh City

Other units in the reference list:

2. Ernst & Young Vietnam Co., Ltd. - No. 2 Hai Trieu, Sai Gon Ward, Ho Chi Minh City.

3. A&C Auditing and Consulting Company Limited (A&C) - No. 02 Truong Son, Tan Son Hoa Ward, Ho Chi Minh City.

The 2026 General Shareholders' Meeting is requested to authorize the Board of Directors to select AASCS to audit the reviewed semi-annual and annual financial statements for 2026. In case of a change, the Board of Directors has the right to choose one of the remaining two reference companies.

Respectfully submit to the 2026 Annual General Meeting of Shareholders for consideration and unanimous approval and authorization to the Board of Directors to implement.

Recipients:

- General Meeting of Shareholders;
- BOD, Audit Committee, BOM;
- Archived: secretaries.

**ON BEHALF OF BOARD OF DIRECTORS
CHAIRMAN**

Nguyen Trieu Dong

Nguyen Trieu Dong



No.: 03/TTr.HĐQT.PVCL.26

Can Tho, April 24th, 2026

SUBMISSION 03

Report on remuneration and operating expenses of the Board of Directors and positions under the Board of Directors in 2025 and plan for 2026

Dear: Annual General Meeting of Shareholders 2026

Cuu Long Petro Urban Development and Investment Corporation

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly on June 17th, 2020, effective from January 1st, 2021;
- Pursuant to the Charter of Cuu Long Petro Urban Development and Investment Corporation.

The Board of Directors reports to the General Meeting of Shareholders on the costs incurred in paying remuneration to the Board of Directors and its subordinate positions in 2025, and proposes the following plan for remuneration and operating expenses in 2026:

I. Report on remuneration payments to the Board of Directors and subordinate positions under the Board of Directors in 2025:

1. Board of Directors:

Time	Board of Directors	2025 remuneration (VND)
Salary from 01/01/2025 – 31/12/2025	01 Chairman + 04 Members	1.080.000.000
Tet bonus 2025	01 Chairman + 04 Members	90.000.000
Total		1.170.000.000

2. Audit Committee + Secretary of the Board of Directors:

Time	Audit Committee + Secretary	2025 remuneration (VND)
Salary from 01/01/2025 – 31/12/2025	03 Members	384.000.000
Tet bonus 2025	03 Members	32.000.000
Total		416.000.000

The total amount of remuneration paid by the Company to members of the Board of Directors, Audit Committee, and Secretary of the Board of Directors in 2025 is VND **1.586.000.000** (One billion five hundred and eighty-six million VND).



II. Plan for payment of remuneration, bonuses and operating expenses in 2026 for the Board of Directors and positions under the Company's Board of Directors:

In 2026, the Company proposes that the remuneration plan and specific expenses for each member of the Board of Directors and positions under the Board of Directors remain the same as in 2025 as follows:

1. Expected Board of Directors remuneration in 2026:

No.	Title	Quantity	Time to enjoy remuneration	Salary/month/person	Total remuneration/month	Total remuneration/year
1	Chairman of the Board	1	12 months	30.000.000	30.000.000	360.000.000
2	Board Member	4	12 months	15.000.000	60.000.000	720.000.000
	Total				90.000.000	1.080.000.000

2. Remuneration of the Audit Committee and other members of the Board of Directors:

No.	Title	Quantity	Time to enjoy remuneration	Salary/month/person	Total remuneration/month	Total remuneration/year
1	Chairman of the Audit Committee	1	12 months	12.000.000	12.000.000	144.000.000
2	Audit Committee Member	1	12 months	10.000.000	10.000.000	120.000.000
3	Secretary of the Board of Directors; Person in charge of information disclosure;	1	12 months	10.000.000	10.000.000	120.000.000
	Total				32.000.000	384.000.000

Thus, the expected monthly remuneration to be paid to the Board of Directors and members under the Board of Directors is **122.000.000 VND**, the total expected remuneration to be paid to the Board of Directors and members under the Board of Directors in 2025 is **1.464.000.000 VND**.

3. The expected bonus fund for 2026 of the Board of Directors and members under the Board of Directors of the company in 2026 is as follows:

Year-end bonus for members of the Board of Directors and members under the Board of Directors in 2026, the bonus level will be considered based on business performance at the end of the year, not exceeding 0,5% of profit after tax.



=> *The Board of Directors requests a vote and authorizes the Board of Directors to implement the reward report to the annual General Meeting of Shareholders.*

Respectfully submit to the 2026 Annual General Meeting of Shareholders for consideration and approval by the General Meeting.

Recipients:

- General Meeting of Shareholders;
- BOD, Audit Committee, BOM;
- Archived: secretaries.

**ON BEHALF OF BOARD OF DIRECTORS
CHAIRMAN**



Nguyen Trieu Dong



No.: 04/TTr.HĐQT.PVCL.26

Can Tho, April 24th, 2026

SUBMISSION 04

On the approval of transactions between the Company and related parties of insiders and related persons of insiders in 2026

**Dear: Annual General Meeting of Shareholders 2026
Cuu Long Petro Urban Development and Investment Corporation.**

- Based on the actual situation of the enterprise and due to the nature of its operations, transactions frequently arise with partners that are organizations related to insiders to serve construction, buying and selling, service provision, and product consumption.
- Based on the Enterprise Law No. 59/2020/QH14, guiding decrees on corporate governance, the Securities Law, and the Company's Charter.

The Board of Directors submits the following to the Annual General Meeting of Shareholders 2026 for consideration:

1. Approve all economic contracts with organizations and individuals related to insiders regarding economic contracts for buying and selling, construction, and other transactions serving the company's regular production and business activities, including the following entities:

No.	Partner	Relationships with insiders	Transaction type	Applicable period
1	Nhan Luc Construction and Trading Company Limited	It involves an insider (the company is linked to the chairman's child).	Economic contracts for buying and selling transactions, construction contracts, and other transactions serving production and business activities.	From the date of the 2026 Annual General Meeting of Shareholders until before the date of the 2027 Annual General Meeting of Shareholders.
2	Tai Luc Construction & Trade Company Limited	It involves an insider (a company related to the Deputy General Director).	Economic contracts for buying and selling transactions, construction contracts, and other transactions serving production and business activities.	From the date of the 2026 Annual General Meeting of Shareholders until before the date of the 2027 Annual General Meeting of Shareholders.

2. It was unanimously agreed to authorize the Board of Directors to direct the General Director to act as the representative to sign contracts and transactions for any arising issues, ensuring transparency, compliance with the law, the Company's Charter, and resolutions of the General Meeting of Shareholders.

Respectfully submitted to the Meeting for consideration and approval./.

**ON BEHALF OF BOARD OF DIRECTORS
CHAIRMAN**

Recipients:

- General Meeting of Shareholders;
- BOD, Audit Committee, BOM;
- Archived: secretaries.



NGUYEN TRIEU DONG



No.: 05/TTr.HDQT.PVCL.26

Can Tho, April 24th, 2026

SUBMISSION 05

Regarding the plan for issuing shares to pay dividends in 2025.

**Dear: Annual General Meeting of Shareholders 2026
Cuu Long Petro Urban Development and Investment Corporation.**

I. LEGAL BASIS:

- Law on Enterprises No. 59/2020/QH14 promulgated by the National Assembly of the Socialist Republic of Vietnam on June 17th, 2020 and related documents;
- Law on Securities No. 54/2019/QH14 promulgated by the National Assembly of the Socialist Republic of Vietnam on November 26th, 2019, and related documents;
- Law amending and supplementing a number of articles of the Law on Securities, the Law on Accounting, the Law on Independent Auditing, the Law on State Budget, the Law on Management and Use of Public Assets, the Law on Tax Management, the Law on Personal Income Tax, the Law on National Reserves, and the Law on Handling Administrative Violations No. 56/2024/QH15 dated November 29th, 2024;
- Government Decree No. 155/2020/ND-CP, issued on December 31st, 2020, provides detailed regulations for the implementation of several articles of the Securities Law.
- Decree No. 245/2025/ND-CP dated September 11, 2025 amends and supplements a number of articles of Decree No. 155/2020/ND-CP dated December 31st, 2020 detailing the implementation of a number of articles of the Securities Law.
- Articles of Association of Cuu Long Petro Urban Development and Investment Corporation.

II. AGENDA TO BE PRESENTED TO THE GENERAL SHAREHOLDER MEETING:

The Board of Directors of Cuu Long Petro Urban Development and Investment Corporation respectfully submits to the Annual General Meeting of Shareholders (AGM) 2026 for consideration and approval the plan to issue shares to pay dividends for 2025 to existing shareholders .

III. SHARE ISSUANCE PLAN:

The plan to issue shares to pay dividends for 2025 to existing shareholders includes the following specific details:

1. **Stock name:** Cuu Long Petro Urban Development and Investment Corporation
2. **Type of security** : Common stock
3. **Stock ticker symbol** : CCL
4. **Par value** : 10.000 VND/share
5. **Current charter capital** : 595.814.180.000 VND
6. **Number of shares issued** : 59.581.418 shares

In there

- Number of shares outstanding: 59.581.418 shares
- Number of treasury shares: 0 shares

7. **Expected number of shares to be issued:** 5.958.140 shares



8. The total value of the issuance is expected to be calculated at par value:
59.581.400.000 VND.

9. Total number of shares expected after issuance: 65.539.559 shares

10. Expected charter capital after issuance: 655.395.590.000 VND

11. Issuance method: Issuing shares to pay dividends for 2025.

12. Target audience:

Existing shareholders whose names are on the list as of the record date for exercising their right to receive shares are eligible. The General Meeting of Shareholders authorizes the Board of Directors to decide on the record date for shareholders to exercise their right to receive shares.

13. Issuance ratio (number of shares expected to be issued/number of outstanding shares):
10%

14. The exercise ratio is 100:10. Shareholders owning 1 share will have 1 right to receive additional shares. For every 100 rights to receive additional shares, 10 new shares will be awarded.

15. Source of funds for issuance: Undistributed after-tax profits as of December 31st, 2025, according to the audited financial statements for 2025.

16. Proposed solution for handling fractional shares and stock:

The number of additional shares issued to each shareholder will be rounded down to the nearest whole number; any decimal fractions will be discarded.

*Example : Shareholder A owns 119 shares on the record date. With an exercise ratio of 100:10, shareholder A is entitled to receive $(119/100)*10 = 11.9$ new shares. According to the calculation principle above, shareholder A receives an additional 11 new shares. The decimal portion of 0.9 shares will be cancelled.*

17. Execution time:

After the General Shareholders' Meeting approves the issuance and after the State Securities Commission announces the receipt of all necessary documents for the issuance, expected from Q3/2026, the General Shareholders' Meeting authorizes the Board of Directors to select an appropriate issuance time to ensure the rights of shareholders and in accordance with the law.

18. Registration of additional securities and registration for additional listing:

The General Meeting of Shareholders authorizes the Board of Directors to decide and carry out the procedures for registering additional securities at the Vietnam Securities Depository and Clearing Corporation (VSDC) and registering for additional listing at the Ho Chi Minh Stock Exchange (HOSE) after the completion of the issuance, in accordance with the law.

19. Through amendments to the company's Articles of Association:

Through amendments to the company's charter (charter capital section) and adjustments to the Certificate of Business Registration in accordance with the law and guidance of competent State agencies, after the State Securities Commission announces receipt of the issuance results report.

20. Through authorization:

The General Meeting of Shareholders authorizes the Board of Directors to decide on all matters related to the issuance, specifically:



- Shall decide on and submit explanatory reports to the relevant authorities in accordance with the law. Simultaneously, it shall decide on adjustments to the issuance plan and other related documents as required by the State Securities Commission and other relevant authorities.
- Decision on the record date for shareholders to implement the plan to issue shares to pay dividends for 2025.
- Proactively develop plans to ensure that the percentage of foreign investor ownership complies with legal regulations.
- Amend the regulations relating to charter capital, shares, and stocks in the Company's Charter in accordance with the law and guidance of competent State agencies.
- Carry out the procedures for registering changes to the charter capital and adjusting the Certificate of Business Registration based on the actual results of the issuance, in accordance with the law and guidance of the competent State agency.
- Carry out the procedures, tasks, and decide on the appropriate time to register additional securities at the Vietnam Securities Depository and Clearing Corporation (VSDC) and register for additional listing at the Ho Chi Minh Stock Exchange (HOSE), with the number of additional shares issued according to the plan approved by the General Meeting of Shareholders in accordance with the law and guidance of competent State agencies.
- Other issues related to the share issuance aim to ensure the success of the share issuance for dividend payment.
- Depending on the specific circumstances, the Board of Directors may delegate authority to the Legal Representative to perform one or more of the aforementioned specific tasks.

The above is the proposed plan for issuing shares to pay dividends for 2025. The Board of Directors respectfully submits this to the General Meeting of Shareholders for consideration and approval.

Best regards!

Recipients:

- General Meeting of Shareholders;
- BOD, Audit Committee, BOM;
- Archived: secretaries.

**ON BEHALF OF BOARD OF DIRECTORS
CHAIRMAN**



NGUYEN TRIEU DONG



No.: 06/TTr.HDQT.PVCL.26

Can Tho, April 24th, 2026

SUBMISSION 06

Regarding the approval of supplementary and amended content of the Charter
Cuu Long Petro Urban Development and Investment Corporation

**To: Annual General Meeting of Shareholders 2026
Cuu Long Petro Urban Development and Investment Corporation**

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly on June 17th, 2020, effective from January 1st, 2021;
- Pursuant to the Securities Law No. 54/2019/QH14 passed by the National Assembly on November 26th, 2019, effective from January 1st, 2021;
- Pursuant to Decree No. 155/2020/ND-CP dated December 31st, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities;
- Pursuant to Circular No. 116/2020/TT-BTC dated December 31st, 2020 of the Ministry of Finance guiding a number of articles on corporate governance applicable to public companies in Decree No. 155/2020/ND-CP dated December 31st, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities;
- Pursuant to the Charter of Cuu Long Petro Urban Development and Investment Corporation;

In order to comply with current regulations on business lines according to the new economic sector code system (Decision 36/2025/QD-TTg) and the content approved by the General Meeting of Shareholders, the Board of Directors respectfully submits to the General Meeting for consideration and approval the following amendments and additions to the Charter:

1. Adjusting business lines:

Update the business activities table in Clause 1, Article 4 of the current company charter according to the content of the Business Registration Update Confirmation Certificate No. 15095/26 dated March 13th, 2026, issued by the Business Registration Office - Department of Finance of Can Tho City:

No.	Occupation before the change	Industry code	Occupation after the change	Industry code	Note
1	Wholesale of computers, peripherals, and software.	4651	Wholesale of computers, peripherals, and software.	4651	Update the names of professions/occupations.
2	Trading in construction materials and other installation equipment.	4663	Wholesale of other building materials and installation equipment.	4673	Update changes to industry codes.



2. Contents of the capital adjustment:

It was unanimously agreed to authorize the Board of Directors to proactively implement updates and adjustments to the Charter after the completion of the procedures for issuing shares to pay dividends for 2025, based on the unanimous results of the approved proposal for issuing shares to pay dividends for 2025.

The full content of the amendments and additions to the Charter will be published on the websites **pvcl.com.vn** or **dothi5a.com**. The amendments and additions will take effect and apply from the date of approval by the Annual General Meeting of Shareholders in 2026.

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

Recipients:

- General Meeting of Shareholders;
- BOD, Audit Committee, BOM;
- Archived: secretaries.

**ON BEHALF OF BOARD OF DIRECTORS
CHAIRMAN**



Nguyen Trieu Dong



No.: .../BB.DHDCD/PVCL.26

Can Tho, April 24th, 2026

DRAF

MINUTES OF MEETING
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026
CUU LONG PETRO URBAN DEVELOPMENT AND INVESTMENT
CORPORATION

A. BUSINESS:

- Business name: **Cuu Long Petro Urban Development and Investment Corporation**
- Head office: No. 02, Lot KTM06, Road No. 6, Urban Area 5A, Phu Loi Ward, Can Tho City.
- Business registration certificate: No. 2200280598 issued by the Department of Planning and Investment of Soc Trang province, changed for the 20th time on November 10th, 2025.

B. LEGAL BASIS:

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly on June 17th, 2020, effective from January 1st, 2021;
- Charter of operation of Cuu Long Petro Urban Development and Investment Corporation;

C. TIME AND PLACE

- Time: , April 24th , 2026
- Location: at the Conference Hall of Cuu Long Petro Urban Development and Investment Corporation.

D. SHAREHOLDER QUALIFICATIONS EXAMINATION COMMITTEE

- The Board of Directors unanimously assigned the Shareholder Qualification Review Committee to include:

1. Mr./Mrs Position: Prefect
2. Mr./Mrs Position: Member

- On behalf of the Shareholder Qualification Examination Board, the Head of the Examination Board reported the results of the shareholder qualification examination as follows:

+ The total number of shareholders of Cuu Long Petro Urban Development and Investment Corporation as of **March 13rd, 2026** is shareholders, owning **59.581.418** voting shares

+ The total number of shareholders attending in person and by proxy at the 2026 Annual General Meeting of Shareholders on **April 24th, 2026** is shareholder, owning voting shares, accounting for % of the total number of voting shares of the Company.

Pursuant to Clause 1, Article 14.5 of the Law on Enterprises 2020: General Assembly The 2026 Annual General Shareholders of Cuu Long Petro Urban Development and Investment Corporation have met the conditions to proceed.



E. PARTICIPANTS:

- The 2026 Annual General Meeting of Shareholders has the attendance of shareholders and authorized persons of Cuu Long Petro Urban Development and Investment Corporation, accounting for %/ total number of voting shares of the Company.
- With all members of the Board of Directors, Audit Committee and guests.

1. The current Board of Directors includes:

1. Mr. Nguyen Trieu Dong - Position: Chairman of the Board of Directors
2. Mr. Duong The Nghiem - Position: Member of Board of Directors
3. Mr. Truong Truc Linh - Position: Independent Member of Board of Directors
4. Mr. Le Phuoc Sang - Position: Independent Member of Board of Directors
5. Mr. Pham Tan Khoa - Position: Independent Member of Board of Directors

2. The current Audit Committee members include:

1. Mr. Le Phuoc Sang - Independent Member of the Board of Directors
- Chairman of the Audit Committee
2. Mr. Pham Tan Khoa - Independent Member of the Board of Directors
- Member of the Audit Committee

F. CONFERENCE CONTENT

- Through the working composition at the Meeting: Presidium, Chairman, Secretariat and Vote Counting Committee;
- Approval of the Meeting Agenda, Working Regulations, Voting Rules;
- Approval reports of the Board of Directors, Board of Management, Audit Committee;

- Approval the Reports on the following contents:

+ **Submission 01:** On the approval of the audited Financial Statements for 2025 and Profit distribution in 2026 and plan for 2026.

+ **Submission 02:** On selecting an independent audit tool conduct financial statement audit in 2026.

+ **Submission 03:** Report on remuneration and operating expenses of the Board of Directors and positions under the Board of Directors in 2025 and plan for 2026.

+ **Submission 04:** On the approval of transactions between the Company and related parties of insiders and related persons of insiders in 2026.

+ **Submission 05:** Regarding the plan for issuing shares to pay dividends in 2025.

+ **Submission 06:** Regarding the approval of supplementary and amended content of the Charter Cuu Long Petro Urban Development and Investment Corporation.

- The Meeting discussed and voted to approve the Minutes and Resolutions of the Meeting.



G. SUMMARY OF MEETING PROCEEDINGS:

I. Approval of the Presidium, Chairman, Secretariat, Vote Counting Committee, Working Program, Working Regulations, Voting Rules at the Meeting.

1. Approving the proposal of the Board of Directors on the Presidium and Chairman of the Meeting including the following members:

1. Mr. Nguyen Trieu Dong - Position: Chairman of the BOD - **Chairman**
2. Mr. Duong The Nghiem - Position: Member of BOD - Member
3. Mr. Truong Truc Linh - Position: Member of BOD - Member
4. Mr. Le Phuoc Sang - Position: Independent Member of BOD - Member
5. Mr. Pham Tan Khoa - Position: Independent Member of BOD - Member

The Meeting conducted a vote by VOTING BALLOT with the following results:

Total number of shares participating in voting: shares, of which:

Number of shares voting in favor:	.....share;	Occupy proportion:	... %
Number of voting shares disagree:	..... share;	Occupy proportion:	... %
Number invalid voting shares:	..... share;	Occupy proportion:	...%
Number of shares with other opinions:	..... share;	Occupy proportion:	...%

⇒ **Conclusion: With the voting percentage of ...%, the Meeting unanimously approved.**

2. Approve the proposal of the Presidium on the Meeting Secretariat consisting of the following members:

1. Mr./Mrs - Position: - Head of Secretariat
2. Mr./Mrs - Position: - Member

The Meeting conducted a vote by VOTING BALLOT with the following results:

Total number of shares participating in voting: shares, of which:

Number of shares voting in favor:	.....share;	Occupy proportion:	... %
Number of voting shares disagree:	..... share;	Occupy proportion:	... %
Number invalid voting shares:	..... share;	Occupy proportion:	...%
Number of shares with other opinions:	..... share;	Occupy proportion:	...%

⇒ **Conclude: With the voting ratio of %, the Meeting unanimously passed.**

3. Approval of the proposal of the Presidium on the Vote Counting Committee at the Meeting consisting of the following members:

1. Mr/Mrs: - Position: - Head of the counting committee
2. Mr/Mrs: - Position: - Member



The Meeting conducted a vote by VOTING BALLOT with the following results:

Total number of shares participating in voting: shares, of which:

Number of shares voting in favor:	.....share;	Occupy proportion:	... %
Number of voting shares disagree:	..... share;	Occupy proportion:	... %
Number invalid voting shares:	..... share;	Occupy proportion:	...%
Number of shares with other opinions:	..... share;	Occupy proportion:	...%

⇒ **Conclusion: With the voting percentage of ...%, the Meeting unanimously approved.**

4. Approve the Organizing Committee's proposal on the Program and Working Regulations at the Meeting:

The Meeting conducted a vote by VOTING BALLOT with the following results:

Total number of shares participating in voting: shares, of which:

Number of shares voting in favor:	.....share;	Occupy proportion:	... %
Number of voting shares disagree:	..... share;	Occupy proportion:	... %
Number invalid voting shares:	..... share;	Occupy proportion:	...%
Number of shares with other opinions:	..... share;	Occupy proportion:	...%

⇒ **Conclude: With the voting ratio of %, the General Meeting unanimously passed.**

5. Approve the proposal of the Ballot Counting Committee to stipulate the Voting Rules:

The Meeting conducted a vote by VOTING BALLOT with the following results:

Total number of shares participating in voting: shares, of which:

Number of shares voting in favor:	.....share;	Occupy proportion:	... %
Number of voting shares disagree:	..... share;	Occupy proportion:	... %
Number invalid voting shares:	..... share;	Occupy proportion:	...%
Number of shares with other opinions:	..... share;	Occupy proportion:	...%

⇒ **Conclusion: With the voting percentage of ...%, the Meeting unanimously approved.**

II. RESULTS OF VOTING ON MAIN CONTENTS OF THE MEETING:

A. CONTENTS OF VOTING BALLOT REPORT:

Content 1: Through the Board of Directors' activity report for 2025 and the operational plan for 2026.

The representative of the Presidium presented to the Meeting for approval the content of the Board of Directors' report on activities in 2025 and the direction of activities in 2026.

The Meeting conducted a vote by VOTING BALLOT with the following results:



Total number of shares participating in voting: shares, of which:

Number of shares voting in favor:	.....share;	Occupy proportion:	... %
Number of voting shares disagree:	..... share;	Occupy proportion:	... %
Number invalid voting shares:	..... share;	Occupy proportion:	...%
Number of shares with other opinions:	..... share;	Occupy proportion:	...%

=> **Conclusion:** *With an approval rate of ...%, the General Meeting unanimously approved the Board of Directors' activity report for 2025 and the operational plan for 2026.*

Content 2: Approval of the Board of Management's Report on business performance in 2025 and business plan in 2026

The representative of the Presidium presented to the Meeting for approval the content of the board of directors's report on the results of production and business activities in 2025 and the production and business plan for 2026.

The Meeting conducted a vote by VOTING BALLOT with the following results:

Total number of shares participating in voting: shares, of which:

Number of shares voting in favor:	.....share;	Occupy proportion:	... %
Number of voting shares disagree:	..... share;	Occupy proportion:	... %
Number invalid voting shares:	..... share;	Occupy proportion:	...%
Number of shares with other opinions:	..... share;	Occupy proportion:	...%

=> **Conclusion:** *With an agreement rate of ...%, the Meeting unanimously approved the Board of Management 's Report on the 2025 business performance results and the 2026 business plan.*

Content 3: Approval of the Audit Committee's Report on the content of the 2025 Audit Committee's independent member's performance report & 2026 performance plan.

The representative of the Presidium presented to the Meeting for approval of the content of the Audit Committee's Report on the performance report of the independent members of the Board of Directors in the Audit Committee in 2025 and the 2026 operational plan.

The Meeting conducted a vote by VOTING BALLOT with the following results:

Total number of shares participating in voting: shares, of which:

Number of shares voting in favor:	.....share;	Occupy proportion:	... %
Number of voting shares disagree:	..... share;	Occupy proportion:	... %
Number invalid voting shares:	..... share;	Occupy proportion:	...%
Number of shares with other opinions:	..... share;	Occupy proportion:	...%

=> **Conclusion:** *With an agreement rate of %, the Meeting unanimously approved the Report of the Audit Committee on the content of the Report on the activities of the independent members of the Board of Directors in the Audit Committee in 2025 & the operation plan for 2026.*



B. CONTENTS OF THE VOTING BALLOT PROPOSAL BY VOTING CARDS:

Content 4 : Approval of Submission 01 on the audited 2025 Financial Report & 2025 profit distribution plan and 2026 plan.

The representative of the Presidium presented to the Meeting for approval of the audited 2025 Financial Report, the 2025 profit distribution plan and the 2026 plan.

The Meeting conducted a vote, using VOTING CARD 01, with the following results:

Total number of shares participating in voting: shares, of which:

Number of shares voting in favor:	.....share;	Occupy proportion:	... %
Number of voting shares disagree:	..... share;	Occupy proportion:	... %
Number invalid voting shares:	..... share;	Occupy proportion:	...%
Number of shares with other opinions:	..... share;	Occupy proportion:	...%

=> **Conclusion**: *With an approval rate of ... % , the Meeting unanimously approved the audited 2025 Financial Report & the 2025 profit distribution plan and the 2026 plan.*

Content 5: Approval of Submission 02 on selecting the Auditing Unit for the 2026 Financial Statements

The representative of the Presidium presented to the Meeting for a vote to approve the content of Submission 02 on selecting an Auditing Unit for the 2026 Financial Statements.

The Meeting conducted a vote, using VOTING CARD 02, with the following results:

Total number of shares participating in voting: shares, of which:

Number of shares voting in favor:	.....share;	Occupy proportion:	... %
Number of voting shares disagree:	..... share;	Occupy proportion:	... %
Number invalid voting shares:	..... share;	Occupy proportion:	...%
Number of shares with other opinions:	..... share;	Occupy proportion:	...%

=> **Conclusion**: *With an approval rate of ...%, the Meeting unanimously approved the Proposal on selecting an Auditing Unit for the 2026 Financial Statements. Agreed to authorize the Board of Directors to select 01 of the auditing companies in the list approved in Proposal 02.*

Content 6: Approval of Submission 03 on the Report on remuneration payment results for the Board of Directors and positions under the Board of Directors in 2025 and the payment plan for 2026.

The representative of the Presidium presented Submission 03 on remuneration payment for Board of Directors and positions under the Board of Directors in 2025 and payment plan in 2026.



The Meeting conducted a vote, using VOTING CARDS 03, with the following results:

Total number of shares participating in voting: shares, of which:

- Number of shares voting in favor:	.....share;	Occupy proportion:	... %
- Number of voting shares disagree:	..... share;	Occupy proportion:	... %
- Number invalid voting shares:	..... share;	Occupy proportion:	...%
- Number of shares with other opinions:	..... share;	Occupy proportion:	...%

=> **Conclusion** : *With an approval rate of ...%, the Meeting unanimously approved the Report on the results of remuneration payment to the Board of Directors and positions under the Board of Directors in 2024 and the payment plan for 2025.*

Content 7: Approval of Submission 04 on approving transactions between the Company and related parties of insiders and related parties of insiders in 2026.

The representative of the Presidium presented Submission 04 approving transactions between the Company and related parties with insiders and related persons of the company in 2026.

Shareholder Nguyen Trieu Dong - Chairman of the Board of Directors is an insider related to Ut Xi Aquatic Products Processing Corporation and shareholder Nguyen Kim Hong Dao - a related insider, related to Tai Luc Construction & Trade Company Limited. As a shareholder with interests related to the content of this Proposal, he/she does not participate in voting on this issue. Therefore, the total number of shares with voting rights on this issue at the General Meeting is: shares.

The Meeting conducted a vote, using VOTING CARD 04, with the following results:

Total number of shares participating in voting: shares, of which:

- Number of shares voting in favor:	.....share;	Occupy proportion:	... %
- Number of voting shares disagree:	..... share;	Occupy proportion:	... %
- Number invalid voting shares:	..... share;	Occupy proportion:	...%
- Number of shares with other opinions:	..... share;	Occupy proportion:	...%

=> **Conclusion** : *With an agreement rate of ...%, the General Meeting unanimously approved the Report on transactions between the Company and related parties of insiders and related parties of insiders in 2026.*

Content 8: Approval of Submission 05 Regarding the plan for issuing shares to pay dividends in 2025.

The representative of the Presidium presented Submission 05 Regarding the plan for issuing shares to pay dividends in 2025.

- **Current charter capital:** 595.814.180.000 VND
- **Number of shares issued:** 59.581.418 shares



- **Number of shares outstanding:** 59.581.418 shares
- **Number of shares expected to be issued (10%):** 5.958.140 shares
- **Total number of shares expected after issuance:** 65.539.559 shares
- **Expected charter capital after issuance:** 655.395.590.000 VND

The Meeting conducted a vote, using VOTING CARDS 05, with the following results:

Total number of shares participating in voting: shares, of which:

- Number of shares voting in favor:	.....share;	Occupy proportion:	... %
- Number of voting shares disagree:	..... share;	Occupy proportion:	... %
- Number invalid voting shares:	..... share;	Occupy proportion:	...%
- Number of shares with other opinions:	..... share;	Occupy proportion:	...%

=> ***Conclusion:*** *With an approval rate of ...%, the General Meeting unanimously approved the Regarding the plan for issuing shares to pay dividends in 2025.*

Content 9: Approval of Submission 06 Regarding the approval of supplementary and amended content of the Charter Cuu Long Petro Urban Development and Investment Corporation.

The representative of the Presidium presented Submission 06 approving the content of the amendment to the Charter of Cuu Long Petro Urban Development and Investment Corporation.

It is agreed to update the content of the Industry Code in Clause 1, Article 4 of the company's charter. Regarding the updated amendment to the charter capital due to the issuance of shares to pay dividends in 2025, the Board of Directors is tasked with directing the implementation and updating the information disclosure in accordance with regulations.

The Meeting conducted a vote, using VOTING CARDS 05, with the following results:

Total number of shares participating in voting: shares, of which:

- Number of shares voting in favor:	.....share;	Occupy proportion:	... %
- Number of voting shares disagree:	..... share;	Occupy proportion:	... %
- Number invalid voting shares:	..... share;	Occupy proportion:	...%
- Number of shares with other opinions:	..... share;	Occupy proportion:	...%

=> ***Conclusion:*** *With an approval rate of ...%, the General Meeting unanimously approved the supplementary amendments to the Charter of Cuu Long Petro Urban Development and Investment Corporation.*



Content 10: Approval of the proposal to authorize the Company's Board of Directors to implement the contents approved by the 2026 Annual General Meeting of Shareholders.

The Meeting conducted a vote by **VOTING BALLOT** with the following results:

Total number of shares participating in voting: shares, of which:

Number of shares voting in favor:	.....share;	Occupy proportion:	... %
Number of voting shares disagree:	..... share;	Occupy proportion:	... %
Number invalid voting shares:	..... share;	Occupy proportion:	...%
Number of shares with other opinions:	..... share;	Occupy proportion:	...%

=> **Conclusion:** *With ...% approval rate, the General Meeting unanimously approved the proposal to authorize the Company's Board of Directors to implement the contents approved by the 2026 Annual General Meeting of Shareholders.*

Contents 11: The Meeting approved the Minutes of the meeting presented by the Head of the Meeting Secretariat and the full text of the Resolution of the 2026 Annual General Meeting of Shareholders presented to the Meeting.

The Meeting conducted a vote by **VOTING BALLOT** with the following results:

Total number of shares participating in voting: shares, of which:

Number of shares voting in favor:	.....share;	Occupy proportion:	... %
Number of voting shares disagree:	..... share;	Occupy proportion:	... %
Number invalid voting shares:	..... share;	Occupy proportion:	...%
Number of shares with other opinions:	..... share;	Occupy proportion:	...%

=> **Conclusion:** *With ...% approval rate, the Meeting unanimously approved the Minutes of the meeting and Resolution of the 2026 Annual General Meeting of Shareholders.*

The meeting ended at hours minutes on the same day.

This Minutes is recorded by the Secretary of the General Meeting, fully and truthfully recording the content of the General Meeting and is read before the entire 2026 Annual General Meeting of Shareholders.

ON BEHALF OF
SECRETARY
Prefect

ON BEHALF OF
EXAMINATION
COMMITTEE
Prefect

2026 ANNUAL GENERAL
MEETING OF SHAREHOLDERS
Chairman

.....

.....

Nguyen Trieu Dong



No.: .../NQ.DHDCD/PVCL.26

Can Tho, April 24th, 2026

RESOLUTION

DRAFT

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

CUU LONG PETRO URBAN DEVELOPMENT AND INVESTMENT CORPORATION

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly on June 17th, 2020, effective from January 1st, 2021;
- Pursuant to the Charter of Cuu Long Petro Urban Development and Investment Corporation;
- Pursuant to the Minutes of the 2026 Annual General Meeting of Shareholders of Cuu Long Petro Urban Development and Investment Corporation dated April 24th, 2026.

Annual General Meeting of Shareholders 2026 of Cuu Long Petro Urban Development and Investment Corporation, was held at the Company Hall, address: No. 02, Lot KTM 06, Road No. 6, Urban Area 5A, Phu Loi Ward, Can Tho City, at ... hours ... minutes on April 24th, 2026 with: ... shareholders and authorized persons attending the meeting, representing: shares, equal to ...% of total shares with voting rights, discussed and voted to approve the following contents:

Article 1: Approval of the Board of Directors' 2025 performance report and 2026 tasks and directions.

- *Voted in favor: shares; Achieved ratio: ...% of shares attending the meeting.*

Article 2: Approval of the Board of Directors' Report on 2025 Business Performance Results and 2026 Plan.

- Business performance results 2025:

+ Total revenue	:	311,45 billion VND.
+ Profit before tax	:	36,10 billion VND.
+ Profit after tax	:	28,41 billion VND.
+ Profit after tax/Revenue ratio	:	9,12 %

- Main economic planning indicators for 2026:

+ Total revenue	:	300 billion VND.
+ Profit after tax	:	30 billion VND.

- *Voted in favor: shares; Achieved ratio: ...% of shares attending the meeting.*

Article 3: Approval of the Independent Member's Report on the Audit Committee's activities in 2025 and the 2026 action plan.

- *Voted in favor: shares; Achieved ratio: ...% of shares attending the meeting.*

Article 4: Approval of Submission 01 on the Company's audited financial statements for 2025 & Profit distribution plan 2025 and 2026 plan.

- ❖ Through the audited 2025 Financial Report: information has been disclosed according to regulations and posted on the Company's website: www.pvcl.com.vn



❖ **The plan for distributing after-tax profits in 2025 is as follows:**

ITEM	AMOUNT (VND)
Total profit after corporate income tax according to the 2025 business performance report	28.409.202.709
Total fund provisions in 2025	5.681.840.540
- Provision for investment and development fund	2.840.920.270
- Provision for reward and welfare fund	2.840.920.270
Remaining after-tax profit after setting aside funds in 2025	22.727.362.169
Undistributed profit after tax of previous years	50.323.795.557
Total accumulated profit after tax remaining to pay dividends	73.051.157.726
- Charter capital as of April 24 th , 2026	595.814.180.000
- Dividend payment / Charter capital rate 5%	59.581.410.000
Profit remaining after distribution of funds and payment of dividends	13.469.747.726

- The accumulated amount of undistributed profit in 2025 of **13.469.747.726 VND** will be added to the undistributed profit after tax in 2026.

❖ **Profit distribution plan after tax in 2025:**

ITEM	PLAN
- Provision for investment and development fund	10%/profit after tax
- Bonus fund provision	5%/profit after tax
- Welfare fund provision	5%/profit after tax
- Expected dividend payout ratio in 2026	5%/ charter capital

- *Voted in favor: shares; Achieved ratio: ...% of shares attending the meeting.*

Article 5: Approval of Submission 02 on selecting the Company's financial statement auditing unit for 2026.

The Congress voted unanimously to authorize the Board of Directors to select 01 of 03 Auditing Units proposed by the Audit Committee as approved in Submission 02 is the auditor of the company's 2026 financial statements with the following voting ratio:

- *Vote in favor: shares; Achieved ratio: ...% of shares attending the meeting.*

Article 6: Approval of Submission 03 on Report on remuneration payment results for the Board of Directors and positions under the Board of Directors in 2025 and payment plan for 2026.

- ❖ **The remuneration payment situation for the Board of Directors and positions under the Board of Directors in 2025 is as follows:**



In 2025, the Company paid remuneration to members of the Board of Directors and the Audit Committee, specifically as follows:

1. Board of Directors:

Time	Board of Directors	2025 remuneration (VND)
Salary from 01/01/2025 – 31/12/2025	01 Chairman + 04 Members	1.080.000.000
Tet bonus 2025	01 Chairman + 04 Members	90.000.000
Total		1.170.000.000

2. Audit Committee + Secretary of the Board of Directors:

Time	Audit Committee + Secretary	2025 remuneration (VND)
Salary from 01/01/2025 – 31/12/2025	03 Members	384.000.000
Tet bonus 2025	03 Members	32.000.000
Total		416.000.000

The total amount of remuneration paid by the Company to members of the Board of Directors, Audit Committee, and Secretary of the Board of Directors in 2025 is **1.586.000.000VND** (*One billion five hundred and eighty-six million VND*).

❖ Plan for remuneration payment to the Board of Directors and positions under the Board of Directors in 2026:

In 2026, the Company proposes that the remuneration plan and specific expenses for each member of the Board of Directors and positions under the Board of Directors remain the same as in 2025 as follows:

No.	Title	Quantity	Time enjoy remuneration	Salary/month/person	Total remuneration/month	Total remuneration/year
1.	Chairman of the Board of Directors directs in full time	1	12 months	30.000.000	30.000.000	360.000.000
2.	Board Member	4	12 months	15.000.000	60.000.000	720.000.000
3.	Chairman of the Audit Committee	1	12 months	12.000.000	12.000.000	144.000.000
4.	Audit Committee Member	1	12 months	10.000.000	10.000.000	120.000.000
5.	Secretary of the Board of Directors; Person in charge of information disclosure;	1	12 months	10.000.000	10.000.000	120.000.000
	Total				122.000.000	1.464.000.000



Thus, the expected monthly remuneration to be paid to the Board of Directors and members under the Board of Directors is **122.000.000VND**, the total expected remuneration to be paid to the Board of Directors and members under the Board of Directors in 2025 is **1.464.000.000VND**.

The expected 2026 bonus fund of the Board of Directors and members under the Board of Directors is as follows:

Year-end bonus for members of the Board of Directors and members under the Board of Directors in 2026, the bonus level will be considered based on business performance at the end of the year, not exceeding 0,5% of profit after tax.

- ***Voted in favor: shares; Achieved ratio: ...% of shares attending the meeting.***

Article 7: Approval of Submission 04 on approving transactions between the Company and related parties of insiders and related parties of insiders in 2026

Shareholder Nguyen Trieu Dong - Chairman of the Board of Directors of the company, is related to Ut Xi Aquatic Products Processing Corporation and shareholder Nguyen Kim Hong Dao - related to an insider, is related to Tai Luc Construction & Trade Company Limited are subjects with interests related to the content of this Proposal, so they do not participate in voting on this issue. Therefore, the total number of shares with voting rights on this issue at the General Meeting is: shares.

- ***Voted in favor: shares; Achieved ratio: ...% of shares attending the meeting.***

Article 8: Approval of Submission No. 05 regarding the approval of the plan for issuing shares to pay dividends in 2025 of Cuu Long Petro Urban Development and Investment Corporation.

- ***Voted in favor: shares; Achieved ratio: ...% of shares attending the meeting.***

Article 9: Approval of Submission 06 Regarding the approval of supplementary and amended content of the Charter Cuu Long Petro Urban Development and Investment Corporation from April 24th, 2026.

- ***Voted in favor: shares; Achieved ratio: ...% of shares attending the meeting.***

Article 10: Through re-authorization to the Board of Directors to direct and organize the implementation of the contents unanimously approved by the 2026 Annual General Meeting of Shareholders thoroughly and effectively, in accordance with the provisions of law and Company Charter.

- ***Voted in favor: shares; Achieved ratio: ...% of shares attending the meeting.***



Article 11: Pursuant to Clauses 1 and 2, Article 148 of the Law on Enterprises 2020: Decree This resolution was passed by the 2026 Annual General Meeting of Shareholders voted in favor ... shares; Achieved ratio: ...% of shares attending the meeting and is effective from April 24th, 2026.

The Resolution of the 2026 Annual General Meeting of Shareholders will be translated into English and disclosed in accordance with regulations./.

Recipient:

- Company Shareholders;
- Information Disclosure: SSC;HOSE;VSDC;
- BOD /Audit Committee/General Director;
- Information Disclosure Website;
- Archived: Board of Directors.

**ANNUAL GENERAL MEETING OF
SHAREHOLDERS 2026
CHAIRMAN OF THE MEETING**

Nguyen Trieu Dong



CÔNG TY CỔ PHẦN ĐẦU TƯ VÀ PHÁT TRIỂN ĐÔ THỊ DẦU KHÍ CỬU LONG
CUU LONG PETRO URBAN DEVELOPMENT AND INVESTMENT CORPORATION
Headquarters: No. 02, Lot KTM 06, Street No. 6, 5A Urban Area, Phu Loi Ward, Can Tho City
Phone: (0299) 3627999 - Email: pvcl@dothi5a.com - Web: www.pvcl.com.vn

VOTING BALLOT

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

Date: Friday, April 24th, 2026

NAME OF SHAREHOLDER :

.....

NUMBER OF SHARES TO OWN AS OF THE REGISTRATION DATE, MARCH 13th, 2026:

..... **Share**

**SHAREHOLDER'S SIGNATURE, OR
SIGNATURE OF THE PERSON AUTHORIZED BY THE SHAREHOLDER:**
(Sign and write your full name in the box next to it)

No.: ...

Problem	Content	Voting results		
		Agree	Are not Agree	No comment, or other comments
1.	<i>The list of the Presidium and working members of the 2026 Annual General Meeting of Shareholders includes: Presidium; Secretariat; Vote Counting Committee.</i>			
2.	<i>Through the Program and Rules of Procedure of the 2026 Annual General Meeting of Shareholders.</i>			
3.	<i>Through the Regulations on Voting Procedures at the Annual General Meeting of Shareholders in 2026.</i>			
4.	<i>Through the Board of Directors' Report for 2025 & Operational Plan for 2026</i>			
5.	<i>Through the 2025 Business Performance Report & 2026 Business Plan</i>			
6.	<i>Through the Report on the Activities of Independent Board Members in the Audit Committee for 2025 & Plan for 2026</i>			
7.	<i>Through authorizing the Board of Directors to implement the contents presented to the General Meeting and approved by the Annual General Meeting of Shareholders in 2026.</i>			
8.	<i>Through the Minutes and Resolutions of the 2026 Annual General Meeting of Shareholders.</i>			

Note : - To select a box on the ballot, shareholders are requested to mark an **X** in that box.

- If the "No comment" or "Other comment" option is selected, the shareholder may add their comment in that box or mark it with an **X**.



VOTING CARD NO. 01

No.:

- Shareholder's full name:
- Permanent address:
- Citizen Identification Number:
- Number of shares held that participate in voting: shares.

Contents of the vote:

Report 01 : Approval of the audited financial statements for 2025 & Profit distribution plan for 2025 and plan for 2026

Shareholders please "SIGN" in the corresponding voting box:

Approved	Disagree
Other comments:	

(Shareholders vote by signing their name in the voting box according to their chosen option, and if shareholders have other opinions, they can write them in the "Other opinions" box.)

Can Tho, April 24th, 2026

Shareholder/Authorized Representative Name

(Sign and write your full name)



VOTING CARD NO. 02

NO.:

- Shareholder's full name:
- Permanent address:
- Citizen Identification Number:
- Number of shares held participating in the voting: share.

Contents of the vote:

Submission No. 02 : Approval of the selection of an independent auditing firm Conduct an audit of the 2026 financial statements.

Shareholders please "SIGN" in the corresponding voting box:

Approved	Disagree
Other comments:	

(Shareholders vote by signing their name in the voting box according to their chosen option, and if shareholders have other opinions, they can write them in the "Other opinions" box.)

Can Tho, April 24th, 2026

Shareholder/Authorized Representative Name

(Sign and write your full name)



No.:

VOTING CARD NO. 03

- **Shareholder's full name:**
- **Permanent address:**
- **Citizen Identification Number:**
- **Number of shares held that participate in the voting:** share.

Contents of the vote:

Submission No. 03 : Approval of the Board of Directors' Remuneration Payment Report for 2025 and the Board of Directors' Remuneration Plan for 2026.

Shareholders please "SIGN" in the corresponding voting box:

Approved	Disagree
Other comments:	

(Shareholders vote by signing their name in the voting box according to their chosen option, and if shareholders have other opinions, they can write them in the "Other opinions" box.)

Can Tho, April 24th, 2026

Shareholder/Authorized Representative Name

(Sign and write your full name)



No.:

VOTING CARD NO. 04

- Shareholder's full name:
- Permanent address:
- Citizen Identification Number:
- Number of shares held participating in the voting: share.

Contents of the vote:

Submission 04 : Approval of transactions between the Company and related parties of insiders and insider-related parties in 2026

Shareholders please "SIGN" in the corresponding voting box:

Approved	Disagree
Other comments:	

(Shareholders vote by signing their name in the voting box according to their chosen option, and if shareholders have other opinions, they can write them in the "Other opinions" box.)

** **Note:** Shareholders Nguyen Trieu Dong (related to Ut Xi Seafood Processing Joint Stock Company) and Nguyen Kim Hong Dao (related to Tai Luc Construction & Trading Company Limited) are parties with vested interests in the content of this Proposal and therefore will not participate in voting on this matter.*

Can Tho, April 24th, 2026

Shareholder/Authorized Representative Name

(Sign and write your full name)



No.:

VOTING CARD NO. 05

- **Shareholder's full name:**
- **Permanent address :**
- **Citizen Identification Number:**
- **Number of shares held participating in the voting:** share.

Contents of the vote:

Submission No.05 : Approval of the plan for issuing shares to pay dividends in 2025

Shareholders please "SIGN" in the corresponding voting box:

Approved	Disagree
Other comments:	

(Shareholders vote by signing their name in the voting box according to their chosen option, and if shareholders have other opinions, they can write them in the "Other opinions" box.)

Can Tho, April 24th, 2026

Shareholder/Authorized Representative Name

(Sign and write your full name)



No.:

VOTING CARD NO. 06

- Shareholder's full name:
- Permanent address :
- Citizen Identification Number:
- Number of shares held participating in the voting: share.

Contents of the vote:

Submission No. 06 : Approval of supplementary and amended content of the Charter of Cuu Long Petro Urban Development And Investment Corporation.

Shareholders please "SIGN" in the corresponding voting box:

Approved	Disagree
Other comments:	

(Shareholders vote by signing their name in the voting box according to their chosen option, and if shareholders have other opinions, they can write them in the "Other opinions" box.)

Can Tho, April 24th, 2026

Shareholder/Authorized Representative Name

(Sign and write your full name)