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Hanoi, July 28, 2026

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WORKING REGULATIONS
ANNUAL GENERAL MEETING OF SHAREHOLDERS FOR THE
FISCAL YEAR 2026
CRV REAL ESTATE GROUP JOINT STOCK COMPANY

In order to facilitate the organization and conduct of the Annual General Meeting of Shareholders (GMS) for the fiscal year 2026 of CRV Real Estate Group Joint Stock Company, and at the same time guide shareholders to participate in the General Meeting and exercise their voting rights directly or through authorized representatives, The Organizing Committee of the Annual General Meeting of Shareholders for the fiscal year 2026 would like to report to the General Meeting of Shareholders for approval of the Working Regulations at the General Meeting as follows:

I. ORDER OF THE CONGRESS:

1. Shareholders and/or representatives when entering the meeting room must sit in the right position or area specified by the Organizing Committee of the meeting;
2. No smoking in the Conference Room;
3. Do not talk privately, do not use mobile phones during the Congress. All mobile phones must be turned off or not ring.

II. VOTING TO APPROVE ISSUES AT THE CONGRESS:

1. Principle:

- All issues on the agenda of the General Meeting must be discussed by the General Meeting of Shareholders and voted on publicly by holding up the **voting card** or voting **for opinions** (depending on the voting content) for all shareholders and/or representatives.
- The voting card/opinion poll is printed and stamped by the Company and distributed to Shareholders/Shareholders' Representatives at the General Meeting of Shareholders. Each shareholder/shareholder representative is issued a voting card and a poll paper. On the voting card/opinion poll form, clearly state the shareholder¹'s code, ID card number/ID card/passport/business registration certificate number, full name, number of voting votes of that shareholder (for voting cards) and voting contents according to the meeting agenda

¹ The shareholder code will be issued by the Company to each shareholder according to the closing list on 29/06/2026.

of the General Meeting of Shareholders (*for opinion poll forms*).

2. Voting method:

2.1. Voting method by Voting Card:

- Shareholders vote with voting cards for the following contents:
 - ✓ Approval of the Minutes of Examination of Shareholder Status;
 - ✓ Adopt the Meeting Agenda;
 - ✓ Approving the list of the presidium and the chairperson;
 - ✓ Through the Secretariat and the Vote Counting Committee of the General Meeting of Shareholders;
 - ✓ Approving the Minutes of the General Meeting of Shareholders;
 - ✓ Approving the Resolution of the General Meeting of Shareholders;
- How to vote with a voting card:
 - ✓ Shareholders and/or Representatives of shareholders vote (*agree, disagree, no opinion*) on an issue by directly holding up their voting cards at the General Meeting;
 - ✓ When voting at the General Meeting, the shareholders who voted *to approve* will raise their voting cards high. Members of the Vote Counting Committee will mark the Shareholder Code and the corresponding number of votes of each shareholder agreeing. Similarly, according to the management of the Chairman, shareholders *who do not agree* or *have no opinion* will take turns to raise their voting cards;
 - ✓ Immediately after completing the Voting section to approve the contents presented at the Congress, the Vote Counting Committee will count the votes and announce the results of the vote counting before the whole Congress.

2.2. Voting method by opinion poll:

- Shareholders vote by opinion poll for the following contents:
 - ✓ Report on the activities of the Board of Directors for the fiscal year 2025 and orientation for the fiscal year 2026;
 - ✓ Report on business results of the Board of Directors for fiscal year 2025 and business plan for fiscal year 2026;
 - ✓ Report on the activities of the Supervisory Board for the fiscal year 2025 and the work plan for the fiscal year 2026;
 - ✓ The proposal to approve the audited financial statements for the fiscal year 2025;
 - ✓ The report approving the report on the use of capital raised from the public offering of

- ✓ shares to existing shareholders in 2025 has been audited;
 - ✓ Proposal on profit distribution and dividend payment plan for fiscal year 2025;
 - ✓ Proposal for approval of transactions with related persons of the Company;
 - ✓ Proposal for approval of the Company's investment activities;
 - ✓ Proposal for selection of an independent audit organization to audit/review the financial statements for the fiscal year 2026;
 - ✓ The report on the remuneration of the Board of Directors, the Supervisory Board and the salary of the Board of Directors.
 - ✓ Proposal for the dismissal of the Board of Directors, Supervisory Board for the term 2021-2026 and election of the Board of Directors and Supervisory Board for the term 2026-2031
- How to vote by opinion poll:
- ✓ Shareholders and/or Shareholder Representatives tick (X) in the box Agree/disagree/have no opinion on the issue to be voted on in the Opinion Poll; Sign and write your full name on the voting form.
 - ✓ Upon completion, shareholders and/or shareholder representatives vote in one of the ballot boxes located at the top of the hall.
 - ✓ After ensuring that all shareholders and/or representatives of shareholders participating in the General Meeting of Shareholders have voted, the Vote Counting Committee will count the votes and announce the results of the vote counting before the General Meeting.

2.3. Election voting method (accumulated votes):

- Shareholders or authorized representatives of shareholders shall vote by writing the number of votes for each corresponding candidate or applying an X/V stamp to all candidates to evenly distribute their total votes to the candidates. The total number of voting votes is determined by multiplying the total number of shares owned or represented by (×) by the number of elected members.
- The total number of votes allocated to the candidates must not exceed the total number of votes entitled by shareholders or authorized representatives. In case the shareholders do not record the number of votes for the candidates or do not insert the X/V stamp on all candidates according to the instructions, the Vote Counting Committee will determine that the voting content is no **vote (0 votes)**.

3. Voting rules:

- 3.1. 01 (*one*) ordinary share corresponding to 01 (*one*) voting vote.

At the closing date of the list of shareholders (29/06/2026), the total number of shares of the company is **687,399,875** ordinary shares, equivalent to **687,399,875** votes.

- 3.2. For the contents specified in Clause 1, Article 148 of the Law on Enterprises, the contents

shall be approved when at least 65% of the votes of the shareholders participating in the vote are in favor.

- 3.3. The remaining contents are approved when the number of shareholders representing more than 50% of the votes of the shareholders participating in the vote is approved.
- 3.4. The ratio of voting options is calculated on the total number of valid votes of shareholders participating in voting according to each content. Shareholders attending the General Meeting but not participating in voting (*may not participate in voting in whole or not participating in voting on one or more contents*), the number of shares of such shareholders shall not be included in the total number of voting votes and shall not be counted in such non-voting contents.

III. DISCUSSION AT THE MEETING:

1. Principle:

- The discussion shall only be carried out within the specified time and within the scope of the issues presented in the GMS;
- Shareholders who have opinions must register the contents in the questionnaire and transfer it to the Secretariat of the General Meeting;
- The Secretariat of the General Meeting will arrange the shareholders' question sheets in the order of registration and forward them to the Presidium.

2. Answering shareholders' questions:

On the basis of the shareholders' question sheet collected, arranged and submitted to the Presidium, the Chairman or members appointed by the Chairman will answer the shareholders' questions.

IV. RESPONSIBILITIES OF THE CHAIRPERSON:

1. Control the congress in accordance with the content of the agenda, the rules and regulations approved by the congress. The chairman works according to the principle of democratic centralization and decision-making by majority;
2. To guide the Congress in discussing and collecting opinions to vote on issues included in the agenda of the Congress and related issues during the Congress;
3. Solve problems that arise during the Congress.

V. RESPONSIBILITIES OF THE SECRETARIAT:

1. Fully and truthfully record all the developments of the General Meeting and the issues that have been approved by the shareholders or noted at the General Meeting in the Minutes of the General Meeting;
2. Drafting Resolutions on issues passed at the Congress.

VI. RESPONSIBILITIES OF THE VOTE COUNTING COMMITTEE:

1. Accurately determine the results of shareholders' voting on issues adopted at the General

Meeting;

2. Promptly notify the Secretariat of voting results;
3. Consider and report to the General Assembly cases of violation of voting rules or written complaints about voting results.

VII. MINUTES OF THE GENERAL MEETING OF SHAREHOLDERS:

The minutes of the General Meeting of Shareholders must be read and approved before the conclusion of the General Meeting.

Above are the entire working regulations of the Annual General Meeting of Shareholders for the fiscal year 2026 of CRV Real Estate Group Joint Stock Company. The Organizing Committee of the General Meeting respectfully submits to the General Meeting of Shareholders for consideration and approval.

Best regards!

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

Recipients:

- GMS;
- BOD, BOM, SB;
- Archived.

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