

BECAMEX URBAN DEVELOPMENT  
JOINTSTOCK COMPANY

THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom – Happiness

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No: 18/HĐQT/UDJ/2025

Binh Duong, April 10, 2025

### ABNORMAL INFORMATION DISCLOSURE

To: The Stock Exchange of Hanoi

1. Name of Company: **Becamex Urban Development Joint Stock Company**
  - Stock symbol: **UDJ**
  - Address of headoffice: **C1-2-3, DT6 street, Industry – Service Complex of Binh Duong, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province.**
  - Telephone: 0274.3816681 Fax: 0274.3816655
  - Email: **becamexudj@gmail.com** Website: **becamexudj.com.vn**
2. Content of disclosed informations:
  - Becamex Urban Development Joint Stock Company discloses informations regarding to update and add documents for the 2025 Annual General Meeting of Shareholders.
3. This information is disclosed on April 10, 2025 at website of company as follow **www.becamexudj.com.vn**

We commit that disclosed informations mentioned above are true and we are fully responsible before the law for disclosed informations.

LEGAL REPRESENTATIVE  
GENERAL DIRECTOR

**Attached:**

- Documents for the 2025 annual general meeting of shareholders updated on April 10, 2025.



HUYNH GIA DAT



**GENERAL MEETING PROGRAM**  
**THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**  
**BECAMEX URBAN DEVELOPMENT JOINT-STOCK COMPANY**

Time: 8:30 AM on April 15, 2025

Place: Binh Duong Convention and Exhibition Center. No. 01 Le Loi Street, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province (*Binh Duong New City*).

**I. PROCEDURES:**

No.	TIME	CONTENT
1	7h00 – 8h30'	Welcome Shareholders, Shareholder Registration
2	8h30'	Opening of the General Meeting
3	8h30' – 8h40'	Statement of reasons – introduction of Delegates
4	8h40' – 8h50'	Inspection Board of Delegate Status report number of shareholders attending the General Meeting.
5	8h50' – 9h00'	Introduction and approval of General Meeting program of the 2025 Annual General Meeting of Shareholders
6	9h00' – 9h10'	Approval of group chairman, The secretariat, vote counting committee and regulations on General Meeting organization.

**II. PROGRAM CONTENT**

No.	TIME	CONTENT
1	9h10' – 10h10'	Board of Directors' operation statement in the year 2024
2		Supervisory Board operation statement in the year 2024
3		General Director's statement about the 2024 business result and the 2025 business plan.
4		Submission of the 2024 audited financial statements
5	10h10' – 10h40'	Dismissal and Additional Election of a member of the Board of Directors for the 2022 – 2027 term.
6	10h40' – 11h00'	Opinions in the General Meeting
7	11h00' – 11h10'	Voting and approval of main contents: <ul style="list-style-type: none"><li>- Dismissal and Additional Election a member of the Board of Directors for the 2022 – 2027 term.</li><li>- The List of Candidate for the Board of Directors for the 2022 – 2027 term.</li><li>- Board of Directors' operation statement and Supervisory Board statement for 2024.</li><li>- General Director's statement about the 2024 business result and the 2025 business plan.</li><li>- Approval of the audited financial statements for 2024</li><li>- The plan of the 2024 profit distribution and the 2025 business plan.</li><li>- The 2024 remuneration for Board of Directors, Supervisory Board and Secretary and plan of the 2025 remuneration payment.</li><li>- Approval of the selection of independent auditing Firms for auditing the 2025 financial statements.</li><li>- Other contents under jurisdiction of General Meeting of Shareholders (if any)</li></ul>
8	11h10-11h20	Announce election results of additional members of Board of Directors for the 2022 – 2027 term.
9	11h20' – 11h30'	Approval of Resolution of the 2025 Annual Meeting of Shareholders.
10	11h30'	Closing of the General Meeting

Binh Duong, April 10, 2025  
ON BEHALF OF BOARD OF DIRECTORS

CÔNG TY  
CỔ PHẦN  
PHÁT TRIỂN  
ĐÔ THỊ  
NGUYỄN MINH DONG



THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom – Happiness

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Binh Duong, Month     Date     Year 2025

**LETTER OF AUTHORIZATION**

**To: Board of Directors  
Becamex Urban Development Joint-Stock Company**

Shareholder's full name: .....

ID card No./Passport No./Business registration No.: .....

Date of issue: ..... Place of issue: .....

Address: .....

.....

Tel: .....

Owned: ..... shares of Becamex Urban Development Joint-Stock Company

Authority for Mr.(Ms.) named below:

Full name: .....

ID card No./Passport No./Business registration No.: .....

Date of issue: ..... Place of issue: .....

Address: .....

.....

Tel: .....

To attend on behalf the meeting of the annual general meeting of shareholders of the Becamex Urban Development Joint-Stock Company on April 15, 2025 and to vote matters in approved contents of the meeting program.

I commit that I am fully responsible for this authorization and I have no any complaints to voting result in the meeting.

**The Mandator**

(Signature, specify full name and stamp (organization))



**BECAMEX URBAN DEVELOPMENT JOINT-STOCK COMPANY**  
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**THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS  
APRIL 15, 2025**

# **THE VOTING PAPER UDJ**

**Shareholder's full name:**

**Number of owned share:                      Shares**

**Shareholder's code:**

***Note:** Shareholder's code mentioned above is only effective at the meeting of the 2025 annual general meeting of shareholders.*



**REGULATION**  
**ORGANIZATION THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**  
**BECAMEX URBAN DEVELOPMENT JOINT-STOCK COMPANY**

**CHAPTER I: GENERAL PROVISIONS**

**Article 1.** Scope of application

Regulation on organization general meeting of shareholders is applied for organization the 2025 annual general meeting of shareholders (GMS) of Becamex Urban Development Joint-Stock Company (The Company).

**Article 2.** This regulation details the meeting participants' rights and obligations, meeting conditions and procedures.

**Article 3.** Shareholders and meeting Participants are responsible for complying with the provisions of this regulation.

**CHAPTER II: MEETING PARTICIPANTS' RIGHTS AND OBLIGATIONS**

**Article 4.** Rights and obligations of shareholders attending GMS

1. Conditions for attending the meeting

All shareholders whose names are in the List of shareholders at the record date March 13, 2025 are entitled to attend or their authorized representatives as confirmed via the Proxy Letter.

2. Rights and obligations of shareholders attending the meeting:

a. Shareholders or their authorized representatives attending the meeting (Called Shareholders) need to bring along with documents as follows:

- Invitation Letter;
- ID card or passport;
- Proxy Letter under the Company's form (in case the authorized representative attending the GMS)

After presenting the documents mentioned above for the Shareholders' Eligibility verification committee, Shareholders will be received a voting paper (written full name, Shareholder's code, and number of voting right stock) and documents of GMS.

b. Shareholders have the right to authorize in writing for authorized representatives to attend and vote at the GMS. The authorized representatives will be not allowed to authorize to the third party attending the General Meeting.

c. After listening contents being needed to approve, shareholders will discuss and approve them by voting.

d. Shareholders who attend GMS have discussing opinions they have to register to speak under the company's Questions Paper form. This Questions Paper form is given to every shareholder at the day of opening meeting (while making procedures for attending meeting). Shareholders submit Questions Paper to the secretary's desk about fifteen (15) minutes before the discussion happened. The chairman arranges priorities for shareholders registering orderly. The later opinions during the meeting the chairman shall



note if it is enough time are answered at the General Meeting, if it is not enough time are answered directly in writing attached report of meeting result to shareholders' registered address. Shareholders give their opinions brief and concentrate on central contents needed to discuss and being suitable to approved contents of the meeting program. The chairman arranges for shareholders giving their opinions orderly at the same time answers shareholders' questions. The chairman has rights to remind shareholders concentrating on central contents needed to discuss or stopping their opinions if the contents of opinions are not according to the ratified agenda in order to save the time and insure discussions quality.

e. Shareholders attend the meeting late to have rights to register immediately and after that having right to vote at the General Meeting. The chairman is not responsible for stopping the meeting for shareholders attending late register and the efficiency of the preceding voting sessions are not effective by the shareholders attending late.

#### **Article 5. Rights and obligations of chairman**

1. To execute the meeting according to the ratified agenda by General Meeting of shareholders. The chairman works on the principle of democratic centralism and decides according to the majority.

2. To guide the meeting discussing, getting voting opinions of matters in the meeting agenda and other relative matters during the meeting.

3. The Chairman has the right to take necessary measures to execute the meeting properly and orderly according to the ratified agenda and to reflect the wishes of the majority of meeting attendees.

4. The Chairman has the right to delay the meeting of GMS when there are enough persons to register attending the meeting or change the meeting place in the following cases:

- The General Meeting place is not enough comfortable seats for all persons attending.
- The General Meeting Participants have behavior of obstruction and disturbance order it is threatening to obstruct the fair and legal progress of General Meeting.

5. To solve other arising matters during the General Meeting.

6. The chairman or secretary announces draft Resolution of GMS before closing the General Meeting. Instead of the GMS approve General Meeting Minutes before closing the General Meeting. According to Prediction of **Organizing Committee**, we would like to ask for the GMS approving the Resolution of GMS before closing the General Meeting.

#### **Article 6. Rights and obligations of the Secretariat**

1. To record fully, honestly contents of GMS and the matters approved or noted by Shareholders.

2. To be used voice recording machine to complete the General Meeting Minutes fully and honestly according to the progress of the General Meeting.

3. To publish the General Meeting Minutes and Resolutions of GMS about the matters approved at the General Meeting.

4. The Secretary must record all matters in the Meeting Minutes of GMS. The Minutes is completed fully and honestly according to the progress of the meeting which is the base for the Secretary collects and reports the result of Meeting of GMS to every shareholder according to regulations at the Company's Charter.



## **Article 7. Rights and obligations of the Board of Election and Voting**

1. The chairman introduces the Board of Election and Voting and organizes to get voting opinions approved by GMS
2. The Board Election and Voting's Tasks
  - To supervise of voting of shareholders or authorized representatives attending the meeting.
  - To collect the number of voting stock for each matter and announce result to the Chairman and Secretariat.
3. To check and count the votes according to Election Regulation of additional members of the Board of Directors and members of the Board of Supervisors in term 2022 – 2027.

## **CHAPTER III: CONDUCT OF THE GENERAL MEETING OF SHAREHOLDERS**

### **Article 8. Conditions for holding the GMS**

The GMS shall be conducted when number of shareholders and authorized representatives higher than fifty percent (50%) of voting shares in the List of shareholders on the record date March 13th, 2025.

(According to regulations at clause 1 article 145 of Law on Enterprises 2020 and article 19.1 of the Company's Charter.)

### **Article 9. Meeting order**

- a. Shareholders attending meeting when entering the meeting hall have to sit in the correct position or area stipulated by **Organizing Committee**.
- b. Shareholders are responsible for attending meeting of GMS from beginning meeting to closing meeting. In case, any shareholders who leave the meeting before closing meeting because of individual reason has to contact with **Organizing Committee** in order to announce their opinion in writing about matters voted in the meeting. In case shareholders who leave the meeting before closing of the meeting do not announce to **Organizing Committee** those shareholders are considered to agree all matters will be voted in the General Meeting.

### **Article 10. Voting Procedures of approval for matters at the GMS**

#### **1. Principle**

All contents of meeting program are approved by getting open voting opinion of all shareholders attending meeting. Every shareholder has been supplied a voting paper in which written shareholder's full name, shareholder code, the number of voting right stock (owned) of shareholder and hanged the company's stamp on it.

#### **2. Voting method:**

When voting to approve mentioned matters, approval shareholders raise their voting papers. Members of Voting Board will tick shareholder code and voting paper in accordance with each approval shareholder.

According to guidance of the Chairman Board, disapproval shareholders or no comments shareholders will raise their voting papers in turn.

**Article 11. Approval for Resolution of GMS**

1. The Resolution on the following contents shall be approved by if the number of shareholders representing equal to or higher than sixty-five percent (65%) of the total number of votes of all shareholders attending the meeting approves:

- a. Type of shares and total number of shares for each type;
  - b. Changing business lines and business fields;
  - c. Changing the management structure of the Company;
  - d. The investment project or selling assets equal to or higher than thirty-five percent (35%) of total assets value as stated in the latest Financial Statement of the Company;
  - d. Company reorganization, company dissolution.
2. Other Resolutions are approved when the number of shareholders owned higher than fifty percent (50%) of the total number of votes of all shareholders attending the meeting.

(According to regulations at clause 1 and clause 2 article 148 of Law on Enterprises 2020)

**CHAPTER IV: CLOSING THE MEETING**

**Article 12. The Minutes and Resolution of GMS**

1. The Minutes and Resolution of GMS are made before closing of the meeting.
2. The Minutes and Resolution of GMS have to be disclosed on the Company's website within twenty-four (24) hours from the date of the meeting of GMS closed.

**Article 13. Effectiveness**

There are four (4) chapters, thirteen (13) articles in this Regulation which is public before the meeting of GMS has been proceeded and shall take effect for implementation immediately after this Regulation is voted and approved by the General Meeting of Shareholders.

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

**NGUYEN MINH DONG**





**BECAMEX URBAN DEVELOPMENT JOINT-STOCK COMPANY**

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**BOARD OF DIRECTORS' STATEMENT**

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

On the occasion of the congress, on behalf of Becamex Urban Development Joint Stock company's Board of Directors I wish respectfully shareholders much health, happy family and peace in the new year.

**Dear congress!**

The year 2024, It is a difficult year for the real estate business market, especially enterprises have restricted size and capital as our company. Law on Land 2024, Law on Housing 2023 and Law on Real Estate Business 2023 are effective earlier than January 01, 2025 that motivates to develop real estate market. Detailed: Law on Land 2024 also removed land price range, the issuance of Land Use Right Certificate for implicated cases such as land without certificate or issued wrong authority in the previous period July 01, 2014. However, that attaches regulations which are more binding than before such as: broker, deposit and especially investors must complete financial obligation of land for project ...Etc.

In real situation, majority of real estate projects are now legal issues needed to complete and remove early while investor's psychology is always careful consideration Etc. Therefore real estate transactions are happening slowly and weakly that leads to enterprises lacking of activity capital and encountering many difficulties.

Implementing the resolution's General Meeting of Shareholders, in the year 2024 Board of Directors concentrate to guide throughout the Board of Management implementing positively the 2024 business plan, detailed as follows:

## **I. INDICATORS, ACTIVITY RESULT IN THE YEAR 2024**

Unit: Billion VND

Indicators	Implementation 2023	Plan 2024	Implementation 2024	% Implementation 2024/ Plan 2024	% Implementation 2024/2023
Total revenue	83,86	93,57	42,82	46%	51%
Profit before tax	18,42	16,36	8,64	53%	47%
Profit after tax	14,61	12,96	6,78	52%	46%
Retained profit of the preceding year transfered	6,47	7,09	7,09		
Dividen rate (Prediction)	6%	6%	5%	83%	83%

## **II. BOARD OF DIRECTORS' ACTIVITIES IN THE YEAR 2024:**

### **1. Board of Directors' activities:**

Board of Directors had four meetings in the year 2024 to approve business plan and guide to implement the company's activities detailed as follows:

- Approval of the meeting organization plan for the 2024 Annual General Meeting of Shareholders.
- Approval of the bonus with two months of salary for employee by the 2024 Lunar New Year.
- Guiding and organizing the meeting of the General Meeting of Shareholders 2024.
- Implementations of the General Meeting of Shareholders' Resolution 2024.
- Approval of the value level of contract and transaction between Becamex Urban Development Joint-Stock Company and affiliated persons arcordance to Law on Enterprises 2020 at Article 167; Decree No 155/2020/NĐ/CP and Charter of Company.
- Selecting A & C Auditing and Consulting Company Limited to perform auditing mid year and annual finacial statements.
- Approval of the payment dividend 2023.

### **2. The Board of Directors supervise the Board of Management's activities of performance of works as follows:**

- Supervising and guiding the Board of Management about tax self-declaration and tax self-settlement and annual report 2023.



- Supervising and guiding business activities.
- Supervising of financial statements on the first quarter, the second quarter, the third quarter, the fourth quarter in year 2024 and mid-year audited financial statements.

### 3. Board of Directors' Remuneration

According to the 2024 business result, profit after tax **6.777.210.849 VND**, remuneration of Board of Directors', Board of supervisors and secretary is expected to pay two percent (2%) against profit after tax, equivalent **6.777.210.849 x 2% = 135.544.217 VND**

### III. BUSINESS PLAN 2025

Real estate market is still quiet, trading of real estate products needs to complete necessary legal procedure in order to be issued land use right certificate at that time we have met conditions for transaction. While the company is concentrating to complete legal procedure in order to be issued land use right certificate we have encountered many difficulties especially working capital. Thereby the company must be harmonious consideration to shareholders' interest, stability and long term development of the company.

In that spirit, Investment and Industrial Development Joint Stock Corporation and Becamex Urban Development Joint Stock company's Board of Directors have guided to Board of Management trying their best to manage all capital sources to continue complete construction investment in order to transfer processing houses of Worker house project of Bau Bang and Green Pearl project; It is focused in the year to collaborate with relevant parties completing legal procedure in order to be issued land use right certificate for Bau Bang Worker House Project and Green Pearl Project; At the same time, to resolve definitively entanglements of Lake View Project and Hoa Loi Project.

### GENERAL INDICATORS IN THE 2025 PLAN

Indicators	Plan 2025 (Unit: billion VND)	Implementation 2024 (Unit: billion VND)	% Plan 2025/ Implementation 2024
Total revenue	116,52	42,82	272%
Profit after tax	10,84	6,78	160%
Appropriation of funds	2,49	1,90	
Retained profit after appropriation (1)	<b>8,35</b>	<b>4,88</b>	
Retained profit of the preceding year tranfered (2)	3,72	7,09	
<b>Total Profit (3) = (1) + (2)</b>	<b>12,07</b>	<b>11,97</b>	
Dividen rate (Prediction)	5%	5%	100%

#### **IV. CONCLUSION:**

Board of Directors always care, check, urge and guide to Board of Management consenrating to remove difficults and entanglements especially legal and source of finance in oder to implement and achieve completely indicators of the 2025 plan.

Respectfully!

*Hoa Phu, March 07, 2025*

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



**Nguyen Minh Dong**





*Binh Duong, March 07, 2025*

**BOARD OF SUPERVISORS' STATEMENT  
ACTIVITY SITUATION AND RESULT IN THE YEAR 2024  
(SUBMISSION TO THE 2025 ANNUAL GENERAL MEETING OF  
SHAREHOLDERS)**

Persuan Law on Enterprize 2020 ratified on June 17, 2020 by the National Assembly of the Socialist Republic of Vietnam;

Based on Board of supervisors' functions, duties and entitlements prescribed in Becamex Urban Development Joint Stock Company' Charter and Board of supervisors' Activity Regulation;

Based on the 2024 audited finacial statements of Becamex Urban Development Joint Stock Company by A & C Auditing and Consulting Company Limited.

Board of Supervisors would like to report to the general meeting of shareholders as follows:

**I. Board of supervisors' Activities**

There are three members of Board of Supervisors in term 2022 – 2027:

1. Mr. Nguyen Hai Hoang: The chief
2. Ms. Huynh Thi Que Anh: Member
3. Ms. Le Thi Thuy Duong: Member

Board of supervisors organize two meetings in the year 2024 with contents as follows:

- Analysis and evaluatoin of Becamex UDJ's 2023 business result and submission to the 2024 general meeting of shareholders approving of Board of Supervisors' activity statement.

- Evaluation of implementation manuafacturing business plan and investment progress of projects and financial situation of the mid-year 2024 auditing financial statements of Becamex Urban Development Joint Stock Company.

- To Supervise Board of Directors about deployment of approriation of funds and payment of dividends to shareholders arcording to profit distribution plan approved by the general meeting of shareholders, to check compliance with information disclosure in accordance with current regulations.

**II. Supervision result of the 2024 finance and operation situation**

**1. Business result:**

Unit: Billion Dong

Indicators	Implementation 2023	Plan 2024	Implementation 2024	Growth 2024 against Implementation 2023	Implementation 2024/ Plan 2024
Total revenue	83,8	93,5	<b>42,8</b>	-49%	46%
Total expenses	69,3	80,6	<b>36,0</b>	-48%	45%
Profit after tax	14,6	12,9	<b>6,8</b>	-53%	53%

**Source: The 2024 audited financial statements of Becamex UDJ**

Vietnamese economy in the year 2024 is continuing the recovery with GDP for the whole year increased 7,09%. Especially, real estate market is received important support after the National Assembly ratified to modify Law on Land, Law on Real Estate Trading and Law on Housing in effect from the year 2025. Those expect to be removed legal difficulties, promote new projects and market liquidity.

Becamex UDJ's business operation is still in the face of much difficulties because recovery of real estate market is slow and developments vary between segments. Total revenue of real estate from trading of remaining products of Worker house Project of Bau Bang and High-grade townhouse Green Pearl Project – Binh Duong New City is 42,6 billion VND in the year 2024. The margin LNG of real estate archives average 32%, lower than 50% against the 2023 margin LNG because of the contribution of middle and high grade Green Pearl products. Administration expenses and selling expenses are controlled in the plan. Besides, The company has no transaction of contract liquidation as in the year 2023 that affects in part the 2024 business result.

With the analyzed elements, Becamex UDJ's total revenue archived 42,8 billion VND (complement 46% the plan, decrease 49% against the same period). Profit after tax archived 6,8 billion VND (complement 53% the plan, decrease 53% against the same period).

## 2. Financial situation:

No.	Indicators	Unit	At December 31, 2023	At December 31, 2024
<b>1</b>	<b>Structure of Assets and liabilities and equity</b>			
1.1	Current assets/total assets	%	63	57
1.2	Non-current assets/total assets	%	37	43
1.3	Liabilities/owner's equity	Times	1,21	0,90



1.4	Liabilities/Total liabilities and equity	%	54,77	47,48
<b>2</b>	<b>Ability to pay</b>			
2.1	Current ability to pay = (Current assets/current liabilities	Times	2,21	1,91
2.2	Quick ability to pay = (Current assets-inventory)/current liabilities	Times	0,93	0,67
<b>3</b>	<b>Profitability Ratio</b>			
3.1	Return on equity (ROE)	%	6,20	2,93
3.2	Return on assets (ROA)	%	2,81	1,54

Becamex UDJ's total assets until December 31, 2024 was 440 billion VND, decreased 15% against on January 01, 2024 in which current assets density decreased from 63% to 57%, non-current assets increased from 37% to 43% because of decreasing trade receivables and decreasing inventory.

Liability of trade payables on owner's equity and Liability of trade payables on total liabilities and owner's equity are both decreased because trade payables and advances from customers are both decreased.

Besides, Ability to pay current liabilities and efficiency of capital and assets use are both decreased due to the profit after tax in the year is plummeted against the last year.

Through financial indicators, Becamex UDJ's financial situation has some remarkable changes in the year 2024 against the year 2023 when the indicators are decreased. This shows Becamex UDJ needs to have methods to improve efficiency of business activities and financial management.

### III. Supervision result for Board of Directors and Board of Management

#### 1. Supervising the Board of Directors

Becamex UDJ's Board of Directors organized four meetings and promulgated four resolutions in the year 2024 which have been proper authority specified in the charter and regulations of Law detailed:

- Approval of procedure in order to conven meeting of the 2024 annual general meeting of shareholders and deploy production and business activities following resolution of the annual general meeting of shareholders.
- Approval of the value level of contract and transaction between Becamex Urban Development Joint-Stock Company and affiliated persons accordance to Law on Enterprises 2020 at Article 167; Decree No 155/2020/ND/CP and Charter of Company.
- Selecting A & C Auditing and Consulting Company Limited to perform auditing mid year and annual financial statements.
- Approval of the payment dividend 2023.

## **2. Supervising the Board of Management**

Board of Management have been invited attending Board of Directors' meetings in order to perform the company's activities following resolutions approved by Board of Directors.

Board of Management perform tasks following their authority and obligation specified in the charter and internal regulations.

## **3. To ensure information closure regulation applied for common enterprize**

The company perform seriously obligation of abnormal and normal information closure for common enterprize specified in the curent Law.

## **4. Transaction to affiliated persons**

In the year 2024, the company has arised service of Physical examination for Employee (49,2 million VND) from Becamex International Hospital Joint Stock Company; telecommunications fees (20,6 million VND) and Install electrical equipment (29,8 million VND) from Vietnam Technology & Telecommunication Joint Stock Company.

## **IV. Coordination Evaluation of the Board of Supervisors, the Board of Management, Board of Directors and shareholders.**

- Board of Directors performed well on their supervising role to the activitives of the Board of Management, guiding on time strategy of the Board of Management's activitives through Board of Directrors' resolutions which have been proper function and authority specified in the charter.
- Information disclosure on stock market and report regimes are complied with the authority's Regulations and Law.
- Board of Directors and the Board of Management have created favorable conditions for Board of Supervisors to perform corectly functions and tasks.
- Board of Supervisors have been supplied data fully in the time when performing to check the company's activity situation.
- Board of Supervisors have not received any shareholders' complaints or requests in the year 2024.
- The 2023 remuneration for Board of Supervisors' Member have been paid in the year 2024 in which The Chief: 34.376.000 VND and Member: 22.099.000 VND/person.

**ON BEHALF OF BOARD OF SUPERVISORS  
THE CHIEF**



**Nguyen Hai Hoang**







# BECAMEX URBAN DEVELOPMENT JOINT-STOCK COMPANY

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## STATEMENT THE 2024 BUSINESS ACTIVITY RESULT AND THE 2025 BUSINESS PLAN

Dear congress!

As you know, the year 2024, it is continuing a difficult year for the real estate business market. Although Laws (Law on Real Estate Business, Law on Housing and Law on Land) are ratified and effective earlier than regulations. It is also certain barriers that makes a lot of pressures for business activities of enterprises having restrict size and source of capital such as Becamex UDJ. It seems every thing becomes more difficult ...Etc.

The previous recognition and determination, timely attention and guidance of Becamex IDC's Leaders and Becamex UDJ's Board of Directors supported Board of Management adapting to difficulties in order to make stable real estate business activities, contributing to implementation of the indicators of 2024 business plan, detailed as follows:

### A. TO SUMARIZE THE 2024 MAIN BUSINESS ACTIVITIES

#### I. The aggregate results of 2024 business activities

Unit: Billion VND

Indicators	Implementation 2023	Plan 2024	Implementation 2024	% Implementation/plan 2024	% Implementation 2024/2023
Total revenue	83,86	93,57	42,82	46%	51%
Profit before tax	18,42	16,36	8,64	53%	47%
Profit after tax	14,61	12,96	6,78	52%	46%
Appropriation of funds (28%)	2,92	3,63	1,90		
<b>Retained profit after appropriation (1)</b>	<b>11,69</b>	<b>9,33</b>	<b>4,88</b>		
Dividen rate achieved during period	7%	6%	2,96%	49%	42%
Retained profit of the previous years tranfered (2)	6,47	7,09	7,09		
Dividen rate (Prediction)*	6%	6%	5%	83%	83%

The company is now consntrating to complete legal procedure in order to be issued land use right certificate. We have encountered many difficulties of working capital. However to meet the harmony of shareholders' benefit and investors' benefit, we propose dividen rate 5% (To consist of carrying forward the previous profit) in order to be cosnidered and approved by the General Meeting of Shareholders.

## II. Detail business result of the main business line

### Real estate business

Unit: Billion VND

Indicators	Implementation 2023	Plan 2024	Implementation 2024	% Implementation/plan 2024	% Implementation 2024/2023
Trading house (house)	-	10	4	40%	
Worker house (Block)	14	5	4	80%	28%
Total revenue (billion VND)	83,77	93,57	42,73	46%	51%
Revenue of real estate	37,64	93,57	42,68	46%	133%
Other Revenue	46,13	-	0,05	-	0,1%
Profit after tax (billion VND)	14,49	12,96	6,99	54%	48%

### Detail implementation situation of projects

#### High-grade townhouse Green Pearl Project – Binh Duong New City

- Total initial area: 39.658 m<sup>2</sup> - Equivalence to 182 townhouses
- The rest area (After adjustment): 9.175,26 m<sup>2</sup> - Equivalence to 78 townhouses
- Estimated investment capital: 400 billion VND (Money for land, housing and infrastructure).
- Overall construction situation of project as follows:

No.	Interpretation	Area (m <sup>2</sup> )	Number of houses (House) *	Area sold (m <sup>2</sup> )		Inventory Area [Progress + inventory] (m <sup>2</sup> )
				Revenue Recognition (Accumulated)	Collecting money according to progress (Accumulated)	
1	Stage I	6.119,05	51	3.307,08	-	2.811,97
2	Stage II	3.056,21	27	2.249,99	806,22	806,22
++	<b>Total</b>	<b>9.175,26</b>	<b>78</b>	<b>5.557,07</b>	<b>806,22</b>	<b>3.618,19</b>

- Implementation result in the year 2024:  
Sale revenue in progress in the year 2024 as follows:

Unit: Billion VND

No.	Interpretation	Quantity (House)	Total revenue (Billion VND)	Total cost of goods sold (Billion VND)	Gross profit (Billion VND)	Average profit
1	Stage I	3	16,97	14,87	2,11	0,70
2	Stage II	1	5,91	5,36	0,54	0,54
	<b>Total</b>	<b>4</b>	<b>22,88</b>	<b>20,23</b>	<b>2,65</b>	

- Value of work in progress until December 31, 2024: 160,20 billion VND

Unit: Billion VND

Interpretation	Opening balance		Incurrence number during the period		Closing balance	
	Debt balance	Credit balance	Incur debt (Increase)	Incur Credit (Decrease)	Debt balance	Credit balance
Expense of work in progress	180,26		0,93	20,99	160,2	-



- **Inventory until December 31, 2024:**

Unit: Townhouse

Interpretation	Beginning inventory (Townhouse)	Construction during the period	Transfer during the period	Ending inventory (Townhouse)
Adjacent Townhouse	20	-	-	20

- **Legal situation of Green Pearl Project (until December 31, 2024):**

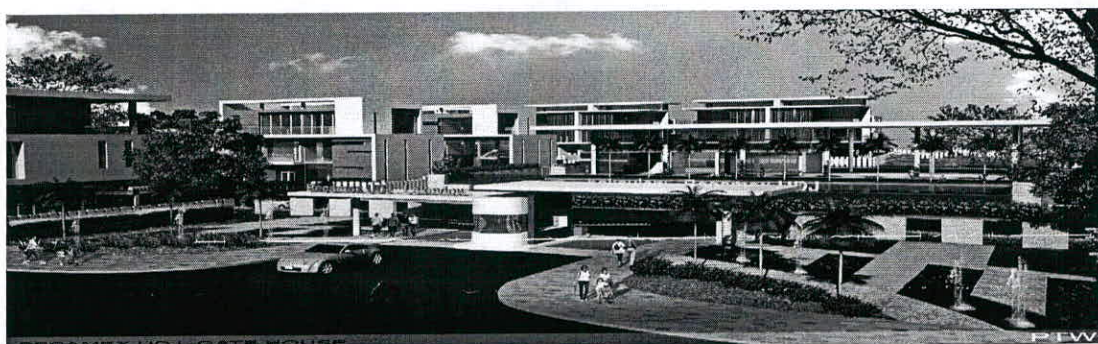
- + Decision No. 3193/QĐ-UBND Approved 1/500 planning: IDC Corp. is investor.
- + Land use right certificate: Related parties are making procedures to transfer Land use rights from IDC Corporation to Becamex UDJ
- + Orentation: Based on Land use right certificate, preparing to complete legal records in order to get Certificate for customers (*Prediction in the year 2025*).



*Townhouse Picture of Green Pearl Project – Binh Duong New City (Le Loi Street)*

• **Lake View Villa Project - Binh Duong New City:**

Area scale: 63.633 m2 – 92 high class villas





\* **Lake View project implementation situation:** Two parties (Investment and Industrial Development Joint Stock Corporation and Becamex Urban Development Joint-Stock Company) liquidated contract and transferred in part to Becamex IDC Corporation managing it. The reason of existence of Becamex UDJ's two customers in which the parties are working towards unification (Detailed: one case, Becamex UDJ implemented accounting and profit distribution; one case, according to contract progress. Customers both paid over 92% on contract). These problems can happen either case to be needed consideration by related parties and the general meeting of shareholders:

+ The first case: Two parties must be made contract liquidation because of objective condition and general policy. It is in this spirit Becamex IDC Corporation has received and inherited the whole of Lake View Project in which to consist of continuing implementation of rights and obligation contract implementation of two customers (BeGa Company Ltd. and one Individual) Becamex Urban Development Joint Stock Company signed sale and accounting. Becamex UDJ accounts decreasing vice versa indicators of revenue, profit, tax and other related accounting ... Etc.

+ The second case: If parties have not unified yet and difference like the original during implementation Becamex UDJ must be responsible to solve the whole of related rights and obligation to two customers mentioned above without Becamex IDC Corporation's settlement and sharing. In this case, Becamex UDJ will submit the General Meeting of Shareholders considering and resolving according to right sequence and procedure based on the highest legality.

• **Bau Bang worker house Project**

- **Construction situation and house transference (until 31/12/2024):**

No.	Plot of land	Total land and house area as design		Beginning inventory house (Block)	The 2024 implementation result		
		Area (m2)	Block of house (Block)		Construction completion (Block)	Transfer to customer (Block) *	Inventory house until December 31, 2024 (Block)
1	Plot A 52	17.710	58				
2	Plot A 53	13.774	42				
3	Plot A 51	17.710	56	04	-	03	01
4	Plot A 50	13.774,4	42	01	-	01	-
	<b>Total</b>	<b>62.968,4 (M2)</b>	<b>198 (Block)</b>	<b>05</b>	<b>-</b>	<b>04</b>	<b>01</b>

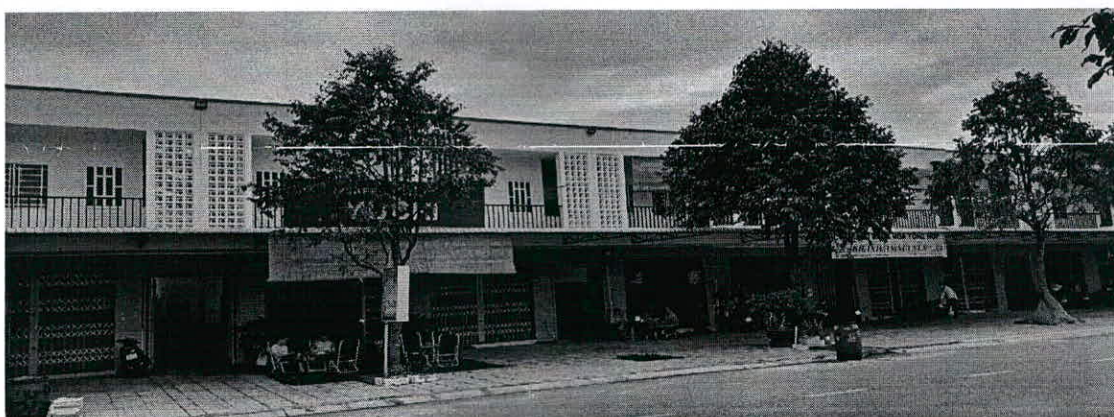
- **Implementation of sale revenue in the year 2024 as follows:**

**Unit: Billion VND**

No.	Plot of land	Quantity (block) *	Total revenue (Billion VND)	Total cost of goods sold (Billion VND)	Gross profit (Billion VND)	Average profit
1	Plot A 52					
2	Plot A 53					
3	Plot A 51	3	14,83	6,37	4,46	1,49
4	Plot A 50	1	4,96	2,40	2,56	2,56
	<b>Total</b>	<b>4</b>	<b>19,79</b>	<b>8,77</b>	<b>11,02</b>	

- **Work in progress until December 31, 2024: 2,40 billion VND**





*House picture at Plot A51/Bau Bang (Transferred to customers)*

**- Legal situation of Bau Bang Project:**

+ Approved 1/500 planning according to Decision of Bau Bang District People's Committee on 01/02/2016.

+ Customers have got certificate.

- Plot A52/A53: Area 31.484m<sup>2</sup>, 100% houses issued certificate.
- Plot A50/A51: Area 31.484m<sup>2</sup>, including 98 houses: Now Related parties plan to check infrastructure and other relevant works in order to issue certificate on the next batch.

**III. Financial income and other income:**

Unit: Billion VND

No.	Indicator	Implementation 2023	Plan 2024	Implementation 2024	% Implementation /Plan 2024
1	Financial income and other income	0,01	-	0,08	-
2	Financial expenses and other expenses (Loan interest and other)	0,22	-	0,29	-
3	Net financial operating profit and other	(0,21)	-	(0,21)	-

**B. BUSINESS PLAN IN THE YEAR 2025**

Real estate business regulations in the current tendency are required that Products of real estate are ensured fully legal elements before they are brought to market. This makes project implementation very slow and time-consuming. To compare our conditions, project implementation is more entangle (Bau Bang Worker House Project; Green Pearl Project; Lake View Project; Hoa Loi Project), Board of Directors have immediate orientation in the 2025 plan to continue construction complement in order to transfer two products of Bau Bang Worker House and Houses of High-grade townhouse Green Pearl Project in collecting money according to progress (if advantage); according to the guidance of Becamex IDC Corporation and the company's Board of Directors, the central goal in the year 2025 is combination of related parties continuing to complete necessary procedures in order to be issued certificate for customers when customers have enough



conditions (Payment of 95% on contract value - Worker House Project and Green Pearl Project). In particular Hoa Loi Project (Plot G9 and G24, area: 16.963 m2; construction Prediction 113 houses) To motivate and urge related parties in order to complete legal procedure and to be issued certificate so that the project is operated early.

## I/ DETAIL INDICATORS OF THE 2025 BUSINESS PLAN

Indicators	Plan 2025	Implementation 2024	% Implementation 2025/2024
Out put of commercial housing (House)	20	4	
Bau Bang worker house project (Block)	3	4	
Revenue (Billion VND)	116,52	42,73	273%
Profit before tax (Billion VND)	10,84	6,99	155%

### Detail plan of the 2025 real estate business projects

Unit: Billion VND

No.	Project, business category	Consumption out put (Block;house)	Total revenue (Billion VND)	Gross profit (Billion VND)
1	<b>Worker house Project – Plot 51</b> Belongs to the residential area, Hamlet 5, Lai Uyen Village, Bau Bang District (according to general design)	1	5,224	2,791
2	<b>Worker house Project – Plot 53</b> Belongs to the residential area, Hamlet 5, Lai Uyen Village, Bau Bang District (*)	2	10,661	4,506
3	Green Pearl commercial housing project – Thu Dau Mot Town, Binh Duong Province.	6	41,345	4,145
4	Hoa Loi Project (**)	14	59,293	16,730
	<b>Total</b>	<b>23</b>	<b>116.523</b>	<b>28,172</b>

#### Note:

(\*) The 2025 profit plan comes with conditions built completely two corner houses of Plot 53 of Bau bang project ( Item 2 mentioned above).

(\*\*)The 2025 profit plan comes with related parties completing fully legal procedures in order to build completely and Becamex UDJ transfers 14 houses of Hoa Loi residential Project to customers.

## II. FINANCIAL ACTIVITIES, OTHER

Unit: Billion VND

Indicators	Plan 2025	Implementation 2024	% Plan 2025/ Implementation 2024
Financial income and other income	-	0,08	-
Financial expensses and other expensses (Loan interest expensses and other expensses)	-	0,29	-



Net financial operation profit and other income	-	(0,21)	-
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### III. SUMMARY OF 2025 PLAN INDICATORS:

Indicators	Plan 2025	Implementation 2024	% Plan 2025/ Implementation 2024
Total revenue (Billion VND)	116,52	42,82	272%
Profit after tax (Billion VND)	10,84	6,78	160%
Dividen rate (Prediction)	5%	5%	100%

### IV. THE 2025 PROFIT DISTRIBUTION PLAN

No.	Indicators	Amount (VND)
1	<b>Total profit after tax</b>	<b>10.840.224.810</b>
2	Appropriation of investment and development fund = 15% profit after tax	1.626.033.721
3	Appropriation of Bonus and welfare funds = 5% profit after tax	542.011.240
4	Remuneration of Board of Directors and Board of Supervisors = 2% profit after tax	216.804.496
5	Reward of Board of Management = 1% profit after tax (if 100% of the plan is completed)	108.402.249
6	Retained profit (1) – [(2)+(3)+(4)+(5)]	<b>8.346.973.104</b>
7	<b>Dividen rate /charter capital 165 billion VND (Prediction)</b>	<b>5%</b>

Becamex Urban Development Joint Stock company's Board of Management would like to submit the statement about the 2024 business result and the 2025 business plan to General Meeting of Shareholders.

We would like to receive Shareholders' opinions, Board of Directors's guidance and orientation in order to support Board of Management to deploy effective implementation of the 2025 business plan indicators in difficult condition of working capital and legal situation of projects awaiting completion at the present time.

**Respectfully!**

**BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY  
GENERAL DIRECTOR**

  
Huỳnh Gia Dat





No. 01/TTr/DHĐCĐ/2025

## PROPOSAL

### Regarding: Approval of The plan of the 2024 profit distribution and the 2025 business plan

Dear shareholders.

- Based on Becamex Urban Development Joint-Stock Company's Resolution of the 2024 annual meeting of shareholders approved on April 16, 2024 about the 2024 business plan;
- Based on the 2024 business result and the 2025 business plan.

Board of Directors would like to submit to General Meeting of Shareholders approve the plan of the 2024 profit distribution and the 2025 business plan as follows:

#### 1. The 2024 profit distribution:

Indicators	Amount	
Total profit after tax	<b>6.777.210.849</b>	VND
Appropriation of development investment fund twenty percent (20%)	1.355.442.170	VND
Appropriation of bonus and welfare fund five percent (5%)	338.860.542	VND
Remuneration for Board of Directors' Member, Board of Supervisors' Member and Secretary two percent (2%)	135.544.217	VND
Bonus for Board of Management one percent (1%)	67.772.109	VND
The last year Profit transferred to this year	7.095.139.451	VND
<u>Remaining profit</u>	<b>11.974.731.262</b>	VND
Dividend payment 5%	<b>8.250.000.000</b>	VND
Retained profit	<b>3.724.731.262</b>	VND





The Retained Earnings is changeable to depend on the result of tax settlement because of different opinions from Tax authority. After tax settlement, the Retained Profit is Retained Earnings which will be transfer to the next year.

## 2. The 2025 profit distribution:

<u>Indicators</u>	<u>Amount</u>
<b>Total profit after tax</b>	<b>10.840 million VND</b>
• Appropriation of development investment fund twenty percent (15%)	= 1.626 million VND
• Appropriation of bonus and welfare fund five percent (5%)	= 542 million VND
• Remuneration for Board of Directors' Member, Board of Supervisors' Member and Secretary two percent (2%)	= 217 million VND
• Bonus for Board of Management One percent (1%)	= 108 million VND
• Remaining profit	= 8.347 million VND
• <b>Dividend rate</b>	= <b>5%</b>

Board of Directors would like to submit to shareholders consider and approve the matters mentioned above.

Binh Duong, March 07, 2025

ON BEHALF OF THE BOARD OF DIRECTORS  
CHAIRMAN



NGUYEN MINH DONG





No. 02/TTTr/DHĐCĐ/2025

## PROPOSAL

**Regarding: Payment for the 2024 remuneration for Board of Directors' Member, Board of Supervisors' Member and Secretary and plan of the 2025 remuneration payment**

**1. The 2024 remuneration for Board of Directors' Member, Board of Supervisors' Member and Secretary:**

- According to Becamex Urban Development Joint-Stock Company's Resolution of the 2024 annual meeting of shareholders approved on April 16, 2024 about the plan of the 2024 remuneration payment for Board of Directors' Member, Board of Supervisors' Member and Secretary;
- According to the 2024 business result;
- According to the 2025 business plan.

Board of Directors would like to report the 2024 remuneration situation of Board of Directors' Member, Board of Supervisors' Member and Secretary is expected to pay two percent (2%) against profit after tax.

$$6.777.210.849 \times 2\% = \underline{135.544.217} \text{ VND}$$

**2. The plan of the 2025 remuneration payment for Board of Directors' Member, Board of Supervisors' Member and Secretary:**

Board of Directors propose to pay the 2025 remuneration for Board of Directors' Member, Board of Supervisors' Member and Secretary two percent (2%) against profit after tax

Board of Directors would like to submit to shareholders consider and approve the matters mentioned above.

*Binh Duong, March 07, 2025*

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



**NGUYEN MINH DONG**





## BECAMEX URBAN DEVELOPMENT JOINT-STOCK COMPANY

C1-2-3, DT6 street, Industry-Service Complex of Binh Duong, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province  
Tel: 0274. 3816681 3816661 Fax: 0274. 3816655 Web: [www.becamexudj.com.vn](http://www.becamexudj.com.vn)

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No. 03/TTTr/DHĐCĐ/2025

### PROPOSAL

Regarding: Approval of the list of independent auditing Companies for auditing the 2025 financial statements and the first six month of financial statements of Becamex Urban Development Joint Stock Company

**To: The 2025 annual general meeting of shareholders  
Becamex Urban Development Joint Stock Company**

Persuan Law on Enterprize 2020 ratified on June 17, 2020 by the National Assembly of the Socialist Republic of Vietnam;

Persuan Law on Securities ratified on November 26, 2019 by the National Assembly of the Socialist Republic of Vietnam and

Persuan Decree No. 155/2020/NĐ/CP ratified on December 31, 2020 by the Government about detailed regulations for execution on some articles of securities law;

Persuan Becamex Urban Development Joint Stock Company' operation Charter;

Persuan Board of Supervisors' operation Regulations.

Board of Supervisors would like to submit to general meeting of shareholders approve the list of independent auditing Companies for auditing the 2025 financial statement and the first six month of financial statement of Becamex Urban Development Joint stock company detailed as follow:

#### 1. Selection criteria:

- To operate legally in Vietnam and to audit for listed companies and Public companies by State Securities Commision of Vietnam's approval.
- To have years of auditing experience with Public companies operating in the real estate field in Vietnam;
- To have prestige of auditing quality;
- Auditing fee is resonable and suitable with quality and auditing scope.

#### 2. The list of independent auditing Companies are proposed selecting.

According to criteria above, Board of Supervisors would like to submit to general meeting of shareholders approve the list of independent auditing Companies for auditing the 2025 financial statement and the first six month of financial statement and authorize Board of Directors decide to select auditing company under the list below:



1. A & C Auditing and Consulting Company Limited
2. KGMP Vietnam Company Limited
3. Ernst & Young Vietnam Company Limited

Board of Supervisors would like to submit to general meeting of shareholders consider and approve.

Respectfully!

*Binh Duong, March 07, 2025*

**ON BEHALF OF THE BOARD OF SUPERVISORS  
THE CHIEF**



**NGUYEN HAI HOANG**







No. 04/TTTr/DHĐCĐ/2025

## PROPOSAL

### Regarding: Approval of dismissal and election additional members of Board of Directors for the 2022 – 2027 term

- Pursuant Law on Enterprise 2020 ratified on June 17, 2020 by the National Assembly of the Socialist Republic of Vietnam;
- Pursuant the Charter of Organization and Operation of Urban Development Joint Stock Company, as approved by the General Meeting of Shareholders on April 16, 2024;

Board of Directors would like to submit to General Meeting of Shareholders approval of dismissal and election additional members of Board of Directors for the 2022 – 2027 term (submitted resignation letter).

#### 1. To dismiss Board of Directors member for the 2022 – 2027 term

The company received Resignation Letter of Mr. Quang Van Viet Cuong. Based on point b, article 1, clause 160 of Enterprise Law and point c, article 1, clause 15 of Company Charter. Board of Directors would like to submit to shareholders approve dismissal Board of Directors member for Mr. Quang Van Viet Cuong from the date April 15, 2025.

#### 2. To elect additional member of Board of Directors for the 2022 – 2027 term.

To ensure the number of Board of Directors members specified in the Company Charter after Mr. Quang Van Viet Cuong resigns Board of Directors suggest General Meeting of Shareholders to elect additional members of Board of Directors for the 2022 – 2027 term, detailed as follows:

The quantity of members of Board of Directors need to be elected is **one member** Qualifications and conditions for a member of Board of Directors specified in article 1, clause 155 of Enterprise Law No. 59/2020/QH14 ratified on June 17, 2020.

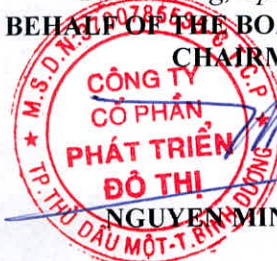
The General Meeting will proceed to elect additional members of Board of Directors for the 2022 – 2027 term according to Regulation of election additional members of Board of Directors approved at the General Meeting.

#### Attached: Regulation of election additional members of Board of Directors.

Board of Directors would like to submit to esteemed shareholders consider and approve the matters mentioned above.

Binh Duong, April 10, 2025

ON BEHALF OF THE BOARD OF DIRECTORS  
CHAIRMAN



NGUYỄN MINH DONG

**DRAFT**

**REGULATIONS**

**ON THE ADDITIONAL ELECTION OF BOARD OF DIRECTORS MEMBERS**

**FOR THE 2022-2027 TERM**

**URBAN DEVELOPMENT JOINT STOCK COMPANY**

- Pursuant to the Enterprise Law No. 59/2020/QH14, passed by the 14th National Assembly of the Socialist Republic of Vietnam on June 17, 2020;
- Pursuant to the Charter of Urban Development Joint Stock Company, approved by the General Meeting of Shareholders on April 16, 2024.

The regulations on the additional election of Board of Directors members for the 2022-2027 term of Urban Development Joint Stock Company (the Company) at the 2025 Annual General Meeting of Shareholders shall be implemented as follows:

**I. ADDITIONAL ELECTION OF BOARD OF DIRECTORS (BOD) MEMBERS**

**1. Number of Additional BOD Members for the 2022 – 2027 Term**

The number of Board of Directors members to be additionally elected for the 2022 – 2027 term: **01 person.**

**2. Term of the Additional BOD Member**

The term of the additionally elected Board of Directors member shall be the remaining duration of the **2022 – 2027** term.

**3. Conditions for Becoming a Board of Directors Member**

A Board of Directors member must meet the following qualifications and conditions:

- Possess full civil capacity and not be subject to any prohibition from enterprise management under the **Enterprise Law**;
- Have professional qualifications and experience in business management or in the company's primary business sector.

**II. RIGHT TO NOMINATE AND RUN FOR THE BOARD OF DIRECTORS**

**1. Right to Nominate and Run for the Board of Directors**

Shareholders who meet the qualifications for Board membership have the right to run for election or be nominated as a Board member under the following conditions:

- A shareholder or group of shareholders holding from 10% to less than 20% of the total voting shares may nominate one (01) candidate.
- From 20% to less than 30%: up to two (02) candidates.
- From 30% to less than 40%: up to three (03) candidates.
- From 40% to less than 50%: up to four (04) candidates.
- From 50% to less than 60%: up to five (05) candidates.
- From 60% to less than 70%: up to six (06) candidates.
- From 70% to less than 80%: up to seven (07) candidates.
- From 80% to less than 90%: up to eight (08) candidates.



## 2. Other Regulations Regarding the Right to Nominate and Run for the Board of Directors

Nominations must be made in writing, specifying the name of the shareholder, the number and type of shares held, the name of the nominee, and the signatures of both the nominating shareholder and the nominee.

### III. APPLICATION DOCUMENTS FOR NOMINATION AND CANDIDACY FOR THE BOARD OF DIRECTORS

The application documents for nomination or candidacy for the Board of Directors include:

- A nomination or candidacy application form for the Board of Directors (as per the provided template);
- A curriculum vitae (CV) completed by the candidate (as per the provided template);
- A copy of the candidate's ID card or passport, along with diplomas and certificates proving educational background and professional qualifications.
- The application must be submitted to the Company no later than **4:30 PM on April 13, 2025**, at the following address:

**Organizing Committee of the 2025 Annual General Meeting of Shareholders  
Urban Development Joint Stock Company**

**Address: C1-2-3, DT6 (Le Loi) Street, Binh Duong Industrial-Service Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province.**

- The nomination/candidacy application must clearly state: **"Nomination/Candidacy Application for the Board of Directors Member for the 2022-2027 Term."**
- Only nomination/candidacy applications that meet the required conditions and are submitted to the Organizing Committee before the deadline, along with candidates who fulfill the legal and statutory requirements for Board of Directors membership as per the Company's Charter and applicable laws, will be included in the list of candidates announced at the General Meeting.

### IV. PRINCIPLES FOR ELECTING MEMBERS OF THE BOARD OF DIRECTORS

1. The election shall be conducted using the cumulative voting method. Accordingly, each shareholder has a total number of voting rights equivalent to the total number of shares they own multiplied by the number of members to be elected to the Board of Directors. Shareholders have the right to allocate all their voting rights to a single candidate or distribute them among multiple candidates.

**Total voting rights of each shareholder = Total shares owned by the shareholder × Number of members to be elected to the Board of Directors.**

Specifically:

**Total voting rights of each shareholder = Total shares owned by the shareholder × 1**

2. Shareholders must clearly indicate the number of voting rights allocated to each candidate they choose and mark an "X" for candidates they do not select.
3. Shareholders may distribute their voting rights among different candidates for the Board of Directors with varying voting rights, provided that the total allocated voting rights do not exceed their total available voting rights.

## **V. PRINCIPLES FOR ELECTING MEMBERS OF THE BOARD OF DIRECTORS**

Elected members of the Board of Directors are determined based on the number of voting rights received, ranked from highest to lowest. The selection starts with the candidate who receives the highest number of voting rights and continues until the required number of members, as stipulated in this Regulation and approved by the General Meeting, is reached.

A candidate is considered elected as a member of the Board of Directors only if they obtain at least 51% of the total voting shares of shareholders attending the General Meeting of Shareholders.

## **VI. SUPPLEMENTARY ELECTIONS**

1. In case the number of elected members is less than the number of members stipulated in this Regulation:
  - The Chairperson shall direct the organization to conduct a supplementary election for the remaining members immediately during the assembly.
  - The principles for nomination and candidacy in the supplementary election shall comply with the Charter on the organization and operation of the Urban Development Joint Stock Company.
2. In case the number of votes for candidates is equal:
  - Conditions for application: The number of elected members is still insufficient as stipulated in this Regulation.
  - A re-election shall be conducted for candidates who:
    - Have an equal number of votes; and
    - Have the highest number of votes among the remaining candidates.

## **VII. ANNOUNCEMENT OF ELECTION RESULTS**

1. Based on the Vote Counting Minutes, the election results for the Board of Directors members shall be announced by the Vote Counting Committee immediately at the General Meeting.
2. These results shall be recorded in the Resolution of the General Meeting.

## **VIII. EFFECTIVENESS**

This regulation takes effect immediately after being approved by the General Meeting of Shareholders and applies only to the additional election of members to the Board of Directors for the 2022–2027 term at the 2025 Annual General Meeting of Shareholders of the Urban Development Joint Stock Company.

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

**NGUYEN MINH DONG**



BECAMEX URBAN  
DEVELOPMENT JOINT-STOCK  
COMPANY  
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THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom – Happiness  
----- \*\*\* -----

**APPLICATION FOR CANDIDACY  
TAKE PART IN BOARD OF DIRECTORS  
BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY**

**To: The Organizing Committee of the 2025 Annual General Meeting of shareholders  
Becamex Urban Development Joint Stock Company**

Full name (organization/Individual): .....

ID card No./Registration Certificate No.: ..... Date of issue .....

Place of issue: .....

Address: .....

Education level: ..... Professional: .....

Owned: ..... Shares (written:.....)

To match total face value (VND): .....

After researching regulations of shareholders' rights and requirements for Board of Directors members in the regulations of election, candidacy of Board of Directors members, The Urban Development Joint Stock Company's Charter and Enterprise Law, I consider myself qualified to run for the Board of Directors of Urban Development Joint Stock Company.

To suggest Organization Board of the 2025 Annual General Meeting of Shareholders of The Urban Development Joint Stock Company please for me registered to run for the Board of Directors of Urban Development Joint Stock Company in the term 2022 – 2027 to conduct elections in the Annual General Meeting of Shareholders on the date April 15, 2025.

If elected to become a Board of Directors' member by Shareholders, I will give all my ability and enthusiasm for development of the Urban Development Joint Stock Company.

To attach curriculum vitae of candidate.

....., date ..... month ..... year .....

**Shareholder**

(Signature, specify full name, stamp (if any))

**Note:**

This application is sent to Organizing Committee of the General Meeting of Shareholders before 16:30 PM on April 13, 2025 at address: Becamex Urban Development Joint Stock Company, C1-2-3 DT6 (Le Loi) street, Industry – Service Complex of Binh Duong, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province.

BECAMEX URBAN  
DEVELOPMENT JOINT-STOCK  
COMPANY  
-----

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

**APPLICATION FOR NOMINATION  
CANDIDATES TAKE PART IN THE BOARD OF DIRECTORS  
BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY**

**To: The Organizing Committee of the 2025 Annual General Meeting of shareholders  
Becamex Urban Development Joint Stock Company**

Full name (organization/Individual): .....  
ID card No./Registration Certificate No.: ..... Date of issue .....  
Place of issue: .....  
Address: .....  
Education level: ..... Professional: .....  
Owned/Representative: ..... Shares (written:.....)  
To match total face value (VND): .....

After researching regulations of shareholders' rights and requirements for Board of Directors members in the regulations of election, candidacy of Board of Directors members, The Urban Development Joint Stock Company's Charter and Enterprise Law, I/our Organization consider myself/ourselves qualified to nominate candidates for the Board of Directors of Urban Development Joint Stock Company.

To suggest Organization Board of the 2025 Annual General Meeting of Shareholders of The Urban Development Joint Stock Company please for me/us nominated candidates for the Board of Directors of Urban Development Joint Stock Company in the term 2022 – 2027 to conduct elections in the Annual General Meeting of Shareholders on the date April 15, 2025, as follows:

Mr./Ms.: .....  
Full name (organization/Individual): .....  
ID card No./Registration Certificate No.: ..... Date of issue .....  
Place of issue: .....  
Permanent Address: .....  
Education level: ..... Professional: .....  
Owned: ..... Shares (written:.....)  
To match total face value (VND): .....

To attach curriculum vitae of candidate.

Respectfully!

....., date ..... month ..... year .....

**Shareholder**

(Signature, specify full name, stamp (if any))

**Note:**

This application is sent to Organizing Committee of the General Meeting of Shareholders before 16:30 PM on April 13, 2025 at address: Becamex Urban Development Joint Stock Company, C1-2-3 DT6 (Le Loi) street, Industry – Service Complex of Binh Duong, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province.



BECAMEX URBAN  
DEVELOPMENT JOINT-STOCK  
COMPANY  
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THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom – Happiness  
----- \*\*\* -----

**BRIEF CURRICULUM VITAE**  
**(BOARD OF DIRECTORS CANDIDATE)**

1. Full name (organization/Individual): .....
2. Gender: .....
3. Date of birth: .....
4. Nationality: .....
5. ID/Passport number.: ..... Date of issue .....
- Place of issue: .....
6. Permanent Address: .....
7. Contact phone number : .....
8. Education background: .....
9. Professional qualifications: .....
10. Work experience:  
\* .....  
\* .....  
\* .....  
\* .....  
\* .....
11. Current Position and place of work: .....
12. Number of shares authorized or continuously held until the date: .....  
..... shares

I hereby declare that the information provided above is entirely accurate. If any of it is found to be false, I take full responsibility before the law.

*Date ..... Month ..... Year 2025*

**Declarant**



No. 05/TTTr/DHĐCĐ/2025

DRAFT

## PROPOSAL

### Regarding: Approval of the list of Board of Directors Candidates for the 2022 – 2027 term

- Pursuant Law on Enterprise 2020 ratified on June 17, 2020 by the National Assembly of the Socialist Republic of Vietnam;
- Pursuant the Charter of Organization and Operation of Urban Development Joint Stock Company, as approved by the General Meeting of Shareholders on April 16, 2024;
- Based on application for candidacy and nomination of ..... regarding to take part in the Board of Directors of Becamex Urban Development Joint Stock Company.

Board of Directors would like to submit to the General Meeting of Shareholders consider and approve:

1. The list of Board of Directors Candidates for the 2022 – 2027 term

1/ Mr./Ms. ....

To submit to esteemed shareholders consider and approve the matters mentioned above.

Binh Duong, April 10, 2025

ON BEHALF OF THE BOARD OF DIRECTORS  
CHAIRMAN



NGUYEN MINH DONG





## BECAMEX URBAN DEVELOPMENT JOINT-STOCK COMPANY

C1-2-3, DT6 street, Industry–Service Complex of Binh Duong, Hoa Phu Ward, Thu Dau Mot Town, Binh Duong Province  
Tel: 0274. 3816681 3816661 Fax: 0274. 3816655 Web: [www.becamexudj.com.vn](http://www.becamexudj.com.vn)

No. 01/NQ/ĐHĐCĐ/2025

Binh Duong, April 15, 2025

DRAFT

### RESOLUTION

#### ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025 BECAMEX URBAN DEVELOPMENT JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;
- Pursuant to the Charter of Organization and Operation of Urban Development Joint Stock Company, as approved by the General Meeting of Shareholders on April 16, 2024;
- Pursuant to the Minutes of the Annual General Meeting of Shareholders 2025 held on April 15, 2025, of Urban Development Joint Stock Company.

### RESOLVES

**1. Approval of the audited financial statements for 2024, Board of Directors' statement, Board of Supervisors' statement, General Director's statement on business operations in 2024, with the following key indicators:**

Total revenue:	42.816.113.131 VND
Net revenue:	42.732.464.207 VND
Profit before tax	8.641.830.636 VND
Profit after tax:	6.777.210.849 VND
Basic Earnings Per Share (EPS):	378VND/Share
Total assets:	440.373.183.557 VND
Owner's equity:	231.275.672.472 VND

- Approval voting rate: .....%
- Disapproval voting rate: .....%
- No-opinion voting rate: .....%

**2. Approval of the profit distribution plan for 2024, as presented in the proposal:**

- Appropriation of Development investment fund: 20% of profit after tax = 1.355.442.170 VND;
- Appropriation of Welfare and Reward funds: 5% of profit after tax = 338.860.542 VND;
- Remuneration for the Board of Directors, Board of Supervisors and Secretary 2% of profit after tax = 135.544.217 VND;
- Bonus for the Executive Board: 1% of profit after tax = 67.772.109 VND
- Dividen distribution rate: 5% of charter capital;
- Retained profit carried forward to 2025: 3.724.731.262 VND.

- Approval voting rate: .....%
- Disapproval voting rate: .....%
- No-opinion voting rate: .....%

**3. Approval of the 2025 business and profit distribution plan.**

- Total revenue: 116.523 Million VND
- Total profit after tax: 10.840 Million VND
- Appropriation of Development investment fund: 15% of profit after tax;
- Appropriation of Welfare and Reward funds: 5% of profit after tax;
- Remuneration for Board of Directors, Supervisory Board of and Secretary: 2% of profit after tax;
- Bonus for the Executive Board: 1% of profit after tax upon achieving the target;
- Dividen payout rate: 5%;

- Approval voting rate: .....%
- Disapproval voting rate: .....%
- No-opinion voting rate: .....%

**4. Approval of the list of independent auditing Firms for auditing the 2025 financial statements and the Semi-Annual Financial Review of the Urban Development Joint Stock Company, and Authorization for the Board of Directors to select the audit Firm from the following list:**

- A & C Auditing and Consulting Company Limited;
- KGMP Vietnam Company Limited;
- Ernst & Young Vietnam Company Limited.

- Approval voting rate: .....%
- Disapproval voting rate: .....%
- No-opinion voting rate: .....%

**5. Approval of Proposal No. 04/TTr/ĐHĐCĐ/2025 on the Dismissal and Additional Election of a Member of the Board of Directors for the 2022–2027 Term**

1. Dismissal of Mr. Quảng Văn Viết Cương from the Board of Directors (2022 – 2027 Term) upon his resignation request.
2. Election of an additional Board of Directors member for the 2022 – 2027 term as a replacement.

- Approval voting rate: .....%
- Disapproval voting rate: .....%
- No-opinion voting rate: .....%

**6. Approval of Proposal No. 05/TTr/ĐHĐCĐ/2025 on the List of Candidate for the Board of Directors for the 2022 – 2027 term.**



**List of Candidate for the Board of Directors (2022 – 2027 term).**

**Mr./Ms. ....**

➤ **Approval voting rate: .....%**

➤ **Disapproval voting rate: .....%**

➤ **No-opinion voting rate: .....%**

- 7. Approval of the Results of the Additional Election for Board of Directors for the 2022 – 2027 term.**

**The newly elected member of the Board of Directors of the Urban Development Joint Stock Company for the 2022–2027 term is Mr./Ms.**

**.....**

- 8. This resolution has been approved by the General Meeting of Shareholders and takes effect from the date of signing. All company shareholders, members of the Board of Directors, the Supervisory Board, and company employees are responsible for implementing this resolution.**

*Binh Duong, April 15, 2025*

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

**NGUYEN MINH DONG**