



CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc

*THE SOCIALIST REPUBLIC OF VIETNAM*  
*Independence – Freedom - Happiness*

Số: 89 /CNT  
No: 89 /CNT

TP. Hồ Chí Minh, ngày 09 tháng 04 năm 2026  
Ho Chi Minh City, April 09, 2026

**Kính gửi:**  
**Respectfully to:**

- Ủy Ban Chứng Khoán Nhà Nước;
- Sở Giao Dịch Chứng Khoán Hà Nội
- *State Securities Commission of Vietnam;*
- *Hanoi Stock Exchange*

1. Tên tổ chức: Công ty Cổ phần Tập đoàn CNT

*1. Name of organization: CNT Group Corporation*

- Mã chứng khoán: CNT

- *Stock code: CNT*

- Trụ sở chính: 9-19 (lầu 2) Hồ Tùng Mậu, phường Sài Gòn, TP Hồ Chí Minh

- *Address: 9-19 (2nd Floor) Ho Tung Mau Street, Sai Gon Ward, Ho Chi Minh City.*

- Điện thoại: 028 3829 5488

- *Tel: 028 3829 5488*

- Email: [info@cnt.com.vn](mailto:info@cnt.com.vn)

- Loại thông tin công bố: 24 giờ bất thường theo yêu cầu định kỳ

- *Information disclosure type: 24 hours irregular on demand periodic*

2. Nội dung thông tin công bố/*Content of information disclosure:*

Công ty Cổ phần Tập đoàn CNT xin công bố Biên bản họp ĐHĐCĐ thường niên 2026, Nghị quyết ĐHĐCĐ thường niên năm 2026 và tài liệu đính kèm cuộc họp.

CNT Group Corporation respectfully announce the Meeting Minutes of the 2026 Annual General Meeting of Shareholder, Resolution of the 2026 Annual General Meeting of Shareholder and attached documents of the 2026 Annual General Meeting of Shareholder.

3. Thông tin này đã được công bố thông tin trên trang điện tử của công ty vào ngày 09/04/2026 tại đường dẫn: <https://cnt.com.vn/quan-he-co-dong/cong-bo-thong-tin.html>.

*3. This information was published on the company's website on April 09, 2026, as in the link <https://cnt.com.vn/quan-he-co-dong/cong-bo-thong-tin.html>*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố./.

*We hereby certify that the information provided is true and correct; we bear the full responsibility to the law./.*

**Nơi nhận/Recipients:**

- Như trên/*As above*;
- Lưu: VP HĐQT/*Archives*: the BOD office.

**ĐẠI DIỆN CÔNG TY CP TẬP ĐOÀN CNT**  
**CNT GROUP REPRESENTATIVE**  
**Người được UQ CBTT**  
**Person authorized to disclose information**



**PHÓ CHỦ TỊCH  
HỘI ĐỒNG QUẢN TRỊ  
TRẦN CÔNG QUÝ**



No: 01/2026/NQ-DHDCD

Ho Chi Minh City, April 08<sup>th</sup>, 2026

**RESOLUTION**  
**OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**  
**OF CNT GROUP CORPORATION**

*Persuant to the Law on Enterprise No. 59/2020/QH14 issued on June 17<sup>th</sup>, 2020;*  
*Persuant to the Company Charter of CNT Group Corporation;*  
*Based on the Meeting Minutes of the 2026 Annual General Meeting of Shareholders of CNT Group Corporation dated April 08<sup>th</sup>, 2026.*

**RESOLVED:**

**Article1:** Approve the Report on activities of the Boards of Directors in 2025 and orienting activities in 2026 (*Report No. 01/BC-HDQT dated March 18, 2026*).

**Article 2:** Approve the Report of the Executive Board on business performance 2025 and business plan for 2026 (*Report No. 01/BC-BĐH dated March 18, 2026*) with following categories:

**2.1. Production-business activities result in 2025:**

*Unit: Billion VND*

No.	Indicator	Plan	Result	Ratio
1	Consolidated revenue	64	55	86%
2	Consolidated profit before tax	13	19	146%
3	Consolidated profit after tax	9	17	189%

**2.2. Production-business plan in 2026:**

*Unit: Billion VND*

No.	Indicator	Plan
1	Consolidated revenue	56
2	Consolidated profit before tax	15
3	Consolidated profit after tax	13



**Article 3:** Approve the Report on activities of the Audit Committee in 2026 and orienting activities in 2026. (*Report No. 01/BC-UBKT dated March 18, 2026*).

**Article 4:** Approve the Report on the activities of the Independent Member of the Board of Directors and assessment of the Board of Directors' performance in 2025 (*Proposal No. 02/BC-HĐQT dated March 18, 2026*).

**Article 5:** Approve the Proposal on selection of audit firm for Financial Statements of 2026. (*Proposal No. 01/TTr-UBKT dated March 18, 2026*).

The General Meeting of Shareholders approved the list the list of independent audit firms, and authorized the Board of Directors to decide on selecting an independent audit firm from the list comprising those authorized by the SSC to audit public-interest entities in the securities sector in 2026.

**Article 6:** Approve the Proposal for approval of the Financial Statements and the profit distribution plan for 2025. (*Proposal No. 01/TTr-HĐQT dated March 18, 2026*).

**Article 7:** Approve the Proposal on reporting on remuneration for the BOD in 2025 and plan for 2026 (*Proposal No. 02/TTr-HĐQT dated March 18, 2026*).

**Article 8:** Approve the Proposal for approval of the investment plans for the Company's projects (*Proposal No. 03/TTr-HĐQT dated March 18, 2026*):

**Article 9:** Approve the Proposal for electing the Board of Directors for the term 2026-2031 (*Proposal No. 04/TTr-HĐQT dated March 18, 2026*).

**Article 10:** Approve the Proposal on the list of candidates for the Board of Directors for the term 2026-2031 (*Report No. 05/TTr-HĐQT dated March 27, 2026*).

**Article 11:** Approval of the election results for Board of Directors members for the 2026–2031 term:

The following individuals have been elected as members of the Board of Directors for the 2026–2031 term:

- Mr. Pham Quoc Khanh
- Mr. Tran Cong Quy
- Mr. Nguyen Son Nam

Accordingly, the Board of Directors of CNT Group for the 2026–2031 term, following the election, is comprised of:



- Mr. Pham Quoc Khanh – Board Member
- Mr. Tran Cong Quy – Board Member
- Mr. Nguyen Son Nam – Independent Board Member (having met all required qualifications and conditions).

**Article 12:** This Resolution shall take effect from April 08<sup>th</sup>, 2026. The Board of Directors shall be responsible for disclosing this Resolution to all shareholders on Company's website (<http://cnt.com.vn>) in compliance with applicable laws.

The General Meeting of Shareholders authorized the Board of Directors, the Board of Management to be responsible for disseminating, implementing, and supervising the execution of this Resolution/.

**Recipient:**

- GMS;
- Archived in office, BOD office.

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



**PHAM QUOC KHANH**





No: 01/2026/BB-ĐHĐCĐ

*Ho Chi Minh City, April 08<sup>th</sup>, 2025*

**MEETING MINUTES**  
**2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

**Company name:** CNT Group Corporation.

**Address:** 9-19 (2<sup>nd</sup> floor) Ho Tung Mau Street, Saigon Ward, Ho Chi Minh City.

**Điện thoại:** 028.3829 5488

**Business Registration Certificate No:** 0301460120

**Time:** From 08:35 AM to 11:15 AM, April 08<sup>th</sup>, 2026.

**Venue:** Ho Chi Minh Museum – Ho Chi Minh City Branch, 01 Nguyen Tat Thanh Street, Ward 12, District 4, Ho Chi Minh City.

**PART I. PARTICIPANTS**

**1. Board of Directors:**

- |                        |   |
|------------------------|---|
| - Mr. Pham Quoc Khanh  | - President of the BOD  |
| - Mr. Tran Cong Quy    | - Vice President of the BOD, member of the Audit Committee.       |
| - Mr. Nguyen Huy Hoang | - Independent member of the BOD, Chairman of the Audit Committee. |

**2. Board of Management:**

- |                        |                         |
|------------------------|-------------------------|
| - Mr. Nguyen Son Nam   | - General Director      |
| - Mr. Le Viet Nam      | - Vice General Director |
| - Mr. Nguyen Tien Dung | - Chief Accountant      |

**3. Delegate:**

Shareholder/Authorized party after completing the procedures for registration of attendance in compliance with the Company Charter.

**PART II. MEETING OPENING**

**1. Report on the results of shareholders' eligibility examinations:**

- Mr. Nguyen Huy Vu report the results of shareholders' eligibility examinations.
- Content of the report:

- Invited shareholders: All shareholders of CNT Group Corporation on the list closed on March 10<sup>th</sup>, 2026, holding 65,380,283 shares, accounting for 65,380,283 of the total votes shares of shareholders of CNT Group Corporation.



• As at: 08:35 AM, the turnout comprises of (in person and authorized): 38 participants, presenting 61,396,696 votes shares, accounting for 93.91% the total votes shares of shareholders of CNT Group Corporation.

Pursuant to the current Law on Enterprise and the Company Charter, the 2026 Annual General Meeting of Shareholders of CNT Group Coporation was eligible to proceed.

**2. Opening procedures.**

**3. Introducing the Presidium:**

Mr. Pham Quoc Khanh	- President of the BOD, Chairperson of the meeting
Mr. Tran Cong Quy	- Vice President of the BOD
Mr. Nguyen Huy Hoang	- Independent member of the BOD
Mr. Nguyen Son Nam	- General Director
Mr. Nguyen Tien Dung	- Chief Accountant

**4. Introducing the Secretary:**

Ms. Cao Thi Le Na	- Company secretary
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The meeting voted on member of Secretary.

**5. Introducing the Vote Counting Committee:**

Mr. Nguyen Huy Vu	- Head of Committee
Ms. Nguyen Thi Tuyet Trinh	- Member
Mr. Lam Hoang Thanh	- Member
Mr. Bui Phuong Nhat	- Member
Ms. Nguyen Minh Nhat Linh	- Member

The meeting voted on member of Vote Counting Committee.

**6. Approval of the list of the Presidium, the Secretariat, and the Vote Counting Committee; the Agenda of the Meeting; the Rules of Organization and Voting at the Meeting; and the Regulations on the Election of members of the Board of Directors.**

The meeting voted on the list of the Presidium, the Secretariat, and the Vote Counting Committee; the Agenda of the General Meeting; the Rules of Organization and Voting at the Meeting; and the Regulations on the Election of members of the Board of Directors.

➤ **Voting results of the above contents:** The meeting voted on member of Secretary, the Meeting Agenda; Working and Voting regulations at the Meeting; Regulations on the Election of Members of the Board of Directors of CNT Group by holding the Voting Card with an approval of 100% voting rights attending the Meeting Vote Counting Committee.

### **PART III. MEETING CONTENTS**

The General Meeting listen to the Reports and Proposals presented by the Board of Directors and the Board of Management:

**Mr. Pham Quoc Khanh - President of the BOD** presented Report on activities of the Boards of Directors in 2025 and orienting activities in 2026.

**Mr. Nguyen Son Nam - General Director** presented the Report on business performance 2025 and business plan for 2026.

**Mr. Nguyen Huy Hoang - Independent member of the BOD** presented:

- Report on activities of the Audit Committee in 2026 and orienting activities in 2026.

- Report on the activities of the Independent Member of the Board of Directors and assessment of the Board of Directors' performance in 2025.

- Proposal on selection of audit firm for Financial Statements of 2026.

**Mr. Nguyen Tien Dung - Chief Accountant** presented:

- Proposal for approval of the Financial Statements and the profit distribution plan for 2025.

- Proposal on reporting on remuneration for the BOD in 2025 and plan for 2026.

**Mr. Tran Cong Quy - Vice President of the BOD** presented:

- Proposal for approval of the investment plans for the Company's projects.

- Proposal for electing the Board of Directors for the term 2026-2031.

- Proposal on the list of candidates for the Board of Directors for the term 2026-2031.

### **PART IV. DISCUSSION**

The Chairperson presided the meeting to discuss the Reports and Proposals. Details are as follow:

#### **1. Progress of project implementation: Ha Tien, Thu Duc, Quy Nhon**

- Ha Tien Project: The Company is continuing the sale of the remaining land lots of the project.

- Binh Chieu Project (former Thu Duc area): This land bank is currently in the process of legal completion, which is expected to take approximately two (02) years before being eligible for development.

- Two projects in Gia Lai (former Binh Dinh area):

- (1) The commercial apartment project along Huynh Tan Phat Street is currently under pile and foundation construction, and is expected to be eligible for launch around August–September 2026.

- (2) The Southwest Long Van Bridge Urban Area project is a low-rise housing development, including a social housing subdivision. The target is to complete legal procedures and commence sales in 2027.

#### **2. Progress of application for stone quarry license**

CNT Group's quarry license has expired, and CNT Group has completed the mine closure plan. CNT Group is currently closely monitoring the situation and will participate in the auction in the event that the local authorities organize one.

### **3. Plan for listing transfer in 2026**

CNT Group will not proceed with a listing transfer in 2026. In 2025, CNT Group obtained approval in principle for transferring its listing to the HOSE. However, given that market conditions were not deemed favorable, CNT Group decided to postpone the transfer to safeguard shareholders' interests. In 2026, CNT Group will not seek approval for listing transfer, but will instead focus on completing the necessary conditions and monitoring for an appropriate market opportunity.

### **4. Revenue sources for 2026**

CNT Group revenue in 2026 will primarily be derived from the sale of the remaining land lots of the Ha Tien project.

### **5. Sources for repayment of principal and interest**

CNT Group is preparing loan applications with banks to finance new projects, including the Huynh Tan Phat project and the Southwest Long Van Bridge project in Gia Lai. Debt repayment will be sourced from cash flows generated by these projects.

### **6. Status of accounting data incident.**

In line with the principle of full and transparent disclosure to shareholders, CNT Group has announced the data incident. In fact, the issue was limited to the accounting software, while all original documents and records both hard copies stored in archives and soft copies stored on servers remained intact. CNT Group has re-entered data from original records into the system and completed this process within two (02) months from the date of the incident. Subsequently, the Company has also invested in additional storage systems to back up data and prevent similar occurrences.

### **7. Funding sources for project implementation**

The funding structure of the projects of CNT Group comprises 20% equity and 80% mobilized capital from customers and borrowings from credit institutions. In the near future, CNT Group plans to diversify funding channels, including bond issuance and cooperation with investment funds, and will keep shareholders informed accordingly.

### **8. Support from Hong Ma Company in 2026 and beyond**

As the parent company, Hong Ma Company is oriented to support CNT Group in the development of social housing projects.

## **PART V. VOTING**

As at 10:00 AM, the turnouts comprised of: 74 participants, representing 61,420,847 voting shares, accounting for 93,94% of the total number of voting shares of shareholders.

Report on the number of ballots:

No.	Content	Number of ballot	Number of voting shares	Number of votes
1	Total ballots issued	74	61.420.847	61.420.847
2	Total ballots collected	67	61.378.667	61.378.667
2.1	Total valid ballots	58	61.378.626	61.378.626
2.2	Total invalid ballots	9	41	41
3	Total ballots not collected	7	42.180	42.180

**Content 1: Approve the Report on activities of the Boards of Directors in 2025 and orienting activities in 2026 (Report No. 01/BC-HĐQT dated March 18, 2026)**

➤ Voting method: voting by ballots

➤ Voting result:

No.	Content	Number of voting shares	% of the total voting shares of the attending shareholders
1	Total valid votes	61.378.626	99,9313%
1.1	Total votes of approval	61.370.610	99,9182%
1.2	Total votes of disapproval	0	0%
1.3	Total votes of abstention	8.016	0,0131%
2	Total invalid votes	41	0,0001%

As a result, Content 1 is approved at an approval rate of 99,9182% of the total voting shares of the attending and voting shareholders.

**Content 2: Approve the Report on activities of the Boards of Directors in 2025 and orienting activities in 2026 (Report No. 01/BC-HĐQT dated March 18, 2026)**

➤ Voting method: voting by ballots

➤ Voting result:

No.	Content	Number of voting shares	% of the total voting shares of the attending shareholders
1	Total valid votes	61.378.626	99,9313%
1.1	Total votes of approval	61.370.610	99,9182%
1.2	Total votes of disapproval	0	0%
1.3	Total votes of abstention	8.016	0,0131%
2	Total invalid votes	41	0,0001%

As a result, Content 2 is approved at an approval rate of 99,9869% of the total voting shares of the attending and voting shareholders.



**Content 3: Approve the Report on activities of the Audit Committee in 2026 and orienting activities in 2026. (Report No. 01/BC-UBKT dated March 18, 2026)**

➤ Voting method: voting by ballots

➤ Voting result:

No.	Content	Number of voting shares	% of the total voting shares of the attending shareholders
1	Total valid votes	61.378.626	99,9313%
1.1	<i>Total votes of approval</i>	61.370.610	99,9182%
1.2	<i>Total votes of disapproval</i>	0	0%
1.3	<i>Total votes of abstention</i>	8.016	0,0131%
2	Total invalid votes	41	0,0001%

As a result, Content 3 is approved at an approval rate of 99,9869% of the total voting shares of the attending and voting shareholders.

**Content 4: Approve the Report on the activities of the Independent Member of the Board of Directors and assessment of the Board of Directors' performance in 2025 (Proposal No. 02/BC-HĐQT dated March 18, 2026)**

➤ Voting method: voting by ballots

➤ Voting result:

No.	Content	Number of voting shares	% of the total voting shares of the attending shareholders
1	Total valid votes	61.378.626	99,9313%
1.1	<i>Total votes of approval</i>	61.370.610	99,9182%
1.2	<i>Total votes of disapproval</i>	0	0%
1.3	<i>Total votes of abstention</i>	8.016	0,0131%
2	Total invalid votes	41	0,0001%

As a result, Content 4 is approved at an approval rate of 99,9182% of the total voting shares of the attending and voting shareholders.

**Content 5: Approve the Proposal on selection of audit firm for Financial Statements of 2026. (Proposal No. 01/TTr-UBKT dated March 18, 2026)**

➤ Voting method: voting by ballots

➤ Voting result:

No.	Content	Number of voting shares	% of the total voting shares of the attending shareholders
1	Total valid votes	61.378.626	99,9313%
1.1	<i>Total votes of approval</i>	61.370.610	99,9182%
1.2	<i>Total votes of disapproval</i>	0	0%

1.3	Total votes of abstention	8.016	0,0131%
2	Total invalid votes	41	0,0001%

As a result, Content 5 is approved at an approval rate of 99,9182% of the total voting shares of the attending and voting shareholders.

**Content 6: Approve the Proposal for approval of the Financial Statements and the profit distribution plan for 2025. (Proposal No. 01/TTr-HĐQT dated March 18, 2026).**

➤ Voting method: voting by ballots

➤ Voting result:

No.	Content	Number of voting shares	% of the total voting shares of the attending shareholders
1	Total valid votes	61.378.626	99,9313%
1.1	Total votes of approval	61.368.510	99,9148%
1.2	Total votes of disapproval	0	0%
1.3	Total votes of abstention	10.116	0,0165%
2	Total invalid votes	41	0,0001%

As a result, Content 6 is approved at an approval rate of 99,9148% of the total voting shares of the attending and voting shareholders.

**Content 7: Approve the Proposal on reporting on remuneration for the BOD in 2025 and plan for 2026 (Proposal No. 02/TTr-HĐQT dated March 18, 2026)**

➤ Voting method: voting by ballots

➤ Voting result:

No.	Content	Number of voting shares	% of the total voting shares of the attending shareholders
1	Total valid votes	61.378.626	99,9313%
1.1	Total votes of approval	61.370.610	99,9182%
1.2	Total votes of disapproval	0	0%
1.3	Total votes of abstention	8.016	0,0131%
2	Total invalid votes	41	0,0001%

As a result, Content 7 is approved at an approval rate of 99,9182% of the total voting shares of the attending and voting shareholders.

**Content 8: Approve the Proposal for approval of the investment plans for the Company's projects (Proposal No. 03/TTr-HĐQT dated March 18, 2026)**

➤ Voting method: voting by ballots

➤ Voting result:

No.	Content	Number of voting shares	% of the total voting shares of the attending shareholders
1	Total valid votes	61.378.626	99,9313%
1.1	Total votes of approval	61.370.610	99,9182%
1.2	Total votes of disapproval	0	0%
1.3	Total votes of abstention	8.016	0,0131%
2	Total invalid votes	41	0,0001%

As a result, Content 8 is approved at an approval rate of 99,9182% of the total voting shares of the attending and voting shareholders.

**Content 9: Approve the Proposal for electing the Board of Directors for the term 2026-2031 (Proposal No. 04/TTr-HĐQT dated March 18, 2026).**

➤ Voting method: voting by ballots

➤ Voting result:

No.	Content	Number of voting shares	% of the total voting shares of the attending shareholders
1	Total valid votes	61.378.626	99,9313%
1.1	Total votes of approval	61.370.610	99,9182%
1.2	Total votes of disapproval	0	0%
1.3	Total votes of abstention	8.016	0,0131%
2	Total invalid votes	41	0,0001%

As a result, Content 9 is approved at an approval rate of 99,9182% of the total voting shares of the attending and voting shareholders.

**Content 10: Approve the Proposal on the list of candidates for the Board of Directors for the term 2026-2031 (Report No. 05/TTr-HĐQT dated March 27, 2026)**

➤ Voting method: voting by ballots

➤ Voting result:

No.	Content	Number of voting shares	% of the total voting shares of the attending shareholders
1	Total valid votes	61.378.626	99,9313%
1.1	Total votes of approval	61.370.610	99,9182%
1.2	Total votes of disapproval	0	0%
1.3	Total votes of abstention	8.016	0,0131%
2	Total invalid votes	41	0,0001%

As a result, Content 10 is approved at an approval rate of 99,9182% of the total voting shares of the attending and voting shareholders.

## **PART VI. ELECTION FOR THE MEMBERS OF THE BOARD OF DIRECTORS FOR THE TERM 2026-2031**

As at 10:00 AM, the turnouts comprised of: 74 participants, representing 61.420.847 voting shares, accounting for 93,94% of the total number of voting shares of shareholders.

**Number of votes = Number of voting shares held by attending shareholders × Number of candidates to be elected** (as announced at the General Meeting, there are 03 candidates). Accordingly, the total maximum number of votes of all attending shareholders is **184,262,541 votes**

Report on the number of ballots:

No.	Content	Number of ballot	Number of voting shares	Number of votes
1	Total ballots issued	65	61.364.353	184.093.059
2	Total ballots collected	65	61.364.353	184.093.059
2.1	Total valid ballots	51	61.364.178	184.092.534
2.2	Total invalid ballots	14	175	525
3	Total ballots not collected	0	0	0

Result of the election:

No.	Full name	Number of votes
1	Pham Quoc Khanh	61.364.355
2	Tran Cong Quy	61.363.910
3	Nguyen Huy Hoang	61.363.907

As a result, the following individuals have been elected as members of the Board of Directors for the 2026–2031 term:

- Mr. Pham Quoc Khanh
- Mr. Tran Cong Quy
- Mr. Nguyen Huy Hoang

Accordingly, the Board of Directors of CNT Group for the 2026–2031 term, following the election, is comprised of:

- Mr. Pham Quoc Khanh – Board Member
- Mr. Tran Cong Quy – Board Member
- Mr. Nguyen Huy Hoang – Independent Board Member (having met all required qualifications and conditions).

## **PART VII. APPROVE THE MINUTES & RESOLUTIONS OF THE MEETING**

*Presenter:* Ms. Cao Thi Le Na read the Minutes and Resolution of the Meeting.

The General Meeting of Shareholder voted and approved the Minutes and Resolution of the 2026 Annual General Meeting of Shareholders by holding the Voting Card with an approval of 100% voting rights attending the Meeting.

**PART VIII. CLOSING THE MEETING**

Mr. Pham Quoc Khanh – Chairman of the meeting declares to wrap up the meeting.

This Minutes shall be prepared in 03 (three) copies and kept in the CNT Group Corporation.

The 2026 Annual General Meeting of Shareholders of CNT Group Corporation finished at 11:15 AM on the same day.

**SECRETARY**



**Cao Thi Le Na**

**CHAIRMAN OF THE MEETING**



The stamp is circular and red, containing the text: "M.S.D.N: 030.0120 - C.T.C.P.", "CÔNG TY CỔ PHẦN TẬP ĐOÀN CNT", and "THÀNH PHỐ HỒ CHÍ MINH". A blue handwritten signature is written over the stamp.

**Pham Quoc Khanh**



A small, partially visible red stamp on the right margin, containing the text "C.T.C.P." and "HÀNG".



*Ho Chi Minh City, March 18, 2026*

## **WORKING AND VOTING REGULATIONS FOR THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS OF CNT GROUP CORPORATION**

To facilitate and comply with the organization of the annual General Meeting of Shareholders of the CNT Group Corporation (CNT Group), the Board of Directors (the BOD) shall submit to the 2026 General Meeting of Shareholders (AGMS) the following Working and Voting Regulations:

### **Article 1: General rules:**

This regulation stipulates the rights and obligations of shareholders or their authorized representatives; the obligations of people who attend the 2026 AGMS; and the procedures for conducting the meeting, voting at the 2026 AGMS of CNT Group in an effectively way.

### **Article 2: Purposes:**

This regulation is to ensure that the 2026 AGMS is conducted in accordance with the procedures and procedures stipulated in the laws, ordinances and regulations on internal management of the company; to ensure shareholders exercise their legitimate rights and interests at the 2026 AGMS and to ensure that the agenda shall be conducted completely.

### **Article 3: AGMS agenda**

- The 2026 AGMS agenda shall be published on the website of CNT Group.
- Shareholders or groups of shareholders who hold 5% or more of their ordinary shares are entitled to recommend matters to be included in the agenda of the AGMS. Recommendations must be made in writing and sent to the Company at least three (3) working days prior to the opening date of the AGMS. The recommendation must include the surname and name of the shareholder, the quantity and type of the shareholder he or she holds, and the contents of the recommendation to be included in the meeting agenda.
- The BOD accept and include these proposals in the proposed agenda, the contents of the meeting, except that the proposals were sent in an untimely or inadequate manner, which was not subject to the decision of the AGMS.

- The agenda and contents of the AGMS must be approved at the opening session of the AGMS.

### **Article 4: Obligations of the attendees at the AGMS.**

Attendees must comply with the following regulations when attending the AGMS:

1. Polite and suitable outfit;
2. Present all identification documents, invitation letter and documents relating to verification of the qualifications of delegates at the reception desk;
3. Keep order and serious during meeting hours;



4. No smoking in the meeting room; Do not engage in private conversations, do not use mobile phones during the meeting.

5. Communication is smooth, friendly, not leaving in the middle of the meeting without the consent of the Chairman;

6. Sit in the correct position and area specified strictly comply with the arrangement of the meeting;

7. Comply with the management of the chairperson, only with the consent of the Chairperson.

## **CHARTER I**

### **ORGANIZATION OF THE MEETING**

#### **Article 5: The Presidium and the Responsibilities of the Chairperson**

The Presidium includes: Presidents of the BOD shall be the Chairperson, the other members of BOD introduced by the Chairperson.

The Presidium shall work in accordance with the principles of democracy and shall comply with the laws, ordinances and internal regulations of the company CNT Group.

Responsibility of the Presidium:

1. Govern the meeting in accordance with the agenda and regulations approved by the AGMS.  
2. Guide Delegates in discussing and voting on the items of the AGMS agenda and others issues during the AGMS.

3. Adjourn the AGMS to a different time and at a location in case an individual/organization participating in the meeting acts of obstruction, order in danger of insecurity, and cause the meeting to not proceed in a fair and legal manner.

4. Respond to the matters requested by the GMS in accordance with the Regulation.

5. Solve the matters that arise during the AGMS (if any).

#### **Article 6: Secretariat**

1. Secretariat is an individual that assists the Presidium and shall be appointed by the Chairperson and be approved by the AGMS.

2. The Secretariat is responsible for:

- Recording thoroughly and accurately the entire proceedings of the AGMS, including pending issues at the AGMS; to receive shareholder comments; to draft the minute of the General Meeting of Shareholders and resolutions on issues approved at the AGMS.

- Assisting the Presidium to state the documents, resolutions or announcements to shareholders if requested.

- Being responsible to the Presidium and the AGMS for her/his duties.

#### **Article 7. The Delegate Eligibility Verification Committee**

The Delegate Eligibility Verification Committee consists of 03-05 people appointed by the Presidium and shall be responsible for:

1. Verifying shareholders' attendance;

2. Distributing the document and voting card, voting paper to shareholders before the opening time;

3. Reporting on Shareholder attendance verification to the AGMS and conditions for conducting for the General Meeting.

## **Article 8: Vote Counting Committee**

The Vote Counting Committee shall be approved by the AGMS and be responsible for:

- Disseminating instructions on the regulations and rules related to voting at the AGMS;
- Reviewing and reporting to the General Assembly on cases of violation of voting rules;
- To organizing the distribution, collection and counting of votes;
- Inspecting and supervising of voting by shareholders and representatives of shareholders;
- Determining of shareholder voting results and issues of approval at the General Meeting and publicizing the voting results;
- Handing over the results of the vote to the Presidium or the Secretariat of the AGMS.

## **CHARTER II**

### **DISCUSSION, VOTING AND RESOLUTION THE THE AGMS**

#### **Article 9. Discussion at the AGMS**

- When discussing matters on the Meeting Agenda, Delegates must comply with the following regulations:

1. Shareholders attending the AGMS must obtain the consent of the Presidium when they want to state their opinions.
2. Shareholders speak directly and focus on the point of the issues. Discussions are only conducted within the specified time and within the scope of the matters presented in the approved Agenda, the content shall not violate the law, not involve personal matters, and not exceed the corporate authority.
3. Shareholders' opinions shall be arranged in order and only take place at discussion time of the AGMS. In case of duplicate opinions, the Presidium shall select and answer jointly to shareholders. The Presidium or appointed members of the Company's Board of Managements shall respond to the opinions in turn.

#### **Article 10: Voting at the AGMS.**

Each attendee is given one (01) Voting card and one (01) Voting paper. In each Voting card or Voting paper, there is the information of shareholders' code, name and total number of shares owned and authorized. In the Voting paper, there are all contents contents presented at the AGMS.

##### **A. Instruction to use the VOTING CARD:**

**I. VOTING CARD** is used to approve general issues in the meeting including: **Working and Voting Regulations, Secretariat, Vote Counting Committee, AGMS Agenda, Resolution and Minute of the AGMS** in public and directly;

1. Attendees vote by raising the Voting card up high when asked for approval. The Vote Counting Committee count the number of Voting Cards in turn of Agree, Disagree, Abstain.
2. Each attendee has a total number of shares owned and authorized (if any).
3. Issues requiring a vote at the Meeting are approved when over 65% of the total voting rights of the shareholders present and voting at the Meeting consent.

##### **A. Instruction to use the VOTING PAPER:**

**II. VOTING PAPERS** are used to approve Reports and Proposals at the meeting including:



6. Report on activities of the Boards of Directors in 2025 and orienting activities in 2026;
7. Report of the Executive Board on business performance 2025 and business plan for 2026.
8. Report on activities of the Audit Committee in 2026 and orienting activities in 2026.
9. Report on the activities of the Independent Member of the Board of Directors and assessment of the Board of Directors' performance in 2025
10. Proposal on selection of audit firm for Financial Statements of 2026
11. Proposal for approval of the Financial Statements and the profit distribution plan for 2025.
12. Proposal on reporting on remuneration for the BOD in 2025 and plan for 2026
13. Proposal for approval of the investment plans for the Company's projects.
14. Proposal for electing the Board of Directors for the term 2026-2031.
15. Proposal on the list of candidates for the Board of Directors for the term 2026-2031.
16. Other contents under the authority of the AGMS (if any).

- Shareholders mark (x) or (v) in one of three options: "**Agree**", "**Disagree**" or "**Abstain**" each content in the Voting Paper. Vote Counting Committee count the number of Voting Card of Agree, Disagree, Abstain and announce the results at the meeting;

- Each attendee has total number of shares owned and authorized (if any);

- The following votes are considered invalid:

+ Voting Paper is not issued by CNT Group (not in the prescribed form, without the stamp of CNT Group).

+ Voting Paper without signature of shareholder /shareholder representative.

+ Voting Paper being erased or added extra contents not requested by the Chairman of the Meeting.

+ Mark more than 01 column in a section.

- In case there is an opinion about the voting result, the Chairman shall consider and resolve it at the meeting.

#### **Article 11. Minutes and Resolution of the General Meeting**

The contents of the meeting must be recorded in the Minutes of the AGMS by the Secretariat. The results of all content must be recorded in the Resolution of the AGMS. The Resolution and Minutes of the AGMS must be read and approved before the end of the meeting.

Here are all the Regulations on working and voting at the 2026 Annual General Meeting of Shareholders.

Respectfully submit to the General Meeting of Shareholders of the Group for consideration and approval.

#### **Recipients:**

- 2026 AGMS;

- Archive in office, the BOD.

**ON BEHALF BOARD OF DIRECTORS** *du*

**PRESIDENT**



**PHAM QUOC KHANH**



*Ho Chi Minh City, March 18, 2026*

**REGULATIONS ON THE ELECTION OF MEMBERS OF THE BOARD OF  
DIRECTORS OF CNT GROUP JOINT STOCK COMPANY  
FOR THE TERM 2026–2031**

The election of Members of the Board of Directors (BOD) of CNT Group Joint Stock Company shall be conducted as follows:

**I. NOMINATION AND SELF-NOMINATION OF BOARD MEMBERS FOR THE 2026–2031 TERM:**

**1. Number of members and term of the BOD:**

- The Board of Directors for the 2026–2031 term consists of 03 members.
- The term of office of the Board of Directors of CNT Group is 05 (five) years.

**2. Standards and Conditions for BOD Members:**

Members of the Board of Directors must meet the following standards and conditions:

- Must not fall under subjects prohibited from establishing and managing enterprises as prescribed in Clause 2, Article 17 of the Law on Enterprises;

- Must possess professional qualifications and management experience relevant to the Company's business activities and is not necessarily required to be a shareholder of the Company;

- A member of the Board of Directors of a public company may concurrently serve as a member of the Board of Directors or Members' Council of no more than 05 other companies;

- Must satisfy other standards as prescribed by law and the Company Charter.

**3. Nomination and Self-Nomination of BOD Members:**

Nomination and self-nomination shall be carried out in accordance with Clause 2, Article 24 of the Company Charter and Clause 5, Article 115 of the 2020 Law on Enterprises, specifically:

Shareholders holding voting shares may aggregate their voting rights to nominate candidates to the Board of Directors.

Shareholders or groups of shareholders holding from 10% to under 20% may nominate a maximum of 01 candidate; From 20% to under 30%: maximum 02 candidates; From 30% to under 40%: maximum 03 candidates; From 40% to under 50%: maximum 04 candidates; From 50% to under 60%: maximum 05 candidates; From 60% to under 70%:



maximum 06 candidates; From 70% to 80%: maximum 07 candidates; From 80% to under 90%: maximum 08 candidates.

If the number of candidates remains insufficient, the incumbent Board of Directors shall introduce additional candidates or organize nominations in accordance with the Company Charter, internal corporate governance regulations, and BOD operating regulations.

#### **4. Dossier for Nomination/Self-Nomination:**

- Application for nomination/self-nomination to the Board of Directors; Curriculum Vitae completed by the candidate according to the Company's template;

- Certified true copies of ID Card/Citizen ID/Passport and academic/professional certificates;

- Certified true copies of Enterprise Registration Certificate/ID/Passport of nominating shareholder(s);

- For authorized representatives: Power of Attorney specifying authorization to use shares for nomination/self-nomination and vote aggregation;

- Other relevant documents (if any).

#### **5. Candidate List Submitted to the General Meeting of Shareholders**

Based on submitted dossiers, the Organizing Committee shall compile a list of eligible candidates for approval by the General Meeting of Shareholders.

## **II. ELECTION OF BOD MEMBERS FOR THE 2026–2031 TERM:**

### **1. Eligible Voters**

Shareholders owning shares or their authorized representatives listed by Vietnam Securities Depository and Clearing Corporation as of March 10, 2026 are entitled to vote.

### **2. Voting papers:**

#### **2.1. Phiếu bầu:**

- The votes shall include the following shareholder information: Name of shareholder or representative of shareholders, number of shareholders, total number of shares owned and authorized, total number of votes.

- Voting with a list of names and names of nominated candidates, who passed the General Meeting of Shareholders, is arranged by name in A, B, C and the column of votes.

#### **2.2. Valid votes and invalid votes:**

##### **a. Valid vote:**

- These are pre-printed votes issued by the Organizing Committee, without erasing, shaving, or writing any additional content other than the regulations for votes.

- Voting for candidates on the list and within the number of elected members (approved by the General Meeting of Shareholders).

- The total number of votes less than or equal to ( $\leq$ ) the total number of votes allowed by such shareholder/representative (equivalent to the number of shares multiplied by the number of elected members).

b. Invalid vote:

The vote is invalid when it falls under one of the following circumstances:

- Not issued by the Organising Committee, not with a suspended stamp of the CNT Group, or

- Slashes, corrections, or names of candidates not on the list of candidates or candidates approved by the Shareholders' Meeting prior to voting, or

- Vote more than one's permitted number of votes or elect more than one's elected members.

**3. Principles for electing members of the Board of management:**

3.1 Pursuant to the principle of mass voting, each shareholder or representative of a shareholder shall have a total number of votes corresponding to the total number of shares owned or represented multiplied by the number of elected members of the Board of management.

Shareholders or representatives of shareholders may assign all their votes to one or several candidates or divide the votes evenly to a number of candidates: The number of members of the Board of Management elected at the 2026-2031 General Meeting of Shareholders is 3 members, where the total number of votes cast by each shareholder/representative is equal to the total number of shares owned and/or authorized multiplied (x) by 3 (three).

3.2 The total number of votes cast by the candidates of a shareholder or shareholder representative shall not exceed the total number of votes allowed by such shareholder or shareholder representative (equivalent to the number of shares owned or representatives owned multiplied by the number of elected members).

*For example:*

*Shareholder A who owns 1000 voting shares will have  $1000 \times 3 = 3000$  votes to elect board members.*

*- Shareholder A can vote under one of the following circumstances on the condition that the vote does not exceed 3000 votes of Board members:*

*+ To elect all members of the Board of management by a majority vote (1,000 votes per candidate); or*

*+ Voting differs for each candidate of the Board of management (e.g. Candidate A: 2000 votes, Candidate B 500 votes, Candidate C: 0 votes, etc.)*

3.3 Elected Members of the Board of Directors are determined by the number of votes from high to low, starting with the candidate with the highest number of votes until the full number of members.



a. If there are two or more candidates with the same number of votes for the final member of the Board, re-elections will be conducted among those candidates with the same number of votes.

b. If the number of members of the Board of management is insufficient, the Shareholders' Meeting will hold a second consecutive election among the remaining candidates. If it is not enough after the second election, the Shareholders' Meeting will vote again for the third election or leave the board members vacant and additional voting at the next General Meeting of Shareholders as stipulated by the Chairman of the General Meeting..

#### **4. Voting and counting:**

- Vote Counting Committee conducts a pre-voting inspection of the ballot box
- Voting begins after the distribution of votes is completed and the final shareholder votes in the ballot box.
- The vote count was conducted immediately after the vote was over.
- The results of the vote count are prepared in a record of the vote count and signed by the members of the Board of Voting.
- Post-check votes are stored at the company headquarters.


### **III. DISCLOSURE OF VOTING AND VOTING RESULTS:**

- The head of the Board of Voting announced publicly before the general meeting the results of the vote counting and the election results of members of the Board of Directors of the company for the term 2026-2031.
- Complaints about the election and counting of votes were resolved by the Chairperson of the meeting and recorded in the minutes of the meeting.
- The results of the vote counting are recorded in the Resolution of the Shareholders' Meeting.

### **IV. EFFECTIVENESS:**

This regulation takes effect after being approved by the Shareholders' Meeting and only applies to the election of members of the Board of management for the term 2026-2031.

**ON BEHALF OF THE AGMS**  
**CHAIRPERSON**



**PHAM QUOC KHANH**



## REPORT OF THE BOARD OF DIRECTORS AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

To: Shareholders of CNT Group Corporation

The BOD of CNT Group Corporation ("CNT Group") would like to report on the operations of the BOD in 2025 and the goals/orientations for 2026 as follows:

### **A. REPORT ON THE OPERATIONS OF THE BOD IN 2025**

#### **I. Report on the implementation results of the AGM Resolution in 2025.**

##### ***1. Report on the production-business operation situation in 2025.***

At the end of the 2025 fiscal year, the Company's business operations (according to the consolidated audited financial statements) had the following results:

*Unit: Billion VND*

No.	Item	PLAN	IMPLEMENTATION	% implementation/plan
1	Net revenue	64	55	86%
2	Profit before tax	13	19	146%
3	Profit after tax	9	17	189%

To achieve the above results, the BOD has closely coordinated with the Audit Committee and the Board of Management to develop specific business orientations, strategies, and plans, build appropriate business plans for each market scenario, and supervise the organization and daily operations of the Company. As a result, the Company's business operations recorded positive and encouraging results.

##### ***2. Report on the dividend payment results of 2023.***

In 2025, CNT Group completed the payment of dividends in cash and in shares on schedule to shareholders according to the following specific results:

Item	Percentage	Result
Cash dividend payment	200 VND/shares	Total cash dividend payout: 10.058.557.000 VND.

Stock dividend payment	30%	The number of shares issued are 15.087.498 shares).
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***3. Report on the selection of an auditing unit for the 2025 financial statements.***

Pursuant to the Resolution of the General Meeting of Shareholders No. 01/NQ-DHDCD dated 2025-04-28, the BOD has selected an auditing unit from the list approved by the Ministry of Finance, which is Moore AISC Auditing and Informatics Services Company Limited, to audit the 2025 financial statements for CNT Group.

Result: Moore AISC Auditing and Informatics Services Company Limited has completed the review of the separate and consolidated semi-annual and annual financial statements for 2025 for CNT Group.

***4. Report on the transfer of the Company's share trading registration from the UPCOM trading floor (HNX) to listing shares on the Ho Chi Minh City Stock Exchange (HOSE).***

Pursuant to the Resolution of the General Meeting of Shareholders approving the transfer of the Company's share listing to Ho Chi Minh City Stock Exchange (HOSE), the Board of Directors has proactively monitored and assessed market conditions as well as the progress of preparing the necessary requirements for implementation of the plan.

However, during 2025, the stock market experienced significant fluctuations and conditions were not sufficiently favorable for the listing transfer process. Based on prudent consideration to safeguard shareholders' interests and the overall interests of the Company, the Board of Directors decided to temporarily postpone the implementation of the listing transfer plan during 2025.

In the coming period, the Board of Directors will continue to closely monitor market developments while further completing all legal and regulatory requirements. When market conditions become favorable, the Board of Directors will report to and submit to the General Meeting of Shareholders for consideration and decision on continuing the implementation of the Company's share listing transfer plan.

***5. Report on the discontinuation of the business line adjustment plan***

The Board of Directors submitted to the 2025 Annual General Meeting of Shareholders for approval the discontinuation of the business line adjustment plan previously approved at the 2024 Annual General Meeting of Shareholders.

Implementation result: The Company continues to maintain its current 75 registered business lines.

***6. Report on amending and supplementing certain contents of the Company's Charter, Internal Regulations on Corporate Governance, and the Operating Regulations of the Board of Directors.***

The Board of Directors has completed the amendment and supplement of the Company's Charter, the Internal Regulations on Corporate Governance, and Regulations on

Operations of the Board of Directors according to the contents approved at the 2025 Annual General Meeting of Shareholders and disclosed information, posted on the website in accordance with the law.

**7. Report on CNT Group's project investments and financial support provided to the subsidiary**

Pursuant to Resolution No. 02/ĐHĐCĐ dated December 1, 2025, adopted by written shareholders' resolution, CNT Group is currently carrying out activities related to the implementation of the Huynh Tan Phat Commercial Apartment Project in Dong Da Ward, Quy Nhon City, and the Southwestern Long Van Bridge Urban Area Project.

At the same time, the Company is providing financial support to its subsidiary to ensure sufficient capital for implementing the Binh Chieu Apartment Project on schedule and in accordance with the contents approved by the General Meeting of Shareholders.

**II. Summary of meetings and decisions of the Board of Directors.**

In 2025, the Board of Directors held a total of 23 regular and irregular meetings to promptly issue Decisions/Resolutions related to the organization and operation of the Company, and to carry out the leadership and management of business operations. These Resolutions/Decisions are published by the Company in Section 5 of Part II of the Report on Corporate Governance in 2025 dated 2026-01-30.

**III. Salaries, remuneration, and operating expenses of the Board of Directors implemented in 2025.**

Total Remuneration and income of the Board of Directors in 2025 were used within the limit approved by the Annual General Meeting of Shareholders ("GMS") in 2025.

Detailed information on the remuneration of each member of the Board of Directors is presented in the Notes to the Consolidated Financial Statements in item X.3. Transactions with related parties in the 2025 audited financial statements of CNT Group and published on the Company's website at: <https://cnt.com.vn/quan-he-co-dong/bao-cao-tai-chinh.html>.

**IV. Report on transactions between the company, Company's subsidiaries, companies in which the public company holds controlling rights of 50% or more of the charter capital with members of the Board of Directors and affiliated persons of such members; transactions between the company and companies in which members of the Board of Directors are founders or business managers in the last 03 years.**

These transactions have been disclosed by the Company in the 2025 Report on Corporate Governance dated 2026-01-30 in Items VII.2 and VII.3. The transactions have been fully disclosed and approved in accordance with the provisions of the Company's Charter.

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## **V. Activities of the Audit Committee under the Board of Directors and the Audit Committee.**

Detailed activities of the Independent Member of the Board of Directors, the Audit Committee, and the independent member's assessment of the performance of the Board of Directors are presented in the Report of the Audit Committee and the Report of the Independent Member of the Board of Directors

## **VI. Supervision results for the General Director and other managers.**

In the course of exercising its powers and responsibilities, the Board of Directors always adheres to the Charter, carefully considers, makes recommendations, and directs the Board of Management to operate in the best way to ensure the maximum legitimate benefits of CNT Group and shareholders.

The Board of Management manages the Company's operations according to the Resolutions/Decisions of the Board of Directors, regularly reports, exchanges with the Board of Directors, and makes timely adjustments to ensure the achievement of goals with the highest efficiency.

The Board of Directors and the Board of Management always coordinate closely, implementing the management-executive relationship in accordance with the Charter and the Internal Regulations on Corporate Governance.

## **B. ORIENTATION FOR THE YEAR 2026**

The Board of Directors believes that 2026 will continue to present significant challenges to business operations due to fluctuations in the economic environment and market conditions. However, this also provides an opportunity for CNT Group to reaffirm its position and development capacity through the effective implementation of its established sustainable development strategies.

The long-term orientation of CNT Group is to continue innovating in corporate governance and business operations, while building and developing the CNT Group brand into a reputable enterprise with stable growth in the real estate investment and business sector in Vietnam, and at the same time maintaining and enhancing the efficiency of its existing business lines. In this strategy, real estate continues to be identified as the core business sector and a key growth driver of the Company.

CNT Group will focus on strengthening its operational foundation and fully preparing resources in order to accelerate when market conditions become favorable, particularly as the Company is currently pursuing and implementing new projects.

On that basis, the Board of Directors has determined the 2026 business plan targets as follows:

- Total consolidated net revenue: VND 56 billion.

- Consolidated Profit before tax: VND 15 billion.
- Consolidated Profit after tax: VND 13 billion.

The Board of Directors requests the General Director and the Company's Board of Management to be more drastic, maximize market opportunities, business opportunities, and strengthen and improve financial and human capacity, and best complete the assigned tasks.

Dear Shareholders, the above is the activity report of the Board of Directors of CNT Group Corporation, respectfully submitted to the General Meeting of Shareholders for approval.

Sincerely./.

**Recipients:**

- GMS;
- Archived: Administrative Office,  
the BOD office.

**ON BEHALF OF THE BOARD OF DIRECTORS**   
**PRESIDENT**



  
**PHAM QUOC KHANH**





**REPORT OF THE EXECUTIVE BOARD ON  
PRODUCTION-BUSINESS ACTIVITIES RESULTS IN 2025 AND PLAN FOR 2026**

**To: General Meeting of Shareholders of CNT Group Corporation**

The Board of Management of CNT Group Corporation respectfully reports to the General Meeting of Shareholders (GMS) on the production-business activities results in 2025 and orientation for 2026, according to the following contents:

**I. PRODUCTION-BUSINESS ACTIVITIES RESULTS IN 2025**

*(Unit: Billion VND)*

N o.	Items	2024	2025			Growth rate com- pared to 2024%
			Plan	Imple- menta- tion	% imple- menta- tion/plan	
1	Consolidated net revenue	233	64	55	86%	Decrease 76%
2	Consolidated Profit before tax	167	13	19	146%	Decrease 89%
3	Consolidated Profit after tax	135	9	17	189%	Decrease 87%

**II. ASSESSMENTS OF PRODUCTION-BUSINESS ACTIVITIES IN 2025**

**1. General management activities:**

In 2025, the global economy exhibited a marked slowdown. Notable challenges included geopolitical instability, U.S. tax policy developments, and rising inflation indices. These factors led to weakened purchasing power, adversely affecting the Group's core business segment of real estate. The number of delivered products declined significantly, while customers faced financial constraints due to the overall economic situation, resulting in delays in receivables collection. Consequently, total revenue in 2025 reached 86% of the approved plan.

Nevertheless, certain positive signals emerged, as the real estate market showed localized recovery in major urban areas such as Hanoi. Investments in associated companies in these regions recorded relatively positive profit contributions.

In addition, the Group placed strong emphasis on controlling operating expenses and accelerating project implementation. As a result, the consolidated profit before tax exceeded the planned target, achieving 146% of the approved plan.

**Highlights Achieved by the Company in 2025:**



- The Company completed an increase in charter capital in 2025 from VND 503.9 billion to VND 654.8 billion.

- CNT Group proactively initiated the development of a new project: a commercial apartment complex along Huynh Tan Phat Street, Gia Lai Province.

- CNT Group successfully won the auction for the Southwest Long Van Bridge Urban Area Project, Gia Lai Province.

## **2. Real Estate Investment and Business Activities:**

### **Bright spots:**

- Improved supply: The supply of commercial housing increased significantly, marking the year of large-scale urban developments and low-rise segments. The low-rise segment led the market, accounting for the largest proportion in the product portfolios of major corporations. The Hanoi apartment market experienced strong growth, becoming the focal point nationwide.

- Legal framework improvements: Legal bottlenecks were gradually resolved (e.g., Land Law 2024, Housing Law 2023), and the new land price framework has moved closer to market levels.

- Increased interest in social housing: Both consumers and the Government showed growing interest in social housing development.

### **Challenges in 2025:**

- Severe supply–demand imbalance: Housing prices, particularly in the high-end and upper mid-end segments in Ho Chi Minh City and Hanoi, increased sharply, making housing less affordable for middle- and low-income groups. The market saw an oversupply of high-priced products (with luxury apartments accounting for a large share of new supply) and a shortage of social housing and affordable commercial housing.

- Rising prices but uneven liquidity: Liquidity improved slightly in projects with strong legal status and prime locations, while projects with weak legal standing or those located far from city centers remained largely stagnant.

- Difficult access to capital and financial risks: Although real estate credit increased, lending conditions remained stringent, and companies faced challenges in issuing new bonds. Rising interest rates exerted pressure on capital costs.

- Legal bottlenecks and implementation delays: Despite the three major laws taking effect from January 1, 2025, implementation delays persisted due to slow issuance of guiding regulations, risk-averse local authorities, prolonged land clearance processes, and inconsistencies in land valuation. These factors constrained supply, increased project costs, and elevated the risk of land-related disputes.

- Inflationary pressure: Inflation rose due to increases in both domestic prices and global commodity prices.

- In light of the above market fluctuations and challenges, both investment output and debt recovery targets for the year were below plan.

- CNT Group continued to seek and develop real estate projects aligned with its core strengths and traditional business lines, focusing on key projects such as the commercial apartment complex along Huynh Tan Phat Street and the Southwest Long Van commercial housing project in Gia Lai Province, which are expected to contribute significantly to output and capital recovery in the coming years.

## **3. Production and mining activities**

The production and mining sector achieved revenue of 13.9 billion VND, representing a decrease of VND 3 billion compared to the same period of the previous year (2024 revenue: VND 16.9 billion). This decline was primarily attributable to objective factors, including delays in legal procedures and the slow recovery of the real estate market.

#### **4. Service operation management activities:**

Revenue from service business activities in 2025 reached VND 5.5 billion, unchanged compared to the same period in 2024 (VND 5.5 billion). Service operations were maintained in line with established policies, ensuring stable income and employment for employees.

#### **5. Salaries and income of the Board of Management implemented in 2025:**

Information on the details of salaries and income of the Board of Management is presented in item X.3. **Transactions with related parties** (page 39) in the audited 2025 Financial Statements of CNT Group and published on the Company's website at the link: <https://cnt.com.vn/quan-he-co-dong/bao-cao-tai-chinh.html>.

### **III. ORIENTATION FOR 2026**

To consolidate and stabilize the organizational structure, management and executive apparatus, as well as departmental functions; enhance interdepartmental coordination; and strengthen cost control to improve overall production and business efficiency.

To accelerate digital transformation and the application of information technology in order to enhance labor productivity and proactively capture market opportunities.

To expedite the implementation progress of real estate projects, ensuring sales targets in 2026 and positioning the Company to capitalize on market recovery.

To continue research and development of projects in high-potential markets such as Hanoi, Ho Chi Minh City and surrounding areas.

#### **1. Real Estate investing activities:**

- To focus on sales and capital recovery from projects with completed legal status; intensify marketing, brokerage, and communication activities to support sales efforts for projects such as Ha Tien New Urban Area, An Giang Province.

- To accelerate the implementation progress of key projects, including the commercial apartment complex along Huynh Tan Phat Street and the Southwest Long Van Urban Area Project in Gia Lai Province, in accordance with the approved schedule.

- To develop new projects by strengthening planning research, establishing market entry strategies, and formulating specific development plans for each project. The objective is to develop at least two additional projects and commence implementation in 2026 in key regions, including Northern (Hanoi), Central (Gia Lai), and Southern (Ho Chi Minh City and surrounding areas).

#### **2. Mining production activities:**

The Company shall continue to enhance operational capacity at mining sites and promote sales in line with the resolutions of the Board of Directors to achieve optimal efficiency. In parallel, efforts will be intensified to complete legal procedures and expand investment in extraction activities.

#### **3. Service operating activities:**



In 2026, the service segment shall be maintained and further expanded, with a focus on broadening the customer base in leasing, accommodation, and restaurant services, while ensuring stable employment for employees

**4. Plan targets in 2026:**

(Unit: billion VND)

No.	Item	Plan
1	Consolidated net revenue	56
2	Consolidated Profit before tax	15
3	Consolidated Profit after tax	13

In 2026, the value of CNT’s real estate inventory for sale and newly delivered project products has not yet been realized; therefore, the revenue and profit targets set for the year remain relatively modest. The Board of Directors and the Executive Management of CNT Group will focus on accelerating the implementation of two key projects—the commercial apartment complex along Huynh Tan Phat Street and the Southwest Long Van Urban Area Project in Gia Lai Province—to ensure sales targets in 2026 and delivery of project products in 2027 and 2028. This approach aims to stabilize future revenue, maintain growth, and safeguard long-term benefits as committed to shareholders.

It is projected that the ongoing projects will generate revenue for the Company of approximately VND 1,500–2,000 billion from 2027 to 2030.

On behalf of the Company’s Executive Management, I would like to acknowledge and sincerely thank all employees for their contributions in helping the Company overcome all difficulties and challenges.

We also extend our gratitude to the attending shareholders for your presence and trust in us.

We wish all delegates, shareholders, and employees, along with your families, abundant health, peace, and happiness.

**Recipients:**

- GMS;
- Archived: Administrative Office, Secretary.

**CNT GROUP CORPORATION**  
**GENERAL DIRECTOR**  
  
**NGUYEN SON NAM**



No: 01/BC-UBKT

THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom – Happiness

Ho Chi Minh City, March 18, 2026



## REPORT OF AUDIT COMMITTEE FOR 2025 AND ORIENTATION FOR 2026

To Shareholders,

On behalf of the Audit Committee of CNT Group Corporation (CNT Group), I would like to report to the General Meeting of Shareholders (GMS) on the performance results of the Audit Committee in 2025 with the following contents:

### I. ORGANIZATION STRUCTURE AND OPERATIONS OF THE AUDIT COMMITTEE:

#### 1. Composition and structure of the Audit Committee

The Audit Committee is under the Board of Directors of CNT Group Corporation, consisting of 02 (two) members, in which:

No.	Name	Title	Position
1	Nguyen Huy Hoang	Independent Member of the Board of Directors	President of the Audit Committee
2	Tran Cong Quy	Vice President of the Board of Directors	Member of the Audit Committee

#### 2. Operating mechanism of the Audit Committee

The Audit Committee operates in accordance with the Regulations on Operation of the AC issued by the Board of Directors in accordance with the Company's Charter and current legal regulations.

#### 3. Summary of the Audit Committee meetings

In 2025, the Audit Committee held 02 meetings with the main content being the approval of draft financial statements for 2025; assessing the performance results of the Board of Directors and the Company's Management Board in 2025 to ensure compliance with legal regulations and other internal regulations of the company, as a basis for reporting at the Annual General Meeting of Shareholders in 2026.

#### 4. Remuneration, benefits, and operating expenses of the Audit Committee in 2025:

AC members have received remuneration and benefits as a Member of the Board of Directors of the Company, so they do not receive any additional remuneration or benefits when performing tasks as members of the Audit Committee.

#### 5. Supervisory activities of the Audit Committee on Corporate Governance

- Inspecting compliance with current legal regulations, the Company's Charter, and the Internal Regulations on Corporate Governance; including but not limited to checking compliance with legal regulations on tax obligations, compulsory insurance, and other financial obligations.



- Assessing the suitability and effectiveness of the Company's internal control system in preventing, detecting, and handling risks promptly.

- The Audit Committee supervises the activities of the Board of Directors through meetings, exchanges, and methods of issuing Resolutions of the Board of Directors, and at the same time, supervises the activities of the Board of Management through compliance with the Resolutions of the Board of Directors as well as the decentralization mechanism between the Board of Directors and the Board of Management.

- The Audit Committee shall submit periodic or ad-hoc reports to the Board of Directors.

## **II. INSPECTION AND SUPERVISION RESULTS OF THE AUDIT COMMITTEE**

### **1. Results of supervision of financial statements, operating status, and financial situation of the company.**

- In 2025, the accounting work, recording, storing documents, and preparing accounting books and financial statements reflected the Company's financial situation accurately and truthfully.

- The Audit Committee acknowledged and approved the audited financial statements (FS) for 2025. The 2025 FS has been prepared and presented in accordance with Vietnamese accounting standards and current regulations, reflecting the financial and business performance of CNT Group truthfully, without detecting any material errors that could affect the accuracy of the FS.

- CNT Group's production and business activities in a period of many challenges and obstacles, but still achieved good results in 2025.

### **2. Results of supervising the activities of the Board of Directors and the Board of Management**

Through inspection and supervision, the Audit Committee found that the Board of Directors and the Board of Management have complied with the provisions of current laws, the Company's Charter, the Internal Governance Regulations and the Resolution of the Annual General Meeting of Shareholders in 2025.

#### **2.1. For the Board of Directors**

- The Board of Directors has performed well its function and role in orienting the company's development through planning, controlling and adjusting strategic decisions. The key decisions of the Board of Management are always analyzed, critically reviewed and consulted promptly by the Board of Directors to be able to offer appropriate solutions for the Company's operations.

- In 2025, the Board of Directors focused on implementing the contents of the General Meeting of Shareholders' Resolution and made decisions based on the actual situation and business operating conditions of the company in accordance with the principle of compliance with legal regulations, the charter and the company's governance regulations.

#### **2.2. For the Board of Management**

- The Board of Management and company managers have seriously implemented the contents according to the direction of the Board of Directors and have performed well the assigned functions and tasks.



- The Board of Management has organized and managed the company's operations in compliance with internal processes, regulations and the charter. Organizing accounting and financial work in compliance with the requirements and regulations of the accounting system and related regulations, and well organizing the monitoring of the control system in the company's operating management.

### **3. Results of assessing the company's internal control and risk management system**

CNT Group maintains internal control and risk management, participates in close supervision and control of all aspects of the Company's operations, ensuring that professional activities comply with the promulgated procedures.

CNT Group always advocates creating the most transparent and favorable environment for auditing and inspection activities of independent auditing organizations as well as state agencies. The data in the company's financial statements fully and truthfully reflect the financial situation and operations of the company and are consistent with standards and regulations on accounting, auditing and legal regulations.

### **4. Results of evaluating the coordination of activities between the Audit Committee and the Board of Directors, General Director and shareholders.**

In 2025, the Audit Committee reported to the Board of Directors the recorded issues and recommendations of the Audit Committee through meetings of the Board of Directors.

The Board of Directors promptly considered the recommendations of the Audit Committee and directed the Board of Management in organizing the internal control system and risk management for the entire Company.

The Audit Committee has received close cooperation and favorable conditions from the Board of Directors and the Board of Management through the provision of full reports and documents related to the company's governance, business operations and financial situation.

## **III. COMMENTS AND RECOMMENDATIONS**

Through inspection and supervision and based on financial indicators, the Audit Committee makes a number of recommendations to ensure the good implementation of the 2025 production and business plan and the completion of strategic goals in the coming period as follows:

- Regarding the document system in administration and management: update and adjust documents related to the system of processes, regulations and decentralization mechanisms fully to improve productivity and limit errors and risks in the process of operating the Company's production and business activities.

- Continue to maintain the coordination between the Board of Management and company managers to continue to support, coordinate and interact with the Audit Committee closely to minimize risks, improve control efficiency and operational efficiency in order to achieve the goals and tasks assigned in 2025.

- Select reputable independent auditing firms to audit the 2026 financial statements.

## **IV. ORIENTATION OF THE AUDIT COMMITTEE'S ACTIVITIES IN 2026**

- Continue to focus on controlling compliance, the contents of the company's development strategy and its directly affiliated units to report and propose recommendations to the Board of Directors.

- Review accounting books and appraise quarterly, semi-annual, and annual financial statements of the company in 2026.



- Propose and recommend reputable and suitable independent audit units in accordance with the actual conditions of the company to the Board of Directors.

- Supervise the service quality of the Audit Unit in the audits of 2026

- Evaluate the performance of the Board of Directors, the Board of Management and company managers.

- Inspect and supervise the compliance with the law, the company's charter and the implementation of the resolutions of the General Meeting of Shareholders of the Board of Directors.

The above is the report on the activities in 2025 and the orientation of activities in 2026 of the Audit Committee, respectfully submitted to the 2026 Annual General Meeting of Shareholders. Sincerely receive the comments of the Shareholders.

Thank you for listening, wish the General Meeting a successful success.

**Recipients:**

- AGMS;

- Archived: Administrative Office, the BOD office.

**ON BEHALF OF THE AUDIT COMMITTEE**

**CHAIRMAN**



**NGUYEN HUY HOANG**





Số: 01/BC-UBKT

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

*Ho Chi Minh City, March 18, 2026*



## **REPORT OF THE INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS ON THE ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025**

As of the reporting date, the structure of the Board of Directors (“BOD”) of CNT Group includes one-third independent members. Below is the information regarding the independent member of the BOD, the report on the activities of the independent BOD member, and the assessment results of the independent BOD member regarding the activities of the BOD in 2025:

### **1. Information on the Independent BOD Member Preparing the Report**

<b>Full name</b>	<b>Date of appointment:</b>	<b>Position at CNT</b>
Nguyen Huy Hoang	10/05/2024	Independent Member of the BOD – Chairman of the Audit Committee

### **2. Activities of the Independent BOD Member Preparing the Report.**

From January 1, 2025 to December 31, 2025, I participated in 23 BOD meetings (100% attendance rate), reviewed, provided opinions, and voted on matters within the authority of the BOD, with a 100% approval rate for all contents adopted by the BOD.

In my role as an Independent BOD Member, I fully performed my functions in accordance with legal regulations, the Company Charter, and the Operating Regulations of the BOD. Activities carried out during the year included:

(i) Performing supervisory functions over the activities of the BOD through meetings, discussions, and the process of issuing BOD Resolutions; at the same time supervising the activities of the Executive Board through monitoring compliance with BOD Resolutions as well as the delegation mechanism between the BOD and the Executive Board;

(ii) Ensuring independence and objectivity in BOD discussions and decision-making;

(iii) Voting to approve BOD Resolutions/Decisions in accordance with the Charter and legal regulations.

During the course of performing my duties, I always maintained effective coordination with other BOD members, members of the Executive Board, and management levels within the Company. I highly appreciate the cooperation and support of all relevant parties throughout the working process in 2025.

### **3. Assessment of the Independent BOD Member Regarding the Activities of the BOD**

The current BOD structure consists of 03 members, including 01 independent member, in compliance with Law on Enterprises 2020 and Decree No. 155/2020/ND-CP guiding the Securities Law.

The BOD’s activities in 2025 complied with the resolutions of the General Meeting of Shareholders, fully performed its supervisory function over the Company’s operations, and effectively utilized resources to achieve the targets assigned by the General Meeting of Shareholders.



The BOD assigned specific responsibilities to each BOD member according to their areas of expertise and supervised the operations of the Company's units. The BOD properly fulfilled its role and responsibilities in directing, supporting, and supervising the Executive Board in implementing contents approved by the General Meeting of Shareholders and the BOD, ensuring compliance with legal regulations while balancing the interests of the Company and shareholders.

The BOD also created favorable conditions for the independent BOD member to fully exercise his rights and obligations.

The above are several assessments of the independent member regarding the activities of the BOD in 2025.

**INDEPENDENT MEMBER OF THE  
BOARD OF DIRECTORS**



**NGUYEN HUY HOANG**





SOCIALIST REPUBLIC OF VIETNAM  
Independence – Freedom – Happiness

No: 01/TTr-UBKT

Ho Chi Minh City, March 18, 2026



## PROPOSAL

**Re: Selection of an Independent Audit Firm for Financial Statements in 2026**

**To: The 2026 Annual General Meeting of Shareholders of CNT Group Corporation**

*Pursuant to the Law on Enterprise No. 59/2020/QH14 dated June 17<sup>th</sup>, 2020;*

*The Charter of CNT Group Corporation.*

The Audit Committee respectfully submit to the General Meeting of Shareholders of CNT Group Corporation the list of Auditing Firms for the 2025 Financial Statements as follows:

### **1. Criteria for selecting an Independent Audit Firm:**

- a. Being a legally operating firm in Vietnam that has been approved by the State Securities Commission to audit listed companies in 2025;
- b. Having experience in auditing public companies in Vietnam;
- c. Having a good reputation for audit quality and having a team of highly qualified and experienced auditors;
- d. Meeting the Group's requirements on the scope and progress of the audit;
- e. Having audit fees that are appropriate for the audit's quality and scope;

### **2. Proposal for selection of Independent Audit Firm.**

Based on the criteria above, The Audit Committee respectfully submit to the General Meeting of Shareholders for consideration and approval of the following:

a. Approval the list of independent audit firms, comprising those authorized by the SSC to audit public-interest entities in the securities sector in 2026 (as the attached list), updated as needed at the time of selection.

b. Authorization for the Board of Directors to decide on selecting an independent audit firm from the list at (2a) above to conduct the semi-annual financial statement review, the annual financial statement audit for CNT Group Corporation for the year 2026.

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

**ON BEHALF OF AUDIT COMMITTEE <sup>nc</sup>**  
**CHAIRMAN**

**NGUYEN HUY HOANG**



**LIST OF AUDIT FIRMS APPROVED TO AUDIT PUBLIC-INTEREST  
ENTITIES IN THE SECURITIES SECTOR IN 2026**

(According to the announcement dated Dec 03, 2025, by the State Securities Commission at  
the following link:

[https://ssc.gov.vn/webcenter/portal/ubck/pages\\_r/l/chitit?dDocName=APPSSCGOVV  
N1620150050&dID=155723](https://ssc.gov.vn/webcenter/portal/ubck/pages_r/l/chitit?dDocName=APPSSCGOVV<br/>N1620150050&dID=155723)

1. KPMG Limited Company (KPMG)
2. Viet Nam Ernst & Young Limited Company (E&Y)
3. Deloitte Vietnam Company Limited (Deloitte)
4. PricewaterhouseCoopers (Vietnam) Ltd. (PWC)
5. AASC Auditing Firm Company Limited (AASC)
6. Grant Thornton (Vietnam) (GT)
7. Auditing And Consuting Co.,LTD. (A&C)
8. ECOVIS AFA Vietnam Auditing - Appraisal and Consulting Company Limited (Ecovis  
AFA)
9. CPA Auditing Company Limited (CPA VIETNAM)
10. Vietvalues Assurance & Consulting Co.,LTD. (Chuan Viet)
11. Southern Auditing & Accounting Financial Consulting Services Company Limited (AASCS)
12. An Viet Auditing Company Limited (An Việt CPA)
13. VACO Auditing Co., Ltd. (Vaco)
14. Sao Viet Auditing Co.,Ltd. (Sao Viet)
15. RSM Vietnam Auditing & Consulting Company Limited (RSM)
16. AFC Audit Viet Nam Company Ltd (AFC)
17. AAC Auditing And Accouting Company (AAC)
18. NVA Auditing Company Limited (NVA)
19. MOORE AISC Auditing And Informatics Services Company Limited (Moore AISC)
20. UHY Audit And Advisory Services Limited (UHY)
21. Nhan Tam Viet Auditing Company Limited (NTV)
22. ASCO Firm Auditing And Valuation Company Limited (ASCO)
23. Viet Nam Auditing & Evaluation Company Limited (VAE)
24. International Auditing Company Limited (ICPA)
25. BDO Auditing Co., Ltd (BDO)
26. FAC Auditing Co., Ltd (FAC)
27. Auditing Company Limited & Vietnam Appraisal (AVA)
28. International Auditing And Valuation Company Limited (IAV)





No: 01/TTr-HĐQT

Ho Chi Minh City, March 18, 2026

## PROPOSAL

**Re: Approval the Audited Financial Statements and profit distribution plan of 2025**

**To: The 2026 Annual General Meeting of Shareholders of CNT Group Corporation**

The Board of Directors shall submit to the 2026 Annual General Meeting of Shareholders for approval of a number of contents as follows:

### 1. Approval of the Audit and Inspection of Financial Statements for 2025

Financial Statements for 2025 were audited by MOORE AISC Auditing and Informatics services Company Limited and disclosed under the regulation, and was published in the website of the company as the link: <https://cnt.com.vn/quan-he-co-dong/bao-cao-tai-chinh.html>.

### 2. Approval of the profit distribution plan of 2025

*Unit: million VND*

No	Content	2025
1	Profit before tax	18.752
2	Current income tax expense	2.036
3	Deferred income tax expense	-187
4	Undistributed earnings after tax	16.904
5	Accumulated retained earnings	27.765

To focus financial resources on implementing the two new projects whose investment principles have been approved by the General Meeting of Shareholders, the Board of Directors proposes not to declare dividends for 2025 and to retain all after-tax profits for future investment activities.

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

Sincerely./.

**Recipients:**

- GMS;
- Archived: Administrative Office, the BOD office.

**ON BEHALF OF THE BOARD OF DIRECTORS** *sc*  
**PRESIDENT**



**PHAM QUOC KHANH**



No: 02/TTr-HĐQT

Ho Chi Minh City, March 18<sup>th</sup>, 2026

## PROPOSAL

### **Re: Report on remuneration for the Board of Directors in 2025 and the remuneration plan for the Board of Directors in 2026**

**To: The 2026 Annual General Meeting of Shareholders of CNT Group Corporation**

*Based on the Resolution No. 01/NQ-ĐHĐCĐ approved by the Annual General Meeting of Shareholders (AGM) in April 28<sup>th</sup>, 2025;*

*Based on the Company's business results in 2025 and business plan in 2026.*

The Board of Directors of CNT Group Corporation (the BOD) respectfully submits to the AGM for consideration and approval the Report on remuneration for the BOD in 2025 and plan for 2026. The details are as follows:

#### **1. Report on remuneration for the Board of Directors on 2025:**

According to Resolution No. 01/NQ-ĐHĐCĐ, approved by the 2025 Annual General Meeting of Shareholders of CNT Group on April 28, 2025, the remuneration budget for the Board of Directors in 2025 was approved at not exceeding VND 500,000,000 (Vietnamese dong five hundred million).

At the end of 2025, based on the operational effectiveness of the Board of Directors and the Company's business performance, the total remuneration paid to the Board of Directors amounted to VND 268,000,000 (in words: Vietnamese dong two hundred sixty-eight million), which remained within the limit approved by the General Meeting of Shareholders.

#### **2. Remuneration plan for the Board of Directors in 2026:**

Based on the 2026 business plan of CNT Group Corporation, the BOD continue to propose the remuneration plan for the BOD in 2026 is no more than 500,000,000 VND (*Five million VND*).

The Board of Directors respectfully propose that the AGM assign the BOD to decide and conduct the payment of remuneration, salary, operating expenses and other policies for the BOD under the company's regulation and according to the assignment for each member of the BOD.

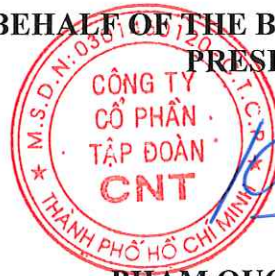
Respectfully submit to the General Meeting of Shareholders of the Group for consideration and approval./.

**Recipients:**

- GMS;
- Archived: Administrative Office, the BOD office.

**ON BEHALF OF THE BOARD OF DIRECTORS** *re*

**PRESIDENT**



**PHAM QUOC KHANH**



## PROPOSAL

### Re: Approval of investment Projects of CNT Group Corporation

#### **To: The 2026 Annual General Meeting of Shareholders of CNT Group Corporation**

*Based on Enterprise Law No. 59/2020/QH14 dated June 17, 2020;*

*Based on Securities Law No. 54/2019/QH14 dated November 26, 2019;*

*Based on The Charter of CNT Group Corporation;*

*Based on The Company's investment and project development needs.*

The Board of Directors of CNT Group Corporation (the BOD) respectfully submits to the AGM for consideration and approval the Report on remuneration for the BOD in 2025 and plan for 2026. The details are as follows:

#### **I. GENERAL INFORMATION ON PROJECTS**

##### **1. High-Rise Residential Project in Gia Lai:**

- Project scale: under 2 hectares
- Estimated total investment: under VND 1,500 billion (One thousand five hundred billion VND)
- Location: Gia Lai Province
- Form: auction, bidding, purchase and sale, merger & acquisition

##### **2. High-Rise Residential Project in An Giang:**

- Project scale: under 4 hectares
- Estimated total investment: under VND 3,300 billion (Three thousand three hundred billion VND)
- Location: An Giang Province
- Form: auction, bidding, purchase and sale, merger & acquisition

##### **3. Other Projects:**

- Project scale: under 30 hectares
- Estimated total investment: under VND 5,000 billion (Five thousand billion VND)
- Locations: Ho Chi Minh City, Dong Nai, Tay Ninh, Lam Dong
- Form: auction, bidding, purchase and sale, merger & acquisition

#### **II. PROPOSED CONTENT FOR APPROVAL**

The BOD of CNT Group respectfully submits to the General Meeting of Shareholders for consideration and approval of the investment policy for the above-mentioned projects, and requests authorization for the BOD to carry out the following:

- Organize approval and issue Project Investment Decisions in accordance with legal regulations and the Company Charter.
- Mobilize, borrow funds, and pledge assets (including the Project) to ensure sufficient capital for implementation.





No: 04/TTr-HĐQT

Ho Chi Minh City, March 18<sup>th</sup>, 2026

## PROPOSAL

**Re: Election of Members of the Board of Directors for the term 2026–2031**

**To: The 2026 Annual General Meeting of Shareholders of CNT Group Corporation**

*Based on Enterprise Law No. 59/2020/QH14 dated June 17, 2020;*

*Based on Securities Law No. 54/2019/QH14 dated November 26, 2019;*

*Based on The Charter of CNT Joint Stock Group;*

The term of the Board of Directors (“BOD”) of CNT Group for 2021–2026 will conclude in 2026. Based on the Company’s governance needs, current legal regulations, and the Company Charter, the BOD respectfully submits to the General Meeting of Shareholders for consideration and approval the election of members of the BOD for the term 2026–2031, with the following details:

1. Number of BOD Members for the term 2026–2031: 03 (three) members, including 01 (one) independent BOD member.

2. List of Candidates: The candidate list for election as BOD members for the 2026–2031 term will consist of individuals who meet the qualifications, conditions, and complete documentation in accordance with the BOD Election Regulations, in compliance with legal provisions and the Company Charter. This list will be publicly announced at least 10 days prior to the opening date of the 2026 Annual General Meeting of Shareholders.

The BOD of CNT Joint Stock Group respectfully submits the above contents for consideration and approval by the General Meeting of Shareholders.

Respectfully submitted.

Sincerely,

**Recipients:**

- GMS;
- Archived: Administrative Office, the BOD office.

**ON BEHALF OF THE BOARD OF DIRECTORS**   
**PRESIDENT**



**PHAM QUOC KHANH**



No: 01/TB-HĐQT

*Ho Chi Minh City, March 18<sup>th</sup>, 2026*

## ANNOUNCEMENT

**Re: Election of Members of the Board of Directors for the term 2026–2031**

**To: The 2026 Annual General Meeting of Shareholders of CNT Group Corporation**

The Board of Directors (“BOD”) of CNT Joint Stock Group respectfully informs the Shareholders of the election of BOD members for the 2026–2031 term at the 2026 Annual General Meeting of Shareholders as follows:

### **1. Basis for the Election of BOD Members for the term 2026–2031.**

The term of the BOD of CNT Group for 2021–2026 will conclude. Accordingly, based on the Company’s governance needs, current legal regulations, and the Company Charter, the 2026 Annual General Meeting of Shareholders will conduct the election of BOD members for the new term 2026–2031.

### **2. Number, Qualifications, Conditions, and Election Procedures of BOD Members**

**2.1 Number of Members:** 03 (three) members, including 01 (one) independent BOD member.

**2.2 Term:** 2026–2031

**2.3 Qualifications and Conditions of BOD Candidates:** BOD members must meet the criteria specified in Article 155 of the 2020 Enterprise Law; Article 275 of Decree No. 155/2020/ND-CP dated 31/12/2020; Clause 78, Article 1 of Decree No. 245/2025/ND-CP dated 11/09/2025; Clauses 4 and 5, Article 24 of the Company Charter.

**2.4 Rights to Nominate and Stand for Election:** Rights to nominate and stand for election shall be exercised in accordance with Clause 2, Article 24 of the Company Charter and Clause 5, Article 115 of the 2020 Enterprise Law.

### **3. Nomination and Candidacy Procedures**

#### **a) Required Dossiers:**

- Nomination/Application Form for participation in the BOD; curriculum vitae self-declared by the candidate using the Company’s template (available on the Company’s website at: <https://cnt.com.vn/quan-he-co-dong/dai-hoi-co-dong.html>)

- Certified copies of: ID card/Citizen ID/Passport; educational and professional qualification certificates of the candidate

- Certified copies of: Business Registration Certificate/ID card/Citizen ID/Passport of the shareholder(s) nominating or proposing the candidate

- In cases where the nominator/candidate is an authorized representative of a shareholder, a Power of Attorney must be submitted, including authorization to use the number of shares under authorization to nominate or stand for election, to combine shares with other shareholders for nomination, or to propose candidates for election to the BOD

- Other relevant documents (if any)

**b) Submission Deadline and Address:**

Nomination/candidacy dossiers for the Board of Directors must be sent directly via registered mail to CNT Joint Stock Group no later than 16:00 on March 26, 2026, to the following address:

**CNT Group Corporation**

No. 9-19 (2nd Floor), Ho Tung Mau Street, Saigon Ward, Ho Chi Minh City  
Tel: 028.3829 5488 – 028.3821 3189 – 028.3829 5604

**4. Preparation of Candidate List for Submission to the General Meeting of Shareholders**

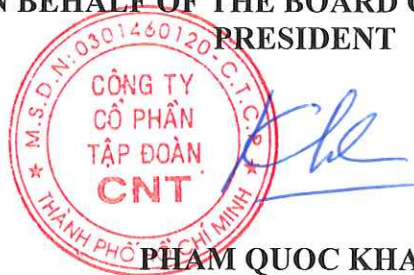
Dossiers that are incomplete, missing required documents, or submitted past the deadline will be considered invalid and will not be included in the candidate list.

Based on the received valid nomination/candidacy dossiers, the BOD will compile the list of candidates who meet all eligibility and qualification requirements for the 2026–2031 term and submit it to the General Meeting of Shareholders for election at the 2026 Annual Meeting. In cases where the number of candidates nominated/standing for election is still insufficient, the incumbent BOD may propose additional candidates in accordance with the Company Charter and the Company’s internal governance regulations.

**Recipients:**

- GMS;
- Archived: Administrative Office, the BOD office.

**ON BEHALF OF THE BOARD OF DIRECTORS** *me*  
**PRESIDENT**



**PHAM QUOC KHANH**



No: 05/TTr-HĐQT

Ho Chi Minh City, March 27<sup>th</sup>, 2026

**PROPOSAL**

**Re: Approval the list of candidates for election as the members of the Board of Directors  
for the term 2026–2031**

**To: The 2026 Annual General Meeting of Shareholders of CNT Group Corporation**

*Based on The Charter of CNT Group;*

*Based on Proposal No. 04/TTr-HĐQT dated March 18, 2026 regarding the election of  
members of the Board of Directors for the term 2026–2031;*

*Based on Notice No. 01/HĐQT dated March 18, 2026 on the nomination and candidacy  
of members for the Board of Directors for the 2026–2031 term;*

*Based on the nomination and candidacy dossiers for for election as the member of the BOD.*

Having reviewed the valid nomination/candidacy dossiers submitted by shareholders or shareholder groups meeting the eligibility requirements for election, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration the list of candidates nominated for election to the Board of Directors for the 2026–2031 term as follows:

**1. List of Nominated Candidates for the Board of Directors:**

- Mr.: **Pham Quoc Khanh**
- Mr.: **Tran Cong Quy**
- Mr.: **Nguyen Huy Hoang**

Among the above candidates, Mr **Nguyen Huy Hoang** meets all the standards and conditions required to serve as an independent member of the Board of Directors in accordance with the law.

**2. Curricula Vitae of Nominated Candidates:** The CVs of the nominated candidates for the Board of Directors are available on the Company's website at: <https://cnt.com.vn/quan-he-co-dong/dai-hoi-co-dong.html>.

The Board of Directors respectfully submits the above for approval by the General Meeting of Shareholders in order to proceed with the election.

Respectfully submitted.

Sincerely.

**Recipients:**

- GMS;
- Archived: Administrative Office, the BOD office.

**ON BEHALF OF THE BOARD OF DIRECTORS** *de*  
**PRESIDENT**



**PHAM QUOC KHANH**

## VOTE COUNTING MINUTES

Today, at 10:00 AM, April 08<sup>th</sup>, 2026 at Ho Chi Minh Museum – Ho Chi Minh City Branch, 01 Nguyen Tat Thanh Street, Xom Chieu Ward, Ho Chi Minh City.

The Vote Counting Committee undertake the voting results of the contents at the 2026 Annual General Meeting of Shareholders of CNT Group with following details:

### I. Vote Counting Committee:

- |                               |                     |
|-------------------------------|---------------------|
| 1. Mr. Nguyen Huy Vu          | - Head of Committee |
| 2. Ms. Nguyen Thi Tuyet Trinh | - Member            |
| 3. Mr. Lam Hoang Thanh        | - Member            |
| 4. Mr. Bui Phuong Nhat        | - Member            |
| 5. Ms. Nguyen Minh Nhat Linh  | - Member            |

### II. Voting contents:

At the time of voting, the turnouts comprised of: 74 participants (in person and authorized), representing 61.420.847 voting shares, accounting for 93,94% of the total number of voting shares of shareholders of the company.

### III. Voting result:

1. **Voting method:** Voting by ballot.

2. **Results of the vote counting:**

No.	Content	Number of ballot	Number of voting shares	Number of votes
1	Total ballots issued	74	61.420.847	61.420.847
2	Total ballots collected	67	61.378.667	61.378.667
2.1	Total valid ballots	58	61.378.626	61.378.626
2.2	Total invalid ballots	9	41	41
3	Total ballots not collected	7	42.180	42.180

3. **Voting result:**

No	Content	Total number of voting shares	Valid voting shares	Valid voting shares	Approve		Disapprove		Abstention	
					Number of voting shares	Ratio %	Number of voting shares	Ratio %	Number of voting shares	Ratio %
1	Report on activities of the Boards of Directors in 2025 and orienting activities in 2026;	61.420.847	61.378.626	41	61.370.610	99,9182%	0	0%	8.016	0,0131%
2	Report of the Executive Board on business performance 2025 and business plan for 2026.	61.420.847	61.378.626	41	61.370.610	99,9182%	0	0%	8.016	0,0131%
3	Report on activities of the Audit Committee in 2026 and orienting activities in 2026.	61.420.847	61.378.626	41	61.370.610	99,9182%	0	0%	8.016	0,0131%
4	Report on the activities of the Independent Member of the Board of Directors and assessment of the Board of Directors' performance in 2025.	61.420.847	61.378.626	41	61.370.610	99,9182%	0	0%	8.016	0,0131%
5	Proposal on selection of audit firm for Financial Statements of 2026	61.420.847	61.378.626	41	61.370.610	99,9182%	0	0%	8.016	0,0131%

No	Content	Total number of voting shares	Valid voting shares	Valid voting shares	Approve		Disapprove		Abstention	
					Number of voting shares	Ratio %	Number of voting shares	Ratio %	Number of voting shares	Ratio %
6	Proposal for approval of the Financial Statements and the profit distribution plan for 2025.	61.420.847	61.378.626	41	61.368.510	99,9148%	0	0%	10.116	0,0165%
7	Proposal on reporting on remuneration for the BOD in 2025 and plan for 2026.	61.420.847	61.378.626	41	61.370.610	99,9182%	0	0%	8.016	0,0131%
8	Proposal for approval of the investment plans for the Company's projects	61.420.847	61.378.626	41	61.370.610	99,9182%	0	0%	8.016	0,0131%
9	Proposal for electing the Board of Directors for the term 2026-2031.	61.420.847	61.378.626	41	61.370.610	99,9182%	0	0%	8.016	0,0131%
10	Proposal on the list of candidates for the Board of Directors for the term 2026-2031	61.420.847	61.378.626	41	61.370.610	99,9182%	0	0%	8.016	0,0131%

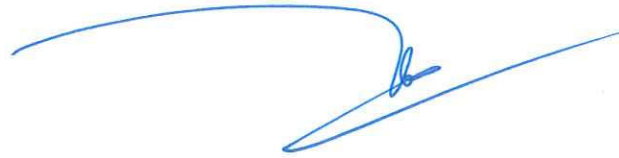
The voting results are:

<b>No.</b>	<b>Approved contents</b>	<b>Approval rate</b>
1	Report on activities of the Boards of Directors in 2025 and orienting activities in 2026;	99,9182%
2	Report of the Executive Board on business performance 2025 and business plan for 2026.	99,9182%
3	Report on activities of the Audit Committee in 2026 and orienting activities in 2026.	99,9182%
4	Report on the activities of the Independent Member of the Board of Directors and assessment of the Board of Directors' performance in 2025.	99,9182%
5	Proposal on selection of audit firm for Financial Statements of 2026	99,9182%
6	Proposal for approval of the Financial Statements and the profit distribution plan for 2025.	99,9148%
7	Proposal on reporting on remuneration for the BOD in 2025 and plan for 2026.	99,9182%
8	Proposal for approval of the investment plans for the Company's projects	99,9182%
9	Proposal for electing the Board of Directors for the term 2026-2031.	99,9182%
10	Proposal on the list of candidates for the Board of Directors for the term 2026-2031	99,9182%

The ballot counting minutes were completed at 11:15 AM on the same day, signed by all the members of the Vote Counting Committee. This voting record was published at the annual General Meeting of Shareholders in 2026.

The Vote Counting Committee shall hand over the Voting Minutes and all votes to the Board of Directors of CNT Group Corporation.

**VOTE COUNTING COMMITTEE  
HEAD OF COMMITTEE**



**Nguyen Huy Vu**

**MEMBER**



**Nguyen Thi Tuyet Trinh**

**MEMBER**



**Lam Hoang Thanh**

**MEMBER**



**Bui Phuong Nhat**

**MEMBER**



**Nguyen Minh Nhat Linh**

## **VOTE COUNTING MINUTES FOR THE ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS TERM 2026–2031**

Today, at 10:10 AM, April 08<sup>th</sup>, 2026 at Ho Chi Minh Museum – Ho Chi Minh City Branch, 01 Nguyen Tat Thanh Street, Xom Chieu Ward, Ho Chi Minh City.

The Vote Counting Committee undertake the voting results of the contents at the 2026 Annual General Meeting of Shareholders of CNT Group with following details:

### **I. Vote Counting Committee:**

1. Mr. Nguyen Huy Vu - Head of Committee
2. Ms. Nguyen Thi Tuyet Trinh - Member
3. Mr. Lam Hoang Thanh - Member
4. Mr. Bui Phuong Nhat - Member
5. Ms. Nguyen Minh Nhat Linh - Member

### **II. List of candidates approved by the GMS:**

1. Mr. Pham Quoc Khanh
2. Mr. Tran Cong Quy
3. Mr. Nguyen Huy Hoang

### **III. Counting of Shares and Voting:**

At the time of voting, the turnouts comprised of: 74 participants (in person and authorized), representing 61.420.847 voting shares, corresponding to 184,262,541 votes.

### **IV. Voting result:**

1. **Voting method:** Voting by ballot.
2. **Results of the vote counting:**

No.	Content	Number of ballot	Number of voting shares	Number of votes
1	Total ballots issued	74	61.420.847	184.262.541
2	Total ballots collected	65	61.364.353	184.093.059
2.1	<i>Total valid ballots</i>	51	61.364.178	184.092.534

2.2	<i>Total invalid ballots</i>	<i>14</i>	<i>175</i>	<i>525</i>
3	Total ballots not collected	9	55.494	169.482

### 3. Voting result:

No.	Content	Number of votes
1	Pham Quoc Khanh	61.364.355
2	Tran Cong Quy	61.363.910
3	Nguyen Huy Hoang	61.363.907

## V. Announcement of the Results of the Election of Members of the Board of Directors for the 2026–2031 Term:

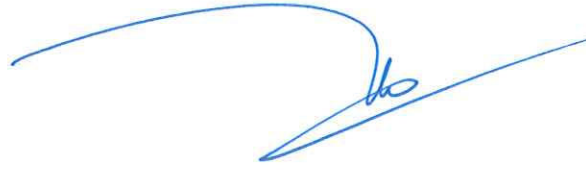
Based on the results of the vote counting, the following individuals have been elected as members of the Board of Directors of CNT Group Joint Stock Company for the 2026–2031 term:

1. Mr. Pham Quoc Khanh
2. Mr. Tran Cong Quy
3. Mr. Nguyen Huy Hoang

The ballot counting minutes were completed at 11:00 AM on the same day, signed by all the members of the Vote Counting Committee. This voting record was published at the annual General Meeting of Shareholders in 2026.

The Vote Counting Committee shall hand over the Voting Minutes and all votes to the Board of Directors of CNT Group Corporation.

**VOTE COUNTING COMMITTEE  
HEAD OF COMMITTEE**



**Nguyen Huy Vu**

**MEMBER**



**Nguyen Thi Tuyet Trinh**

**MEMBER**



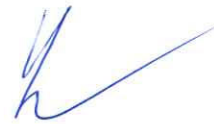
**Lam Hoang Thanh**

**MEMBER**



**Bui Phuong Nhat**

**MEMBER**



**Nguyen Minh Nhat Linh**

## LIST OF SHAREHOLDERS ATTENDING THE 2026 AGMS

No.	Shareholder code	Full name	No. of Shares	Rate	Authorized Representative
1	882		109.515	0,17%	
2	883		383.600	0,59%	
3	884		1.086.294	1,66%	
4	885		1.952.332	2,99%	
5	886		57.762.963	88,35%	
6	7		8.426	0,01%	
7	8		33.709	0,05%	
8	21		7	0,00%	
9	22		7	0,00%	
10	23		7	0,00%	
11	24		5	0,00%	
12	26		26	0,00%	
13	27		26	0,00%	
14	35		1	0,00%	
15	36		1	0,00%	
16	37		1	0,00%	
17	38		1	0,00%	
18	39		1	0,00%	
19	40		1	0,00%	
20	41		1	0,00%	
21	42		13	0,00%	
22	43		26	0,00%	
23	44		87	0,00%	
24	45		60	0,00%	
25	69		3	0,00%	
26	70		5	0,00%	
27	71		141	0,00%	
28	138		1	0,00%	
29	144		1	0,00%	
30	149		2.100	0,00%	
31	152		3.796	0,01%	
32	178		1	0,00%	
33	182		15	0,00%	
34	210		2	0,00%	
35	213		100	0,00%	
36	225		1	0,00%	
37	226		100	0,00%	
38	262		32	0,00%	
39	281		1	0,00%	
40	291		1	0,00%	
41	292		145	0,00%	
42	306		1	0,00%	

43	313		1	0,00%	
44	344		14.086	0,02%	
45	363		7	0,00%	
46	384		7	0,00%	
47	470		14.332	0,02%	
48	476		20	0,00%	
49	477		1	0,00%	
50	489		20	0,00%	
51	504		1	0,00%	
52	532		15	0,00%	
53	537		7	0,00%	
54	639		9	0,00%	
55	679		5	0,00%	
56	688		7	0,00%	
57	693		15	0,00%	
58	742		1	0,00%	
59	752		1	0,00%	
60	772		9.828	0,02%	
61	782		1	0,00%	
62	807		81	0,00%	
63	828		2	0,00%	
64	829		2	0,00%	
65	844		45	0,00%	
66	860		8.190	0,01%	
67	870		7	0,00%	
68	871		46	0,00%	
69	872		108	0,00%	
70	873		2.000	0,00%	
71	874		5.344	0,01%	
72	876		7.862	0,01%	
73	877		9.344	0,01%	
74	875		5.896	0,01%	
		<b>Total Number of Shares Attending</b>	<b>61.420.847</b>	<b>93,94%</b>	
		<b>Total Number of Shares Not Attending</b>	<b>3.959.436</b>	<b>6,06%</b>	
		<b>Total Number of Voting Shares of CNT Group</b>	<b>65.380.283</b>		