

Hanoi, May 28th 2025.

MEETING MINUTES
The 2025 Annual General Meeting of Shareholders

- Company name: EVERLAND GROUP JOINT STOCK COMPANY.
- Enterprise Registration Certificate No. 0104228175, issued by the Department of Planning and Investment of Hanoi City for the first issuance on October 27, 2009, and amended for the 25th time on June 9, 2023.
- Head office: 3rd Floor, 97-99 Lang Ha Building, Lang Ha Ward, Dong Da District, Hanoi City.
- Participants: All shareholders with voting rights of Everland Group Joint Stock Company according to the list of shareholders on April 23, 2025.
- Opening time: 8:38 AM on May 28th, 2025.
- Meeting venue: Iris Room, 1st Floor, Hanoi Daewoo Hotel, 360 Kim Ma, Ba Dinh District, Hanoi City, Vietnam.

SUMMARY OF THE MEETING:

I. PROCEDURES FOR STARTING, REPORT ON SHAREHOLDER ELIGIBILITY VERIFICATION, ELECTION OF PRESIDUM, OPENING OF THE GENERAL MEETING, ELECTION OF THE SECRETARIAT, VOTE COUNTING BOARD OF THE GENERAL MEETING

1. The meeting begins at 8:38 AM on May 28th, 2025.

2. Report on shareholder eligibility verification:

The General Meeting listened to Mr. Dau Quoc Dung - Head of the Shareholder Eligibility Verification report on the results of the shareholder eligibility verification to attend the General Meeting up to the time of 08:38 AM of May 28th, 2025, specifically as follows:

- The total number of voting shares of the Company is: 215,249,836 (*Two hundred and fifteen million, two hundred and forty-nine thousand eight hundred and thirty-six*) shares.
- Shareholders invited to attend the meeting include: All shareholders of Everland Group Joint Stock Company named in the List of shareholders closed on April 23, 2025.
- Total number of shareholders attending the meeting: **61** persons, representing **139,468,138** shares with voting rights, accounting for **64,7936%** of the total voting shares of the Company.

In which:

- + Number of shareholders attending in person at the General Meeting: **48** persons.
- + Number of shareholders attending online: **13** persons.
- + Number of shareholders authorized to attend: **24** persons.

According to the provisions of the Law on Enterprises 2020 and the Charter of Everland Group Joint Stock Company, the 2025 Annual General Meeting of Shareholders of Everland Group Joint Stock Company is eligible to proceed.

3. Election of the Presidium of the meeting:

The Organizing Committee of the meeting shall nominate a list of personnel to elect the Presidium, including the following names:

- Mr. Le Dinh Vinh - Chairman of the BOD : Chairman.
- Mr. Nguyen Thuc Can - Vice Chairman of the BOD cum CEO : Member.
- Mr. Le Dinh Tuan - Member of the BOD cum Deputy CEO : Member.
- Mrs. Duong Thi Van Anh - Member of the BOD : Member.
- Mr. Ngo Viet Hung - Member of the BOD : Member.

The meeting agreed with the list of personnel nominations to elect the Presidium and no one had any candidacy or additional nominations.

The meeting elected the Presidium with members nominated by the Organizing Committee by holding up voting cards for shareholders attending in person and electronic voting for shareholders attending online with the rate of 100% of the total number of ballot cards of shareholders attending and voting in favor.

Shareholders disagree: None.

Shareholders have other opinions: None.

4. The Presidium of the meeting takes control of the meeting.

5. At the opening of the meeting:

The meeting listened to Mr. Le Dinh Vinh - Chairman of the BOD cum The Chairman of the Meeting delivered the opening speech of the meeting.

6. Election of the Secretariat of the meeting:

The Presidium shall nominate the list of personnel to elect the Secretariat of the Meeting, including the following names:

- Mr. Dau Quoc Dung: Head of the Board.
- Mrs. Phuong Thi Ngoc Mai: Member.

The meeting agreed with the list of personnel nominations to elect the Secretariat no one had any candidacy or additional nominations.

The meeting elected the Secretariat with members nominated by the Presidium by holding up voting cards for shareholders attending in person and electronic voting

for shareholders attending online at the rate of 100% of the total ballot cards of shareholders attending and voting in favor.

Shareholders disagree: None.

Shareholders have other opinions: None.

7. The Secretariat of the meeting starts to work.

8. Election of the Vote Counting Board:

The Presidium nominated the list of personnel to elect the Vote Counting Board of the meeting, including the following names:

- Mrs. Vu Thi Thuy Linh: Head of the Vote Counting Board.
- Mrs. Nguyen Thu Ngan: Member.
- Mrs. Truong Thi Thu: Member.

The meeting agreed with the list of personnel nominations to elect the Vote Counting Board and no one had any candidacy or additional nominations.

The meeting elected the Vote Counting Board with members nominated by the Presidium by holding up voting cards for shareholders attending in person and electronic voting for shareholders attending online with the rate of 100% of the total number of ballot cards of shareholders attending and voting in favor.

Shareholders disagree: None.

Shareholders have other opinions: None.

9. Approving the Regulation on organization, operation, voting and election of the 2025 Annual General Meeting of Shareholders and the General Meeting's agenda:

The meeting listened to Mr. Dau Quoc Dung - Head of the Secretariat of the meeting read the Draft Regulation on organization, operation, voting and election of the 2025 Annual General Meeting of Shareholders and the expected General Meeting agenda.

The meeting approved the Regulation on organization, operation, voting and election of the 2025 Annual General Meeting of Shareholders and the General Meeting agenda by holding up voting cards for shareholders attending in person and electronic voting for shareholders attending online with the rate of 100% of the total ballot cards of shareholders attending and voting in favor.

Shareholders disagree: None.

Shareholders have other opinions: None.

II. PRESENTATION OF REPORTS AND PROPOSALS AT THE MEETING

- 1.** Mr. Nguyen Thuc Can - General Director read the Report on the Company's Business and Production Performance in 2024 and Plan for 2025 of Everland Group Joint Stock Company.

(The full text of the Report is contained in the Document of the 2025 Annual General

Meeting of Shareholders sent to shareholders).

2. Mr. Le Dinh Vinh - Chairman of the BOD read the Report on the Performance result of the Board of Directors in 2024 and the Activity plan for 2025.

(The full text of the Report is contained in the Document of the 2025 Annual General Meeting of Shareholders sent to shareholders).

3. Mrs. Cao Thi Hoa - Head of Supervisory Board read the Report on the Performance results for 2024 and orientation, tasks for 2025 of the Supervisory Board.

(The full text of the Report is contained in the Document of the 2025 Annual General Meeting of Shareholders sent to shareholders).

4. Mrs. Duong Thi Van Anh - Member of the BOD read the Proposals of the Board of Directors on approving the issues under the jurisdiction of the 2025 Annual General Meeting of Shareholders, including:

- Proposal on the approval of the 2024 audited financial statements.
- Proposal on the 2024 profit distribution plan.
- Proposal on the 2025 projected revenue and profit plan.
- Proposal on the approval of the list of auditing firms for the 2025 financial statements.
- Proposal on the report on remuneration, operating expenses and benefits of members of the Board of Directors, members of the Supervisory Board and report on the Salaries of the Board of General Directors
- Proposal on the approval of the additional of the Company's business lines
- Proposal on the dismissal and replacement of members of the Board of Directors.
- Proposal on the approval of the List of candidates for the replacement election of members of the Board of Directors.

III. DISCUSSION OF REPORTS AND PROPOSALS

The meeting discussed, questioned and answered questions about the content of the Report and Proposals presented by the Board of Directors, the Supervisory Board, the Board of General Directors and other relevant issues. The contents of shareholders' questions and the Presidium's/Chairman of the meeting's responses are summarized as follows:

1. **Shareholder with ID EVG.000293 - Mr. Pham Xuan Son has 3 questions:**

Question 1: The total investment of the Crystal Holidays Harbour Van Don project increased from VND 3,612 billion to VND 5,643 billion. What specific items caused this increase?

Chairman of the meeting answered: The Crystal Holidays Harbour Van Don tourism, resort, and entertainment complex project covers a land area of 2.6 hectares, comprising 5 hotel and condotel towers with heights ranging from 28 to 34 floors, a 4-floor international conference center with a capacity of 1,500 seats, along with

auxiliary facilities. The initial total investment capital of the project (in 2021) is VND 3,612 billion and was adjusted to VND 5,643 billion by 2024. The reason for the increase is as follows:

Firstly, the initial total investment capital calculated based on 1/500 detailed planning, and thus was only an estimated figure. After having basic design documents and construction drawing, the investor has a fundamental to calculate accurately the value of investment items, which led to an increase in the total investment capital compared to the previous (specifically due to an increase in the number of beds and the associated equipment required for the additional beds).

Secondly, at the end of 2022, the Ministry of Construction issued the National Technical Regulation On Fire Safety Of Buldings And Constructions (QCVN 06:2022/BXD), which introduced numerous new fire protection and safety regulations. As a result, the project had to significantly increase its investment costs to comply with the fire safety standards as prescribed by law.

Thirdly, due to the operating unit (Centara Hotels & Resorts Group) provided consultation and proposed higher technical and equipment requirements for the building and the apartments compared to the original design, in order to meet international 5-star hotel standards.

Fourthly, due to the continuous increase in the market prices of construction materials (such as cement, steel, sand, and gravel) and labor costs in recent times has led to higher construction investment costs for the project.

Question 2: EVG's share price is remaining below its book value. Does the company have any share buyback policies or do the company leaders intend to increase their ownership to boost shareholder confidence? In addition, shareholder with ID EVG.000978 - Mr. Nguyen Nhat Tan asked: Does the company have any plans to improve the share price, aim for inclusion in domestic ETF, or pursue IR certifications to enhance liquidity and media presence?

Chairman of the meeting answered: It is true that EVG's share price is remaining below its book value and internal potential of the company. However, this is also a common situation of Vietnam's stock market, and is not exclusive to the EVG stock. Over the past 2–3 years, stocks in the market have generally experienced a downward price cycle. Many shares of large enterprises have also been valued below their book value. This is due to the impact of various adverse macroeconomic and microeconomic factors, both domestic and international.

Regarding EVG shares, besides the impact of external factors, there are subjective reasons as well. EVG shares have been under warning and control status from April 2023 to April 2025. This period has been particularly challenging as investor confidence was affected, liquidity support factors for EVG shares trading (such as margin financing) were restricted, and the company's production and business performance declined. Moreover, EVG shares are suitable only for long-term investment and are not appropriate for speculative trading or price manipulation.

Since April 2025, EVG shares have been removed from the control status and margin financing has been reinstated. Liquidity support factors have been restored, and investor confidence is gradually recovering. However, the most important aspect is the company's improving growth rate and the quality of its assets and financials, which will gradually be reflected in the share price.

The purchase of treasury shares or increasing the ownership ratio by the company's management may be considered if necessary. However, the current situation has not yet reached the point where such measures are required. As for inclusion in domestic ETF portfolios or conducting investor relations (IR) campaigns, the company is also ready to support liquidity and improve the share price.

Question 3: The company needs to establish a reasonable incentive policy for its leadership in cases where actual business results exceed the set targets. At the same time, it should develop realistic and feasible business plans and profit distribution plans aligned with actual conditions.

Chairman of the meeting answered: The Company's management sincerely thanks the shareholder for this valuable suggestion and will take it into consideration for implementation.

Regarding the business plan and profit distribution: In recent years, not only Everland Group but also many other large enterprises, despite being profitable, have had to carefully consider the timing and methods of profit distribution in the context of an unstable macroeconomic environment and numerous risks. This is to ensure a balance between short-term and long-term interests. Annual dividend payments secure short-term benefits for shareholders, while reinvesting profits into the company's development aims to bring long-term benefits to shareholders as well.

Currently, EVG's charter capital is approximately VND 2,152.5 billion, while the overlapping real estate projects require substantial investment capital. If the company distributes dividends annually but then has to take out bank loans for investment, the overall effect is essentially the same.

In 2025, EVG's management will strive to achieve the set production and business targets. Based on the business results of 2025 and subsequent years, the Board of Directors will consider and propose to the General Meeting of Shareholders a profit distribution plan that appropriately balances the short-term and long-term interests of shareholders.

2. Shareholder with code EVG.000293 - Ms. Nguyen Thi Ngoc has 2 questions:

Question 1: What is the gross profit margin of the Crystal Holidays Harbour Van Don project? Why does the 2025 plan only record an initial profit of VND 130 billion?

Chairman of the meeting answered:

It is still somewhat premature to calculate the gross profit margin as the project is currently in the investment and construction phase (expected to be completed in

2027). The sales of the tourist apartment units are ongoing, and at this stage, it is not yet possible to fully account for the project's revenue and expenses to determine the overall gross profit margin. Therefore, revenue and profit can only be temporarily recorded according to each reporting period. In addition, the Crystal Holidays Harbour Van Don tourism, resort, and entertainment complex belongs to the resort real estate segment, which differs from residential housing development projects. The project's cash flow derives from both the sale of tourism apartments and tourism accommodation operations. The investor's objective is not merely to build the project and sell it for immediate revenue, but to operate and exploit it for long-term sustainable returns. The cash flow generated from tourism accommodation operations in the future will represent the sustainable revenue.

Regarding the sales progress, it will be based on each building and timing to maximize benefits, rather than being under pressure to sell out quickly as in residential projects. Currently, this project enjoys several advantages: a prime location; it was launched during the peak of the Covid-19 pandemic when almost no projects were being developed in the market, yet EVG was determined to proceed, so now that the resort real estate market is recovering, we already have a product ready to sell, which is a significant advantage. Secondly, the recent revival and near certainty of the Vân Đồn economic special zone development strongly supports the market and real estate prices. Everland Group is a pioneer in Vân Đồn for real estate and tourism, developing a comprehensive ecosystem of real estate, tourism, and integrated services in the area, creating a substantial future advantage for tourism exploitation. Therefore, the project's products still hold considerable potential for price appreciation in the medium to long term. The investor is also not under pressure to sell at any cost. Consequently, the exact figures for the project's gross profit margin and actual profit will only be available in 2-3 years.

Question 2: What is EVG's participation rate in the HH5 An Khanh project? How is the project's implementation progress?

Chairman of the meeting answered: This project involves EVG partnering with several other parties due to its large scale. Currently, we have only reached the stage of placing a deposit to acquire part of the project because EVG's capital needs to be balanced and allocated across multiple projects simultaneously. EVG's participation rate is 15%, with flexible terms for adjustments.

The project implementation has been delayed recently because the investor had to complete procedures to extend the investment approval, after which the partial transfer procedures could be finalized. EVG is not the primary investor but only placed a deposit to acquire part of the project, so we cannot directly control the administrative procedures.

Another major issue arising is that the deposit amount placed by EVG was borrowed funds, generating periodic interest expenses. Previously, EVG applied Vietnam Accounting Standards No. 16 to capitalize the interest expense into the project cost.

However, following guidance from the State Securities Commission and the Vietnam Federation of Accountants and Auditors, EVG had to adjust this accounting treatment, recording the interest expense as operating expenses instead of capitalizing it. This adjustment has led to a corresponding reduction in profit figures reported in the 2023 and 2024 financial statements, turning profit into loss, despite the company having already paid corporate income tax.

Given this situation, if the project cannot be implemented soon, the accumulated interest expenses will increase. Recording these as operating expenses will severely impact EVG's annual profit targets. Therefore, we are currently re-evaluating this matter.

3. **Shareholder with code EVG.000978 - Mr. Nguyen Nhat Tan asked:** What is the Group's plan for allocating the product lines (hotel, condotel, commercial) of the Crystal Holidays Harbour Van Don project to optimize revenue and profit?

Chairman of the meeting answered: The Crystal Holidays Harbour Van Don project has multiple product segments. The hotel portion will be managed and operated by Centara Resorts & Hotels. For the condotel segment, part will be operated and exploited by the developer, while another part will be managed and operated by the purchasing customers themselves. As for the commercial and auxiliary floor areas, the developer is actively seeking tenants or professional management and operation partners for collaboration.

To maximize the project's effectiveness, the developer must apply flexible strategies. For example, regarding the commercial spaces, the developer can either seek individual tenants directly or cooperate with a professional operating unit to proactively find tenants.

4. **Shareholder with code EVG.000015 - Mr. Ngo Quang Duyet has 2 questions:**

Question 1: According to Clause 2, Article 9 of the Law on Business Real Estate 2023, an investor in a real estate project must have equity capital of no less than 20% of the total investment capital for projects with a land area under 20 hectares, and no less than 15% for projects with a land area of 20 hectares or more, and must ensure the ability to mobilize capital to implement the investment project. For projects currently underway, to what extent does the Company's capital meet these requirements? What plans does the Company have for issuing shares to increase capital?

Chairman of the meeting answered: Currently, Everland Group is simultaneously investing in multiple real estate projects through the method of the parent company injecting capital into its subsidiaries and member companies to implement them. These projects are all medium to large in scale, so the required equity capital is also quite substantial. Given the current equity capital of the Everland parent company, balancing sufficient equity capital for the ongoing projects remains a challenging problem that the management team must carefully manage.

The parent company's equity capital consists of two sources: Charter capital (2,152.5 billion VND) and surplus capital from retained earnings not yet distributed. To allocate these funds reasonably and effectively for investment needs, careful calculation and prioritization are required rather than spreading the capital evenly. For example, if Project A is facing legal procedural issues and cannot proceed, capital may temporarily be transferred to Project B, and when Project A can be restarted, the funds will be pulled back from Project B. This approach is commonly applied by many investors nowadays.

Secondly, it is necessary to combine and exploit multiple sources of investment capital, including cooperation and partnerships with other stakeholders. In reality, investors often want to fully fund and own projects 100%, but sometimes to achieve goals, collaboration is necessary to share capital, benefits, and risks.

Thirdly, capital must be used optimally, with precise calculation on when and how to deploy it. For instance, the Van Don project uses a mix of equity capital, loans, and sales proceeds. Currently, the project has borrowed just over 500 billion VND, with the remainder mainly funded by equity capital and sales revenue.

Finally, consideration will be given to increasing charter capital through capital issuance. We would also like to share that the stock market has been volatile recently, affecting not only EVG but many other companies, which limits capital raising via this channel. Instead, companies have turned to bond issuance, credit mobilization, and other financial instruments.

It's not that EVG's management has not considered capital increases; rather, market conditions have not been favorable. Moreover, EVG's stock has been under control and restrictions have yet to be lifted. Additionally, the capital investment pressure over the past three years has not been too high due to delays caused by legal procedures.

Starting from 2025, favorable conditions are converging: increasingly supportive policies, encouragement of private sector development, a warming real estate market, smoother investment procedures, and stock market recovery. Therefore, this is an opportune time for listed companies to return to capital raising through issuance. EVG's management will consider and propose to the General Meeting of Shareholders a plan to increase capital at an appropriate time, possibly this year or next year.

Question 2: The transparency of the stock offering? Does the Board of Directors have strategy to restore investor's trust in the stock market?

Chairman of the meeting answered: The previous capital increase of EVG was carried out during a period of market difficulty along with other listed companies. Therefore, it was inevitable that market factors affected EVG's stock price, the company's development potential, and the confidence of shareholders and investors. Regarding the transparency of the offering: the offering documents had to be approved and authorized by relevant authorities through multiple steps and strictly

comply with the law. The process of conducting the offering, managing, and using the funds raised from the offering was fully transparent and publicly disclosed in a timely manner to shareholders.

In the future, if EVG issues and offers a new round of shares, the Board of Directors and the General Director will carefully consider all market factors that could impact the offering, choose an appropriate timing for the offering, and attract the interest of shareholders and investors to ensure the success of the offering

5. Due to time constraints of the General Meeting, questions from shareholders that were not addressed by the Presidium during the Meeting have been duly noted by the Company's leadership. The Board of Management will directly instruct the relevant departments and units of the Company to provide full and written responses to the shareholders.

IV. VOTING TO APPROVE ISSUES UNDER THE JURISDICTION OF THE GENERAL MEETING OF SHAREHOLDERS AND ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS

1. **Update on the situation of shareholders attending the meeting up to the time of voting and election:**

As of 11:38 on May 28, 2025, the total number of shareholders attending and through persons duly authorized to attend the meeting is **86** persons, representing **141,597,498** shares, accounting for **65,7829%** of the total voting shares of the Company.

2. Mrs. Vu Thi Thuy Linh - Head of the Vote Counting Board instructed shareholders on the method of voting card and electing card at the meeting and the method of electronic voting.
3. The meeting voted to approve the issues under the jurisdiction of the General Meeting of Shareholders according to the Report of the Board of Directors, the Report of the Supervisory Board, the Report of the General Director and Proposals of the Board of Directors, voting to elect members of the Board of Directors for the 2022 - 2027 term.

4. **Vote counting results:**

Mrs. Vu Thi Thuy Linh - Head of the Vote Counting Board announces the Minutes of Vote Counting with the following results:

- Total number of issued ballots: **86** ballots, representing **141,597,498** ballot cards, accounting for **100%** of the total number of ballot cards of shareholders attending the meeting.
- Total number of collected ballots: **77** ballots, representing **141,208,910** ballot cards, accounting for **99.7256%** of the total number of voting votes of shareholders attending the meeting.

In which:

- + Total number of uncollected ballots: **9** ballots, representing: **388,588** ballot cards, accounting for: **0.2744%** of the total number of ballot cards of shareholders attending

and voting.

4.1. The voting results to approve the issues under the jurisdiction of the 2025 Annual General Meeting of Shareholders are as follows:

a) Approve the Report on the Company's Business and Production Performance in 2024 and Plan for 2025.

- Total number of valid ballots: 77 ballots, representing: **141,208,910** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, of which:
 - + Total number of affirmative ballots: 76 ballots, representing: **141,120,010** ballot cards, accounting for: **99,9370%** of the total number of ballot cards of shareholders attending and voting.
 - + Total number of negative ballots: 0 ballots, representing: 0 ballot card; accounting for **0%** of the total number of ballot cards of shareholders attending and voting.
 - + Total number of blank ballots: 1 ballot, representing: **88,900** ballot cards; accounting for **0.0630%** of the total number of ballot cards of shareholders attending and voting.
- Total number of invalid ballots: 0 ballots, representing: 0 ballot card; accounting for **0%** of the total number of ballot cards of shareholders attending and voting.

Thus, the General Meeting approved the Report on the Company's Business and Production Performance in 2024 and Plan for 2025 at the rate of 99,9370%.

b) Approve the Report of the Board of Directors on the Performance results of the Board of Directors in 2024 and the Activity plan for 2025.

- Total number of valid ballots: 77 ballots, representing: **141,208,910** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, of which:
 - + Total number of affirmative ballots: 76 ballots, representing: **141,120,010** ballot cards, accounting for: **99,9370%** of the total number of ballot cards of shareholders attending and voting.
 - + Total number of negative ballots: 0 ballots, representing: 0 ballot card; accounting for **0%** of the total number of ballot cards of shareholders attending and voting.
 - + Total number of blank ballots: 1 ballot, representing: **88,900** ballot cards; accounting for **0,0630%** of the total number of ballot cards of shareholders attending and voting.
- Total number of invalid ballots: 0 ballots, representing: 0 ballot card; accounting for 0% of the total number of ballot cards of shareholders attending and voting.

Thus, the General Meeting approved the Report of the Board of Directors on the Performance results of the Board of Directors in 2024 and the Activity plan for 2025 at the rate of 99,9370%.

c) Approve the Report on the Performance results for 2024 and orientation, tasks for 2025 of the Supervisory Board:

- Total number of valid ballots: 77 ballots, representing: **141,208,910** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, of which:
- + Total number of affirmative ballots: 75 ballots, representing: **139,292,710** ballot cards; accounting for **98,6430%** of the total number of ballot cards of shareholders attending and voting.
- + Total number of negative ballots: 1 ballot, representing: **1,827,300** voting votes: **1,2940%** of the total number of voting votes of shareholders attending and voting.
- + Total number of blank votes: 1 ballot, representing: **88,900** voting votes: **0,0630%** of the total number of voting votes of shareholders attending and voting.
- Total number of invalid votes: 0 ballot representing: 0 voting vote of the total number of voting votes of shareholders attending and voting.

Thus, the General Meeting approved the Report on the Performance results for 2024 and orientation, tasks for 2025 of the Supervisory Board at the rate of 98,6430%.

d) Approve the 2024 audited financial statements.

- Total number of valid ballots: 77 ballots, representing: **141,208,910** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, of which:
- + Total number of affirmative ballots: 75 ballots, representing: **139,292,710** ballot cards; accounting for **98,6430%** of the total number of ballot cards of shareholders attending and voting.
- + Total number of negative ballots: 0 ballots, representing: 0 ballot cards; accounting for 0% of the total number of ballot cards of shareholders attending and voting.
- + Total number of blank ballots: 2 ballots, representing: **1,916,200** ballot cards; accounting for **1,3570%** of the total number of ballot cards of shareholders attending and voting.
- Total number of invalid ballots: 0 ballot, representing: 0 ballot card; accounting for 0% of the total number of ballot cards of shareholders attending and voting.

Thus, the General Meeting approved the 2024 audited financial statements at the rate of 98,6430%.

e) Approve on the 2024 profit distribution plan.

- Total number of valid ballots: 77 ballots, representing: **141,208,910** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, of which:
- + Total number of affirmative ballots: 76 ballots, representing: **141,120,010** ballot cards, accounting for: **99.9370%** of the total number of ballot cards of shareholders attending and voting.

- + Total number of negative ballots: **0** ballots, representing: **0** ballot cards; accounting for 0% of the total number of ballot cards of shareholders attending and voting.
- + Total number of blank ballots: **1** ballot, representing: **88,900** ballot cards; accounting for **0.0630%** of the total number of ballot cards of shareholders attending and voting.
- Total number of invalid ballots: **0** ballot, representing: **0** ballot card; accounting for **0%** of the total number of ballot cards of shareholders attending and voting.

Thus, the General Meeting approved the 2024 profit distribution plan at the rate of 99,9370%.

f) Approve the 2025 projected revenue and profit plan

- Total number of valid ballots: **77** ballots, representing: **141,208,910** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, of which:
 - + Total number of affirmative ballots: **74** ballots, representing: **139,238,410** ballot cards; accounting for: **98.6045%** of the total number of ballot cards of shareholders attending and voting.
 - + Total number of negative ballots: **2** ballots, representing: **1,881,600** ballot cards; accounting for: **1.3325%** of the total number of voting votes of shareholders attending and voting.
 - + Total number of blank votes: **1** ballot, representing: **88,900** ballot cards; accounting for: **0,0630%** of the total number of voting votes of shareholders attending and voting.
 - Total number of invalid votes: **0** ballots, representing: **0** ballot cards; accounting for: **0%** of the total number of voting votes of shareholders attending and voting.

Thus, the General Meeting approved at the 2025 projected revenue and profit plan rate of 98,6045%.

g) Approve the list of auditing firms for the 2025 financial statements.

- Total number of valid ballots: **77** ballots, representing: **141,208,910** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, of which:
 - + Total number of affirmative ballots: **73** ballots, representing: **139,195,910** ballot cards; accounting for: **98,5745%** of the total number of voting votes of shareholders attending and voting.
 - + Total number of negative ballots: **0** representing: **0** ballot card; accounting for: **0%** of the total number of voting votes of shareholders attending and voting.
 - + Total number of blank ballots: **4** representing: **2,013,000** ballot cards; accounting for: **1,4255%** of the total number of voting votes of shareholders attending and voting.
 - Total number of invalid ballots: **0** ballots, representing: **0** ballot cards; accounting for: **0%** of the total number of voting votes of shareholders attending and voting.

Thus, the General Meeting approved the list of auditing firms for the 2025 financial statements at the rate of 98,5745%.

h) Approve the Report on remuneration, operating expenses and benefits of members of the Board of Directors, members of the Supervisory Board and report on the Salaries of the Board of General Directors.

- Total number of valid ballots: 77 ballots, representing: **141,208,910** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, of which:
 - + Total number of affirmative ballots: 76 ballots, representing: **141,120,010** ballot cards, accounting for: **99,9370%** of the total number of ballot cards of shareholders attending and voting.
 - + Total number of negative ballots: 0 ballots, representing: 0 ballot cards; accounting for 0% of the total number of ballot cards of shareholders attending and voting.
 - + Total number of blank ballots: 1 ballot, representing: **88,900** ballot cards; accounting for 0,0630% of the total number of ballot cards of shareholders attending and voting.
- Total number of invalid ballots: 0 ballot, representing: 0 ballot card; accounting for 0% of the total number of ballot cards of shareholders attending and voting.

Thus, the General Meeting approved the Report on remuneration, operating expenses and benefits of members of the Board of Directors, members of the Supervisory Board and report on the Salaries of the Board of General Directors at the rate of 99,9370%.

i) Approve the addition of the Company's business lines:

- Total number of valid ballots: 77 ballots, representing: **141,208,910** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, of which:
 - + Total number of affirmative ballots: 76 ballots, representing: **141,120,010** ballot cards, accounting for: **99,9370%** of the total number of ballot cards of shareholders attending and voting.
 - + Total number of negative ballots: 0 ballots, representing: 0 ballot cards; accounting for 0% of the total number of ballot cards of shareholders attending and voting.
 - + Total number of blank ballots: 1 ballot, representing: **88,900** ballot cards; accounting for 0,0630% of the total number of ballot cards of shareholders attending and voting.
- Total number of invalid ballots: 0 ballots, representing: 0 ballot cards; accounting for 0% of the total number of ballot cards of shareholders attending and voting.

Thus, the General Meeting approved the addition of the Company's business lines at the rate of 99,9370%.

j) Approve the dismissal and replacement of members of the Board of Directors.

- Total number of valid ballots: 77 ballots, representing: **141,208,910** ballot cards,

accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, of which:

- + Total number of affirmative ballots: **75** ballots representing: **141,065,710** ballot cards; accounting for: **99,8986%** of the total number of voting votes of shareholders attending and voting.
- + Total number of negative ballots: **0** ballot, representing: **0** ballot card; accounting for: **0%** of the total number of voting votes of shareholders attending and voting.
- + Total number of blank ballots: **2** ballots, representing: **143,200** ballot cards; accounting for: **0,1014%** of the total number of voting votes of shareholders attending and voting.
- Total number of invalid ballots: **0** ballot, representing: **0** ballot card; accounting for: **0%** of the total number of voting votes of shareholders attending and voting.

Thus, the General Meeting approved the dismissal and replacement of members of the Board of Directors at the rate of 99,8986%.

k) Approve the list of candidates for the replacement election of members of the Board of Directors.

- Total number of valid ballots: **77** ballots, representing: **141,208,910** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, of which:
- + Total number of affirmative ballots: **75** ballots, representing: **141,065,710** ballot cards; accounting for: **99,8986%** of the total number of voting votes of shareholders attending and voting.
- + Total number of negative ballots: **0** ballot, representing: **0** ballot card; accounting for: **0%** of the total number of voting votes of shareholders attending and voting.
- + Total number of blank ballots: **2** ballots, representing: **0** ballot card; accounting for: **0,1014%** of the total number of voting votes of shareholders attending and voting.
- Total number of invalid ballots: **0** ballot, representing: **0** ballot card; accounting for: **0%** of the total number of voting votes of shareholders attending and voting.

Thus, the General Meeting approved the list of candidates for the replacement election of members of the Board of Directors at the rate of 99,8986%.

4.2. Results of the election of members of the Board of Directors:

Candidate Mr Do Thanh Nghi received **140,660,810** votes, accounting for **99,8561%** of the total votes cast by shareholders attending and voting at the meeting.

V. AUTHORIZATION

1. The General Meeting of Shareholders authorizes the Board of Directors to decide to select one of the auditing firms on the list approved by the General Meeting of Shareholders to review and audit the 2025 Financial Statements of Everland Group Joint Stock Company, and authorizes the Board of Directors to actively consider and

select other auditing firms other than the above list to review and audit the financial statements in 2025 according to the actual requirements of the Company and report to the General Meeting of Shareholders at the latest meeting.

2. The General Meeting of Shareholders authorizes the Board of Directors to assign the Chairman of the Board of Directors to sign and promulgate the amended Charter, assign the General Director to carry out the procedures for registering additional business lines of the Company according to the contents approved at the Annual General Meeting of Shareholders in 2025.
3. The General Meeting of Shareholders authorizes the Board of Directors and the Supervisory Board of Everland Group Joint Stock Company to organize and supervise the implementation of the Resolution of the 2025 Annual General Meeting of Shareholders and report on the results of the implementation at the latest General Meeting of Shareholders.

VI. APPROVE THE MINUTES AND RESOLUTIONS OF THE MEETING AND ENDING THE MEETING

Mr. Dau Quoc Dung - Head of Secretariat read the draft Minutes and Resolution of the meeting.

The General Meeting of Shareholders unanimously approved the full text of the draft Minutes and Resolution of the 2025 Annual General Meeting of Shareholders by holding up voting cards for shareholders attending in person and electronic voting for shareholders attending online, with the rate of 100% of the total number of votes of shareholders attending and voting in favor.

Mr. Le Dinh Vinh - Chairman of the meeting on behalf of the Presidium declared the ending of the meeting.

The 2025 Annual General Meeting of Shareholders of Everland Group Joint Stock Company ended on 12:20 AM on the same day.

MEETING SECRETARY

Dau Quoc Dung

CHAIRMAN



Le Dinh Vinh