

Hanoi, April 24, 2026.

MEETING MINUTES

THE 2026 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, amended for the 26th time by the Hanoi Department of Finance on January 23, 2026.
- Head office: 3rd Floor, 97-99 Lang Ha building, Dong Da ward, Hanoi city, Vietnam.
- Participants: All shareholders with voting rights of Everland Group Joint Stock Company according to the list of shareholders closing on March 27, 2026.
- Opening time: 8:50 A.M on April 24, 2026.
- Meeting venue: Iris Room, 1st Floor, Hanoi Daewoo Hotel, 360 Kim Ma, Giang Vo ward, 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 8:51 A.M on April 24, 2026.

2. Report on shareholder eligibility verification:

The General Meeting listened to Mr. Dau Quoc Dung - Head of the Shareholder Eligibility Verification of the General Meeting to report on the results of the shareholder eligibility verification to attend the General Meeting up to the time of 8:51 A.M of April 24, 2026, 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 March 27, 2026.
- Total number of shareholders attending the meeting: **33** persons, representing **141,008,606** shares with voting rights, accounting for **65.5093%** of the total voting



shares of the Company.

In which:

- + Number of shareholders attending in person at the General Meeting: 25 persons.
- + Number of shareholders attending online: 8 persons.
- + Number of shareholders authorized to attend: 7 persons.

According to the provisions of the Law on Enterprises 2020 (as amended, supplemented in 2025) and the Charter of Everland Group Joint Stock Company, the 2026 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 Board of the meeting shall nominate a list of personnel to elect the Presidium, including the following names:

- Mr. Le Dinh Vinh - Chairman of the BOM : Chairman.
- Mr. Nguyen Thuc Can - Vice Chairman of the BOM cum General Director: Member.
- Mr. Le Dinh Tuan - Member of the BOM cum Vice General Director: Member.
- Mr. Do Thanh Nghi - Member of the BOM : Member.
- Mr. Ngo Viet Hung - Independent member of the BOM : Member.

The General Meeting elected the Presidium as nominated by the Organizing Committee by way of voting, with 100% of the total number of ballot cards of attending and voting shareholders in favor.

Shareholder disagree: None.

Shareholders have other opinion: None.

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

5. At the opening of the meeting

The meeting listened to the opening speech by Mr. Le Dinh Vinh - Chairman of the BOM cum the Chairman 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 Secretariat.
- Mr. Le Duc Tho - 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 at 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.

7. The Secretariat of the meeting starts to work.

8. Election of the Vote Counting Board

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

- Ms. Vu Thi Thuy Linh - Head of the Vote Counting Board.
- Ms. Truong Thi Thu - Member.
- Ms. Trinh Diem Ngoc - 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 Chairman by holding up voting cards for shareholders 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. Approve 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 2026 Annual General Meeting of Shareholders and the expected General Meeting agenda.

The meeting approved the Regulation on organization, operation, voting and election of the 2026 Annual General Meeting of Shareholders and the General Meeting agenda by holding up voting cards for shareholders 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 of the General Director on the Company's business and production performance in 2025 and plan for 2026 of Everland Group Joint Stock Company.

(The full text of the Report is contained in the Document of the 2026 Annual General Meeting of Shareholders sent to shareholders).

2. Mr. Le Dinh Vinh - Chairamn of the BOM read Report of the BOM on the performance results in 2025 and the operational plan for 2026.
(The full text of the Report is contained in the Document of the 2026 Annual General Meeting of Shareholders sent to shareholders).
3. Ms. Cao Thi Hoa - Head of the Supervisory Board read Report on the performance results for 2025 and the orientation, tasks for 2026 of the Supervisory Board for 2026
(The full text of the Report is contained in the Document of the 2026 Annual General Meeting of Shareholders sent to shareholders).
4. Mr. Nguyen Thuc Can - General Director and Mr. Le Dinh Tuan - Vice General Director read the Proposals of the BOM on approving the issues under the jurisdiction of the 2026 Annual General Meeting of Shareholders, including:
 - Proposal for the approval of the Company's audited financial statements for 2025.
 - Proposal on the profit distribution plan for 2025 of the Company.
 - Proposal on the dividend distribution plan for 2025 of the Company.
 - Proposal on the revenue and profit plan for 2026 of the Company.
 - Proposal on the approval of the list of audit firms for the 2026 financial statements of the Company.
 - Proposal on the remuneration, operating expenses and benefits of members of the BOM and the Supervisory Board, and the report on salaries of the Board of Directors.
 - Proposal on the share issuance plan for dividend payment for 2025 of the Company
 - Proposal on the change of the Company's business lines, update the Company's head office and the amendment and supplementation Charter of the Company.
 - Proposal on the approval of audited report on the use of proceeds from the share offering and issuance in the Company's charter capital increase from VND 1,050,000,000,000 to VND 2,152,498,360,000, and approval on the change to the plan for use of proceeds from the public offering of securities.
 - Proposal on the election of an additional Supervisor for the term 2026 - 2031.
 - Proposal on the approval of candidates for election as Supervisor for the term 2026 - 2031.

III. DISCUSSION OF REPORTS AND PROPOSALS

The General Meeting conducted discussions and responses regarding the Reports and Proposals presented by the BOM, the Supervisory Board and the Board of Directors as well as other related matters. The questions raised by shareholders and the answered provided by the Presidium/Chairman of the Meeting are summarized as follows:

1. **Shareholder with ID EVG.000017 - Mr. Dang Thanh Hien has 3 questions:**

Question 1: *What is the current sales situation at the Crystal Holidays Harbour Van Don Project, especially in the context of upcoming apartment launches in Phuong Dong Urban Area and the accelerated construction and sales of Ha Long Xanh Project? Will Towers C and D be completed in time for handover this year? In addition to accommodation and tourism services such as bay cruises and overnight stays, what additional services is the Group planning to expand in order to enhance customer experience and increase visitors' length of stay in Van Don?*

Chairman answered:

- Regarding the sales situation at Crystal Holidays Harbour Van Don Project: Sales activities at the Crystal Holidays Harbour Van Don Project are led by Everland Group's sales department in coordination with Home&Home Real Estate Joint Stock Company and a network of distribution agents. Based on the agreed sales plan, product launches are organized in phases, segments, and batches, tailored to different customer groups. The total number of units launched across Towers A, B, C, and D is approximately 1,800 units. To date, more than 1,000 apartment units have been sold, representing an average of over 50% of the total units, which is considered a relatively high absorption rate in the current resort real estate market. Notably, the sales rate at Towers C and D (units for self-operation by buyers) is higher than that of Towers A and B (units sold with lease-back arrangements to be operated by Centara Hotels & Residences).

Based on market developments and policies of the National Assembly and the Government regarding the development of Van Don Special Economic Zone, Everland Group will continue to adjust and implement its sales strategy flexibly to achieve optimal business performance. Currently, several projects in Van Don and Ha Long are being launched simultaneously, creating significant competitive pressure, along with recent fluctuations in the real estate market. However, Crystal Holidays Harbour Van Don retains strong competitive advantages as the only completed resort project in Van Don ready for handover, and as one of the most prime-located developments in Quang Ninh Province. With Van Don being strongly oriented toward becoming a special economic zone with increasingly developed infrastructure, convenient connectivity, and a focus on attracting high-quality investment and tourism, the area is expected to become a new growth driver for Quang Ninh and Northern Vietnam. The Group will continue to closely monitor market developments, policies, and the growth potential of the area to refine its sales plan, ensuring efficiency and enhancing project absorption in the coming period.

- Regarding the construction progress of Towers C and D: According to the latest updates from the construction site, Towers C and D are expected to be completed and inaugurated in 2026. Starting from Quarter III/2026, the first units in Towers C and D are expected to be handed over to customers, with mass handover scheduled for Quarter IV/2026.

Despite current challenges in the construction sector, including labor shortages and rising material costs, the Group is allocating maximum resources to ensure both progress and quality. The Group's leadership maintains weekly coordination meetings and conducts regular and ad hoc site inspections to closely monitor progress, promptly address arising issues, and ensure the project is implemented in accordance with the planned schedule.

- Regarding additional services to enhance customer experience and extend length of stay: Everland Group's orientation is not only providing accommodation or standalone tourism services, but also developing a comprehensive tourism ecosystem in Bai Tu Long Bay and Van Don. In addition to accommodation facilities, the Group is gradually developing tourism products such as cruise services, Van Don tour packages, and supporting services to form an integrated value chain for visitors.

Crystal Holidays Harbour Van Don serves as the core of this ecosystem. The project is developed under an all-in-one model, allowing guests to access a full range of services from accommodation and dining to entertainment within the complex. The goal is to transform the project from merely a place to stay into a destination itself, thereby increasing both length of stay and customer spending. In addition, the Group focuses on organizing festivals, cultural, sports, and tourism events such as festivals, food fairs, and marine sports activities to enrich visitor experiences and enhance destination attractiveness. At the same time, the Group strengthens connectivity with key infrastructure such as Van Don International Airport and tourism operators in Bai Tu Long Bay to further complete the ecosystem.

We believe that, with this strategic orientation, the Van Don - Bai Tu Long tourism ecosystem will continue to develop strongly, contributing not only to the business performance of Crystal Holidays Harbour Van Don but also to elevating the tourism profile of the region.

Question 2: *What is the progress of the projects in Phu Yen, and what are the Group's plans for implementing new projects this year?*

Chairman answered: The Group is currently investing in two projects in Phu Yen Province (now part of Dak Lak Province), namely Xuan Dai Bay Commercial, Service and Resort complex Project and Vung Lam Resort Project. The Xuan Dai Bay Complex Project commenced construction in April 2025. At present, contractors are actively implementing construction works in accordance with the plan, with the target of completion and commencement of operations in 2027.

The Vung Lam Resort Project has a scale of approximately 24 hectares of land area and 5 hectares of water surface. The project has been granted an investment policy approval and has obtained master planning approval (1/500). The developer has completed site clearance for approximately 60% of the project area. The Group is continuing to accelerate compensation and site clearance for the remaining 40%,

while completing legal procedures related to land and construction in order to commence the project soon.

During implementation, the project has received strong support and expectations from local authorities in promoting tourism development in Xuan Dai Bay. However, the project also faces certain challenges, including complex terrain conditions, population issues, and cadastral records spanning multiple periods, which have caused difficulties and delays in site clearance. In addition, administrative restructuring following provincial mergers, along with changes in demographics and office locations of state agencies, have affected the processing time and responsiveness of administrative procedures. These are common challenges for many projects currently under implementation in the area.

Regarding new projects in 2026, details have been presented in the reports of the Board of Management, the General Director, and the 2025 Annual Report. For the Ly Son Cultural Heritage Complex Project, the Group plans to commence construction in Quarter II/2026. Originally, the project was scheduled to start earlier. However, since February 2025, fuel costs have surged due to geopolitical tensions in the Middle East, directly impacting construction costs particularly as most materials, equipment, and machines must be transported by sea to Ly Son Island. In this context, the Group and contractors have agreed to adjust the commencement timeline to optimize costs and ensure a balanced benefit for all stakeholders.

In addition, in 2025, the Group and its subsidiaries have been actively completing legal procedures to participate in investor selection processes through bidding and pilot mechanisms for housing development projects. These include five new urban and residential projects in Hai Phong city, Phu Tho province, and Bac Ninh province. The Group aims to be appointed as the investor for two to three such projects in 2026.

Question 3: *A shareholder proposed that next year's Annual General Meeting of Shareholders be held at the Van Don Project.*

Chairman answered: The Board of Management acknowledges the shareholder's proposal and will consider its implementation. The Crystal Holidays Harbour Van Don Project features an international convention center with a capacity of 1,500 seats, along with function rooms meeting 5-star standards, which are expected to be operational from QIII/2026. For the 2027 Annual General Meeting of Shareholders, the Board of Management will consider actual conditions, consult shareholders, and assess other relevant factors in deciding whether to hold the meeting at Crystal Holidays Harbour Van Don Project.

2. Shareholder with ID EVG.000048 - Mr. Hoang Vinh Thang has 4 questions:

Question 1: *Can the Presidium provide more detailed information on the projects presented on page 28 of the 2025 Annual Report. How does the Company plan to arrange funding sources for the development of these projects?*

Chairman answered: In the 2025 Annual Report, the Group disclosed a list of 16 projects currently under research and development at various localities, excluding certain projects proposed by the Group's affiliated companies.

In terms of sector composition, among these 16 projects, there are 6 resort projects developed prior to 2025 and 10 new urban and residential projects initiated from 2025. These urban and residential projects are located in advantageous areas within provinces and cities with strong development potential, both in the short and long term, such as Hai Phong, Phu Tho, and Bac Ninh. This aligns with the Group's strategic direction of shifting from resort real estate to residential real estate associated with stable cash flows, focusing on mid-range projects with strong market advantages, high liquidity, strong sales potential, rapid capital turnover, and the ability to generate stable cash flow and realize revenue and profits.

In terms of progress and legal status, the 16 projects are categorized into three groups. Group 1: Projects that have completed legal procedures and are under construction, such as Crystal Holidays Harbour Van Don Complex, Xuan Dai Bay Complex Project, and Ly Son Cultural Heritage Tourism Complex Project.

Group 2: Projects with cleared land or are in the process of land clearance compensation and currently completing investment and planning procedures, including Van Cang Hotel Complex (Sub-zone B8 - Van Don Heritage Road Project), Everland Park Tourism Project (Khanh Hoa), and Ngu Kien New Urban Area Project (Phu Tho). And Group 3 are including projects that have obtained planning approval and are undergoing investment procedures, including other urban and residential projects in Hai Phong and Phu Tho.

Depending on the progress of legal and land procedures for each project, as well as market demand and the Group's strategic orientation, the Board of Directors will consider, propose, and decide on implementation in appropriate phases, and will report annually to shareholders at the Annual General Meeting of Shareholders. The guiding principle is to ensure full legal compliance, transparency, and investment efficiency; only projects that fully meet legal requirements will be implemented. The Group assesses that the current project portfolio has strong medium and long-term potential. The Group is focusing on well-structured preparation steps, particularly legal completion, to establish a solid foundation for project implementation. At the same time, under its long-term strategic development approach, the Group has proactively built a project pipeline with continuity across years. This serves as an important basis for maintaining continuous investment activities, contributing to the realization of the Group's sustainable and stable development objectives in the real estate sector.

Question 2: *Can the Presidium provide further clarification on Project HH5, particularly regarding the recovery of the deposit and receivables from An Khanh Company?*

Chairman answered: The project at Land Plot HH5 has a scale of 4.8 hectares and is a component of the North An Khanh New Urban Area (Splendora) project. The project has obtained approval of the master plan (1/500), the developer has been allocated land by the State for project implementation, has fulfilled all financial obligations to the State, and has been granted the Land Use Rights Certificate. In August 2023, Everland Group, together with its partners, entered into and implemented a deposit agreement with the owner of project for the transfer of a portion of the North An Khanh New Urban Area project at Land Plot HH5. However, due to the prolonged timeline for completing the transfer of this portion of the project compared to the initial plan, as well as the impact of recognizing and accounting for interest expenses related to the deposit transaction on Everland Group's business results, the parties agreed in 2025 to terminate the deposit agreement. Accordingly, the owner of project refunded the entire deposit amount and supported the payment of related interest expenses to Everland Group and its partners. Currently, Everland Group is working with the project developer to study and develop appropriate planning and design options, as well as an effective cooperation structure aligned with the Group's development strategy, ensuring mutual benefits for both parties, with a view to continuing cooperation on the project in the coming period.

Question 3: *Can the Presidium provide further details on Everland Group's capital increase plan for 2026? What funding sources are envisaged? In addition to the share issuance for dividend payment, is there any plan for a public offering of shares?*

Chairman answered: Based on the Group's 2026 business plan, the Board of Directors has not submitted to the General Meeting of Shareholders any plan for a share offering to increase Everland Group's charter capital. However, depending on actual market developments, project implementation progress, and capital requirements at each stage, in the event that funding needs arise for investment activities, the Board of Directors will proactively study and submit appropriate capital increase plans to the General Meeting of Shareholders for consideration and approval. The overarching principle is that any capital increase will only be undertaken when truly necessary to serve the Group's development objectives, while ensuring efficient use of capital and balancing the interests of shareholders.

Question 4: *Can the Presidium further clarify the receivables from individuals and organizations as presented in Sections 4.5 and 4.6.1 of the 2025 consolidated financial statements?*

Chairman answered: Section 4.5 of the 2025 consolidated financial statements relates to short-term loan receivables, while Section 4.6.1 provides detailed disclosures on other short-term receivables. We would like to further clarify to shareholders that the short-term loan receivables presented in Section 4.5 represent loans extended by Everland Group to individuals and organizations with funding needs, at interest rates ranging from 3.8% to 8% per annum. These transactions are

conducted on an agreed basis and are aimed at optimizing the utilization efficiency of the Group's temporarily idle capital.

3. Shareholders with ID EVG.000064 - Mr. Nguyen Tuan Nam has 3 questions:

***Question 1:** Can the Company provide an update on the preliminary revenue and profit results for Q1 2026, as well as the plan for the subsequent quarters?*

Chairman answered: The revenue and profit results of Everland Group for the first quarter of 2026 will be presented in the Q1/2026 Financial Statements, which are scheduled for disclosure in April 2026. With respect to the business plan for the remaining quarters of 2026, the Report of the Board of Management and the General Director submitted to the General Meeting of Shareholders outlines the consolidated revenue targets of the Group for the year 2026. Accordingly, the consolidated revenue target for 2026 is set at VND 2,200 billion, with consolidated profit after tax targeted at VND 170.5 billion. For the parent company, projected revenue is VND 730 billion and profit after tax is VND 66.8 billion. Based on a clear strategic direction, thorough resource preparation, and the foundation provided by ongoing projects, the Board of Management considers that the 2026 business targets are well-grounded and achievable.

***Question 2:** Is the Company considering paying dividends in cash for 2026 and the following year?*

Chairman answered: The payment of dividends for 2026 has been incorporated into the Group's business plan. Based on the operating results and the approved business plan, we consider that this objective is feasible. We duly acknowledge the opinions of our shareholders and will continue to carefully review and consider the implementation of a cash dividend distribution plan, subject to actual conditions permitting, ensuring alignment with the Group's financial position and strategic development orientation.

***Question 3:** Based on the Company's positive operational performance and the promising outlook presented, shareholders would like to express their appreciation and congratulations. However, the Company's share price in the market remains relatively low and does not appear to reflect its revenue, profitability, and project scale. Could the Chairman share the solutions to enhance the Company's share price? Has the Board of Management considered measures such as repurchase treasury shares?*

Chairman answered: First and foremost, Everland Group consistently focuses on its core business operations with the objective of meeting and exceeding its established targets, while maintaining sustainable growth in revenue and profit over the years. At the same time, the Group places strong emphasis on operational efficiency, financial safety, prudent credit control with no occurrence of non-performing loans, enhancement of total assets, and the implementation of corporate governance in a transparent and standardized manner.

level and does not yet fully reflect the value and potential of the Group. We believe that share prices are subject to market supply and demand dynamics as well as overall market developments. The Company's management does not have any policy, nor does it undertake any actions, to directly influence the share price. We expect that, in the coming period, as business performance and underlying fundamentals continue to improve, the market will provide a more comprehensive and objective valuation of EVG shares. From another perspective, the current price level may also be viewed as an opportunity for long-term investors.

From 2026 onwards, the Group intends to adjust its strategy towards a more prudent, substantive, and sustainable approach, focusing on improving the quality of growth, enhancing financial indicators, strengthening governance in line with higher standards, and developing a highly qualified workforce. We believe that, as the Company's internal capabilities are further strengthened, the Group's value will be more clearly reflected in the securities market.

With respect to the proposal regarding treasury share repurchases, the Board of Management acknowledges the shareholders's recommend. In the event that the Group has surplus funds and such investment in treasury shares is assessed to deliver financial efficiency, the Board of Management will review and consider making an appropriate decision. However, we would also emphasize that this is an investment activity and should not be regarded as a tool to intervene in or regulate the market price of the Company's shares.

4. **Due to time constraints of the Meeting, any remaining questions (if any) will be responded to and addressed by the Company in writing.**

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

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

As of 11:59 A.M on April 24, 2026, the total number of shareholders attending and through persons duly authorized to attend the meeting is **44** person, representing **145,021,350** shares, accounting for **67.3735%** 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 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 Reports of the BOM, the Report of the Supervisory Board, the Report of the General Director and the Proposals, voting to elect Supervisor for the term 2026 - 2031.

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: **44** ballots, representing **145,021,350** ballot cards, accounting for **100%** of the total number of ballot cards of shareholders attending the meeting.
- Total number of collected ballots: **42** ballots, representing **144,913,440** ballot cards, accounting for **99,9256%** of the total number of ballot cards of shareholders attending the meeting.
- Total number of uncollected ballots: **02** ballots, representing **107,910** ballot cards, accounting for **0.0744%** of the total number of ballot cards of shareholders attending the meeting.

The detailed voting results for each agenda item are as follows:

4.1. The voting results to approve the issues under the jurisdiction of the 2026 Annual General Meeting of Shareholders as follows:

- a) *Approve the Report of the General Director on the Company's business and production performance in 2025 and plan for 2026.*
 - Total number of valid ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which:
 - + Total number of affirmative ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
 - + Total number of blank ballots: **0** ballots, representing: **0** ballot cards; accounting for **0%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
 - 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

Thus, the meeting approved the Report of the General Director on the Company's business and production performance in 2025 and plan for 2026 at

the rate of 100% of the shareholders attending and voting at the meeting.

b) *Approve the Report of the BOM on the performance results in 2025 and the operational plan for 2026*

- Total number of valid ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which:
 - + Total number of affirmative ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
- 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

Thus, the meeting approved the Report of the BOM on the performance results in 2025 and the operational plan for 2026 at the rate of 100% of the shareholders attending and voting at the meeting.

c) *Approve the Report of the Supervisory Board on the performance in 2025 and the orientation and tasks for 2026.*

- Total number of valid ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which:
 - + Total number of affirmative ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at

the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

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- 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

Thus, the meeting approved the Report of the Supervisory Board on the performance in 2025 and the orientation and tasks for 2026 at the rate of 100% of the shareholders attending and voting at the meeting.

d) Approve the Company's audited financial statements for 2025

- Total number of valid ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which:
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- 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

Thus, the meeting approved the Company's audited financial statements for 2025 at the rate of 100% of the shareholders attending and voting at the meeting.

e) Approve the profit distribution plan for 2025 of the Company.

- Total number of valid ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which:
 - + Total number of affirmative ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
 - 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

Thus, the meeting approved the profit distribution plan for 2025 of the Company at the rate of 100% of the shareholders attending and voting at the meeting.

f) Approve the dividend distribution plan for 2025 of the Company

- Total number of valid ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which:
 - + Total number of affirmative ballots: **41** ballots, representing: **144,693,440** ballot cards, accounting for: **99.8482%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **99.7739%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
 - + Total number of blank ballots: **01** ballots, representing: **220.000** ballot cards; accounting for **0,1518%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **0,1517%** of the total ballot cards of

shareholders attending the meeting.

- 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

Thus, the meeting approved the dividend distribution plan for 2025 of the Company at the rate of 99,8482% of the shareholders attending and voting at the meeting.

g) Approve the revenue and profit plan for 2026 of the Company

- Total number of valid ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which
 - + Total number of affirmative ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
- 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

Thus, the meeting approved the revenue and profit plan for 2026 of the Company at the rate of 100% of the shareholders attending and voting at the meeting.

h) Approve the list of audit firms for the 2026 financial statements of the Company

- Total number of valid ballots: **42** ballots, representing: **143,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which
 - + Total number of affirmative ballots: **42** ballots, representing: **144,913,440** ballot

cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting.

- + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
- + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
- 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

Thus, the meeting approved the list of audit firms for the 2026 financial statements of the Company at the rate of 100%.

i) Approve the remuneration, operating expenses and benefits of members of the BOM and the Supervisory Board, and the report on salaries of the Board of Directors

- Total number of valid ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which:
 - + Total number of affirmative ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
 - 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

Thus, the meeting approved the remuneration, operating expenses and benefits of members of the BOM and the Supervisory Board, and the report on salaries of the Board of Directors at the rate of 100% of the shareholders attending and voting at the meeting.

j) Approve the share issuance plan for dividend payment for 2025 of the Company

- Total number of valid ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which
- + Total number of affirmative ballots: **41** ballots, representing: **144,693,440** ballot cards, accounting for: **99.8482%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **99.7739%** of the total ballot cards of shareholders attending the meeting.
- + Total number of negative ballots: **01** ballots, representing: **220.000** ballot cards; accounting for **0,1518%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **0,1517%** of the total ballot cards of shareholders attending the meeting.
- + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
- 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

Thus, the meeting approved the share issuance plan for dividend payment for 2025 of the Company at the rate of 99,8482% of the shareholders attending and voting at the meeting.

k) Approve the change of the Company's business lines, update the Company's head office and the amendment and supplementation Charter of the Company.

- Total number of valid ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which:
- + Total number of affirmative ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting.

- + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
- + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
- 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

Thus, the meeting approved the change of the Company's business lines, update the Company's head office and the amendment and supplementation Charter of the Company at the rate of 100% of the shareholders attending and voting at the meeting.

l) Approve the audited report on the use of proceeds from the share offering and issuance in the Company's charter capital increase from VND 1,050,000,000,000 to VND 2,152,498,360,000, and approval on the change to the plan for use of proceeds from the public offering of securities

- Total number of valid ballots: **42** ballots, representing: **144.913.440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which:
 - + Total number of affirmative ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
 - 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending

the meeting.

Thus, the meeting approved the audited report on the use of proceeds from the share offering and issuance in the Company's charter capital increase from VND 1,050,000,000,000 to VND 2,152,498,360,000, and approval on the change to the plan for use of proceeds from the public offering of securities at the rate of 100% of the shareholders attending and voting at the meeting.

m) Approve the election of an additional Supervisor for the term 2026 - 2031

- Total number of valid ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which:
 - + Total number of affirmative ballots: **41** ballots, representing: **144,872,240** ballot cards, accounting for: **99.9716%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **99.8972%** of the total ballot cards of shareholders attending the meeting.
 - + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
 - + Total number of blank ballots: **01** ballots, representing: **41,200** ballot cards; accounting for **0.0284%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **0.0284%** of the total ballot cards of shareholders attending the meeting.
- 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

Thus, the meeting approved the audited report on the use of proceeds from the public offering and issuance of shares for project implementation at the rate of 99,9716% of the shareholders attending and voting at the meeting.

n) Approve the list of candidates for election as Supervisor for the term 2026 -2031

- Total number of valid ballots: **42** ballots, representing: **144,913,440** ballot cards, accounting for: **100%** of the total number of ballot cards of shareholders attending and voting, accounting for **99.9256%** of the total ballot cards of shareholders attending the meeting, of which:
 - + Total number of affirmative ballots: **41** ballots, representing: **144,872,240** ballot cards, accounting for: **99.9716%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **99.8972%** of the total ballot cards of shareholders attending the meeting.

- + 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 at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.
- + Total number of blank ballots: **01** ballots, representing: **41.200** ballot cards; accounting for **0.0284%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **0.0284%** of the total ballot cards of shareholders attending the meeting.
- Total number of blank ballots: **0** ballots, representing: **0** ballot cards; accounting for **0%** of the total number of ballot cards of shareholders attending and voting at the meeting, accounting for **0%** of the total ballot cards of shareholders attending the meeting.

Thus, the meeting approved the list of candidates for election as Supervisor for the term 2026 -2031 at the rate of 99,9716% of the shareholders attending and voting at the meeting.

4.2. Results of the election of Supervisor for the term 2026 - 2031:

The candidate Cao Thi Hoa received **142,826,361** votes, representing **100%** of the total votes of the attending and voting shareholders at the meeting and accounting for **98.4864%** of the total ballot cards of shareholders attending the meeting.

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

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

The General Meeting of Shareholders unanimously approved the entire draft Minutes and Resolution of the 2026 Annual General Meeting of Shareholders by way of voting, with 100% of the total ballot cards of attending and voting shareholders in favor.

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

The 2026 Annual General Meeting of Shareholders of Everland Group Joint Stock Company ended on **12:35 A.M** on the same day./.

SECRETARY

Dau Quoc Dung

CHAIRMAN

Le Dinh Vinh

