



No: 01/BC-D11-HĐQT

Ho Chi Minh City, day 23 month 4 year 2025

REPORT

OF THE BOARD OF DIRECTORS FOR 2024 AND ORIENTATION FOR 2025

To: Annual General Meeting of Shareholders

The Board of Directors of 11 Real Estate Joint Stock Company would like to present to the General Meeting of Shareholders a report on operations, the production and business results for 2024, as well as the tasks for 2025, as follows:

PART 1. OPERATION IN 2024

I. Company's operation

In 2024, the real estate market experienced positive changes. However, achieving growth like in previous years was truly a significant challenge for the Company due to limited capital, which created difficulties in pursuing construction projects and investing in new housing development projects. During the year, the Board of Directors and the Board of Management made great efforts to fulfill their responsibilities, ensuring the Company's normal operations, creating jobs, maintaining stable income for employees, and motivating the Company to execute the plans outlined by the General Meeting of Shareholders.

II. Activities of the Board of Directors

1. Meetings and decisions of the Board of Directors.

In 2024, the Board of Directors held 12 meetings and obtained opinions in writing 5 times, and issued 18 resolutions and decisions related to the management and operations of the Company. Board members closely monitored the Company's operations, and were particularly interested in seeking new investment projects. They participated in all meetings, showing a strong sense of responsibility in fulfilling their duties.

The main contents of the issued resolutions and decisions are documented in the "Report on Corporate Governance in 2024" and posted on the company's website in accordance with regulations.

2. Supervising the General Director and other Managers by the Board of Directors

The General Director and other managers have implemented the company's activities in accordance with the law, the Company's Charter, resolutions of the General Meeting of Shareholders and resolutions of the Board of Directors.

2.1. For projects invested by the Company

The Company has organized the implementation to apply for the certificates of land use rights and house ownership of apartments invested by the Company. Up to now, all apartments have been granted certificates.

Additionally, the management and operation of the apartment buildings have been regularly supervised to ensure safety and maintain the Company's reputation.

2.2. For investment and development of new projects:

The General Director and the Board of Directors have been interested in seeking new housing development projects that align with current conditions, aiming for high efficiency in investment. The company is currently studying new regulations for carrying out the projects it has been investing in according to each stage.

2.3. Regarding construction projects that the Company won bidding

The company has been implementing winning construction projects to enhance its construction capacity for bidding. Additionally, the Board of Management has regularly paid close attention to monitor construction quality.

- Construction revenue in 2023 transferring to year 2024: VND 94.41 billion.
- The construction contracts signed in 2024: 79.38 billion VND.
- Construction revenue in 2024: VND 83.346 billion.

2.4. Field of space rental

In addition to housing business and construction, the field of space rental has been also interested in implementing. Despite facing many difficulties, great efforts have been made to seek tenants in order to increase revenue and maintain the Company's normal operations. Currently, about 94% of the commercial areas in apartment buildings have already been leased.

2.5. Dividend distribution

The Company has implemented Resolution No. 01/2022/NQ-ĐHĐCĐ dated April 5, 2022 of the 2022 General Meeting of Shareholders on the distribution of dividends in 2020 in shares (12%) to increase its charter capital. The number of shares distributed is 786,173, and the total number of shares after dividend distribution is 7,338,138. On September 18, 2024, the Department of Planning and Investment of Ho Chi Minh City issued the enterprise registration certificate with a new charter capital of 73,381,380,000 dong.

Currently, the Company is carrying out the necessary procedures by regulations to distribute dividends for the years 2021, 2022, and 2023.

2.6. On February 28, 2025, the Department of Planning and Investment of Ho Chi Minh City issued an enterprise registration certificate with the contents of changing and supplementing the Company's business lines, according to

Resolution No. 03/NQ-DHĐCĐ dated November 11, 2024 of the General Meeting of Shareholders.

- 2.7. The information disclosure, finance, accounting, human resources, commendation, and welfare policies for employees have been regularly directed by the Board of Managers to be seriously implemented in accordance with regulations.
- 2.8. In addition to managing business operation, the Board of Managers has been regularly paid attention to supporting and facilitating the Trade Union organization in conducting tasks, and fulfilling the Company's social responsibility to the local community.

In 2024, the Board of Management and other managers have carried out their duties with caution. Furthermore, the collective of employees has responsibly worked to fulfill their assigned tasks, which has contributed to the company's stability in the current situation.

III. Business results in 2024

Calculation unit: million dong

No	Items	Performance 2024	Plan 2024	Ratio %
1	Revenue	116,779	99,600	117%
2	Before-tax profit	4,811	4,800	100%
3	After-tax profit	3,897	3,840	101%
4	Dividend	6%	6%	100%

IV. Remuneration of the Board of Directors and the Board of supervisors

- Ms. Tran Thi Kim Hue, Chairwoman : 96,000,000 dongs
- Mr. Pham Van Dan Duy, Board member : 72,000,000 dongs
- Mr. Nguyen Khac Giang, Board member : 72,000,000 dongs
- Mr. Le Thanh Nhon, Board member : 72,000,000 dongs
- Sai Gon Real Estate Corporation
(Represented by Mr. Dang Phuoc Tri) : 72,000,000 dongs
- Mr. Tran Quoc Hung, Board member : 72,000,000 dongs
- Mr. Du Than Danh, Board member : 72,000,000 dongs
- Ms. Nguyen Minh Hien, chief of the Control Board : 48,000,000 dongs
- Ms. Huynh Do Tra My, Control Board member : 12,000,000 dongs
- Ms. Nguyen Thi Minh Diep, Control Board member : 12,000,000 dongs

V. Income of the Board of Directors and the Board of Management

- Ms. Tran Thi Kim Hue, Chairwoman : 655,878,000 dongs
- Mr. Pham Van Dan Duy,
Board member cum General Director : 659,216,000 dongs
- Mr. Nguyen Khac Giang,
Board member cum Deputy General Director : 546,365,000 dongs
- Mr. Le Thanh Nhon,
Board member cum Project specialist : 353,000,000 dongs
- Mr. Dang Phuoc Tri, Board member : 21,200,000 dongs

- Mr. Tran Quoc Hung, Board member : 95,000,000 dongs
- Mr. Du Than Danh,
Board member cum Investment Director : 396,477,095 dongs
- Mr. Vo Huu Tam, Deputy General Director : 464,454,400 dongs
- Sai Gon Real Estate Corporation
(Represented by Mr. Dang Phuoc Tri) : 92,000,000 dongs

PART 2. ORIENTATION FOR 2025

1. Business plan in 2025

Calculation unit: million dong

No	Items	Performance 2024	Plan 2025	Ratio %
1	Revenue	116,779	118,000	101%
2	Before-tax profit	4,811	5,200	108%
3	After-tax profit	3,897	4,160	107%
4	Dividend	6%	4%	66%

2. Implementation solutions

- Reviewing governance regulations and adjust them to align with actual situations, strengthening governance capacity to effectively meet practical needs.
- Closely following the current situation to implement investment procedures for highest efficiency of new projects.
- Promoting activities in the construction sector to contribute to increasing revenue and creating jobs for employees.
- Enhancing the efficiency of capital use, ensuring income for employees, and distributing dividends to shareholders in the form of shares according to the General Meeting of Shareholders' Resolutions.

The Board of Directors sincerely thanks the shareholders for the trust and support in the past time. We also thank the Board of Managers and all employees for their efforts in overcoming difficulties, significantly contributing to the stable development of the company.

Chairwoman of the Board of Directors 



TRAN THI KIM HUE

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.

Ho Chi Minh City, day 23 month 4 year 2025

BRIEF FINANCIAL STATEMENTS FOR THE 2024

PART I : BALANCE SHEET AS OF 31 DECEMBER 2024

Unit: VND

	ITEMS	ENDING BALANCE	BEGINNING BALANCE
A	CURRENT ASSETS	269.172.080.799	253.332.285.931
I	Cash and cash equivalents	16.222.990.014	26.625.559.893
II	Short-term financial investments	32.616.690.314	20.245.790.427
III	Short-term receivables	176.029.994.855	165.536.784.510
IV	Inventories	43.686.450.731	39.772.462.701
V	Other current assets	615.954.885	1.151.688.400
B	NON-CURRENT ASSETS	95.394.908.011	97.670.740.841
I	Long-term receivables	0	0
II	Fixed assets	3.565.698.014	3.702.592.272
III	Investment property	91.829.209.997	93.968.148.569
IV	Long-term assets in process	0	0
V	Other non-current assets	0	0
	TOTAL ASSETS	364.566.988.810	351.003.026.772
C	LIABILITIES	175.484.909.610	164.928.349.540
I	Current liabilities	154.970.593.808	144.978.229.489
II	Non-current liabilities	20.514.315.802	19.950.120.051
D	OWNER'S EQUITY	189.082.079.200	186.074.677.232
I	Owner's equity	189.082.079.200	186.074.677.232
1	<i>Owner's capital</i>	<i>73.381.380.000</i>	<i>65.519.650.000</i>
2	<i>Investment and development fund</i>	<i>79.156.928.763</i>	<i>78.787.234.414</i>
3	<i>Other funds</i>	<i>7.183.838.355</i>	<i>7.183.838.355</i>
4	<i>Retained earnings accumulated to the end of the previous period</i>	<i>26.722.224.463</i>	<i>34.583.954.463</i>
5	<i>Retained earnings of the current period</i>	<i>2.637.707.619</i>	<i>0</i>
II	Other sources and funds	0	0
	TOTAL LIABILITIES AND OWNER'S EQUITY	364.566.988.810	351.003.026.772

PART II : INCOME STATEMENT FOR THE 2024

	ITEMS	CURRENT YEAR	PREVIOUS YEAR
1	Revenue from sales of goods and provisions of services	106.293.882.447	34.876.498.058
2	Revenue deductions	0	0
3	Net revenue	106.293.882.447	34.876.498.058
4	Cost of sales	90.285.260.231	15.846.618.961
5	Gross profit	16.008.622.216	19.029.879.097
6	Financial income	6.314.267.643	737.396.050
7	Financial expenses	6.748.573.315	3.102.572.241
8	Selling expenses	413.006.956	1.001.022.553
9	General and administration expenses	14.495.574.197	9.995.279.956
10	Net operating profit	665.735.391	5.668.400.397
11	Other income	4.170.910.724	70.761.363
12	Other expenses	25.000.000	0
13	Other profit	4.145.910.724	70.761.363
14	Total accounting profit before tax	4.811.646.115	5.739.161.760
15	Current income tax	914.702.623	999.043.616
16	Deferred income tax	0	0
17	Profit after tax	3.896.943.492	4.740.118.144
18	Basic earnings per share	428	491

Chief Accountant



Ho Thi Tuyen

General Director



Phạm Văn Đan Duy

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.

SAIGON REAL ESTATE CORPORATION
Real Estate 11 Joint Stock Company



Address: 205 Lac Long Quan, Ward 3, Dist 11, HCMC
Tel: 028 39634001 – 028 39634888 – 028 39634999
Fax: (84.8) 39636186- Email: res11@disoc11.com.vn

SOCIALIST REPUBLIC OF VIETNAM
Independence-Freedom-Happiness

Ho Chi Minh City, day 23 month 4 year 2025

PROFIT DISTRIBUTION PLAN FOR 2024

(Attached with Proposal No. 01/TTr-D11-HĐQT dated April 23, 2025 of the Board of Directors)

The Board of Directors respectfully submits to the General Meeting of Shareholders the profit distribution plan for 2024 as follows:

- Profit balance at the beginning of 2024	: 34,584 million dongs
+ Dividend distribution for 2020 (12%)	: 7,862 million dongs
+ Expected dividend distribution for 2021 (12%)	: 8,806 million dongs
+ Expected dividend distribution for 2022 (10%)	: 8,219 million dongs
+ Expected dividend distribution for 2023 (6%)	: 5,424 million dongs
- Remaining profit at the beginning of 2024	: 4,273 million dongs
- Profit before tax in 2024	: 4,811 million dongs
+ Corporation income tax in 2024 according to regulations	: 915 million dongs
- Profit after corporation income tax	: 3,896 million dongs
+ Extracting for operation expenditure of the Board of Directors in 2024	: 200 million dongs
+ Extracting for development investment fund (10%)	: 369 million dongs
+ Extracting for bonus and welfare fund (15%)	: 554 million dongs
(Extracting for operation expenditure of the Board of Directors and other funds according to Resolution No. 01/2024/NQ-ĐHĐCĐ dated 11 June, 2024)	
+ Expenditure on social work	: 135 million dongs
- Profit at the end of 2024	: 6,911 million dongs

The above extractions may change depending on the tax finalization result, which can impact on distributed profit. The Board of Directors will report this change to the General Meeting of Shareholders after receiving tax finalization.

Respectfully submitted for the consideration of the General Meeting of Shareholders.

Recipients:

- As above;
- Archived;

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN



TRAN THI KIM HUE

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.

**EXPECTED PROFIT DISTRIBUTION PLAN FOR 2025**

(Attached with Proposal No. 01/TTr-D11-HĐQT dated April 23, 2025 of the Board of Directors)

The Board of Directors respectfully submits to the General Meeting of Shareholders the expected profit distribution plan for 2025 as follows:

- **Expected profit balance at the beginning of 2025** : 6,911 million dongs
- + Expected dividend distribution for 2024 (6%) : 5,750 million dongs
- Remaining profit at the beginning of 2025 : 1,161 million dongs
- **Before-tax profit plan in 2025** : 5,200 million dongs
- + Coporation income tax in 2025 according to regulations : 1,040 million dongs
- **Expected profit after corporate income tax for distribution** : 4,160 million dongs
- + Extracting for operation expenditure of the Board of Directors : 200 million dongs
- **Expected remaining profit for distribution** : 3,960 million dongs
- + Extracting for bonus and welfare fund (15%) : 594 million dongs
- + Expected expenditure on social work in 2025 : 150 million dongs
- + Expected bonus for the Board of Directors, Supervisory Board, Board of Managers, and employees in 2024 : 200 million dongs
- **Expected profit balance at the end of 2025** : 4,177 million dongs
- * Expected dividend distribution for 2025 is 4% of the charter capital.

For the bonuses of the Board of Directors, the Supervisory Board, and the Board of Managers for 2025, they will be considered based on the actual business performance results. This will be reviewed at the Annual General Meeting of Shareholders in 2026.

Respectfully submitted for the consideration of the General Meeting of Shareholders.

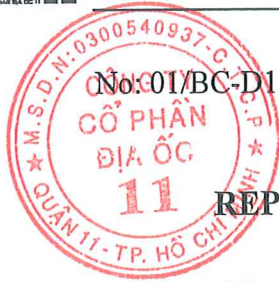
Recipients:

- As above;
- Archived.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN



TRAN THI KIM HUE



No. 01/BC-D11-BKS

Ho Chi Minh City, day 23 month 4 year 2025

REPORT OF THE SUPERVISORY BOARD IN 2024**To: Annual General Meeting of Shareholders**

- Pursuant to the Charter of Real Estate 11 Joint Stock Company;
- Pursuant to the Regulations on the Organization and Operation of the Supervisory Board of real Estate 11 Joint Stock Company;
- Under the 2024 Financial Statements of Real Estate 11 Joint Stock Company, audited by A&C Auditing & Consulting Co., Ltd. on 24 March 2025;
- Based on the report of the Board of Directors, the Board of management of Real Estate 11 Joint Stock Company,

The Supervisory Board reports to the 2025 Annual General Meeting of Shareholders on the operation results in 2024 as follows:

I. Results of monitoring the Company's operations and financial situation:

- 1. The Company's business results:** Some of the Company's financial targets have been achieved.

Calculation unit: million dong

No	Items	Performance 2024	Plan 2024	Ratio
1	Revenue	116,779	99,600	117%
2	Profit before tax	4,811	4,800	100%
3	Profit after tax	3,897	3,840	101%
4	Dividend	6%	6%	100%

- In 2024, the challenges of the general economic situation, along with the Company's capital difficulties, have impacted the search for construction projects and the investment in new projects. Nevertheless, the Board of Directors and the Board of Management always make great efforts to maintain the Company's stability and achieve the plans established by the General Meeting of Shareholders.
- Quarterly and annual financial statements comply with Vietnamese accounting standards and current legal regulations. These reports fully reflect the Company's business and financial status and are disclosed promptly as regulations.
- The Supervisory Board agrees with the financial statements for the fiscal year ended 31 December 2024, audited by A&C Auditing & Consulting Co., Ltd.

2. Results of monitoring the Company's operations and financial situation:

- The Company has been pursuing bids for construction projects and has won several contracts in Ho Chi Minh City. These projects not only contribute to the increase in revenue but also to the enhancement the Company's construction capabilities.

- The Board of Directors and the Board of Management have always been interested in project development investments to ensure safety and efficiency.
- Despite facing economic difficulties, the Company has made efforts to attract tenants for commercial areas in apartment buildings, maintaining a stable rate of 94%.
- All apartments in projects invested by the Company have been granted certificates of land use rights, ownership of houses and land-attached assets.
- The company completed the increase in charter capital due to dividend distribution in 2020 by shares. Currently, the Company is carrying out the necessary procedures by regulations to distribute dividends for the years 2021, 2022, and 2023.
- Reports, finance, accounting, dividends, human resource, and transactions are disclosed in a timely manner. The company has fulfilled its obligations to the State and has complied with current regulations.

II. Supervision of the activities of the Board of Directors and the Board of Management

1. Activities of the Board of Directors:

- Successfully held the 2024 Annual General Meeting of Shareholders by law.
- Selected A&C Auditing & Consulting Co., Ltd, which was one of the auditing firms approved by the General Meeting of Shareholders on June 11, 2024, to audit the 2024 financial statements.
- The Board of Directors has effectively executed the resolutions approved by the 2024 Annual General Meeting of Shareholders, in accordance with the powers, functions and tasks specified in the Company's Charter and the provisions of law.
- In 2024, the Board of Directors held 12 meetings and obtained opinions in writing 5 times. They issued 18 resolutions and decisions with high consensus, competence, and responsibility, all in aglinment with the Resolution of the General Meeting of Shareholders, the Company's Charter, and legal regulations. The Board of Directors always facilitates the Head of the Supervisory Board in fully attending meetings.
- The Board of Directors has closely followed the Resolution of the 2024 Annual General Meeting of Shareholders and the Company's actual situation to provide timely directions, meet the requirements, and ensure the interests of both the Company and Shareholders.

2. Activities of the Board of Management:

- The Board of Management has closely followed and promptly carried out the Resolutions and Decisions of both the Board of Directors and the General Meeting of Shareholders in order to execute established plans in accordance with legal provisions, the decentralization in the Charter and internal regulations.
- Over the past year, the Board of Management has made great efforts to participate in construction bidding activities, enhancing the Company's construction capabilities and laying a strong foundation for the coming years.
- The Board of Management's Proposals and Decisions are implemented in accordance with their authority, the legal regulations, and the Company's Charter.
- The Board of Management assigns specific responsibilities to each member, who actively perform their roles to enhance the company's efficiency. Additionally. They have also paid attention to salary, bonuses, insurance, and other welfare polcies in order to ensure the stable income for employees in a timely and adequate manner.

- All employees of the Company strive to perform their assigned work with responsibility and self-discipline, accompanying the Board of Management to achieve positive results.

The Supervisory Board recognizes that the Board of Directors and the Board of Management have effectively organized the Company's business operations. Their actions have been carried out in full compliance with legal regulations, the Company's Charter, and the Resolutions of both the General Meeting of Shareholders and the Board of Directors.

III. Operation results of the Supervisory Board:

1. The meetings of the Supervisory Board: The Supervisory Board held three meetings during the year, with all members in attendance. They exchanged information to assess the company's operational situation and oversee the implementation. This included reviewing business performance results in comparison to the approved plan, construction contracts, information disclosure, investment in new project development, and other activities in accordance with internal regulations. All members consensually approved the meeting contents, as recorded in the Meeting Minutes.

2. Activities of the Supervisory and its members:

- The Supervisory Board consists of three members who are proactive and coordinate effectively in fulfilling their roles and responsibilities.
- Supervise the Board of Directors and the Board of managers on the management of the Company's activities, the implementation of the Resolution of the General Meeting of Shareholders, the Resolution of the Board of Directors, compliance with the Company's Charter and applicable laws.
- Supervise the compliance with the regulations and processes of the Company and functional departments.
- Review the adequacy, legality and truthfulness of financial statements; assess the situation of business performance compared to the plan.
- Periodically inspect the compliance, legality, systematic, and reasonableness of accounting work.
- Review the company's transactions with affiliated persons to ensure compliance with regulations.
- Prepare a report on the activities of the Supervisory Board in 2023 and submit it to the Annual General Meeting of Shareholders in 2024.
- Participate the Annual General Meeting of the Company's Shareholders.
- Submit to the 2024 Annual General Meeting of Shareholders for approval of the list of independent audit firms.
- The Head of the Supervisory Board fully participated in the Board of Directors' meetings as per the invitation letter, and then provided members with the contents of those meetings.
- Perform other activities according to the functions and tasks of the Supervisory Board.

IV. Remuneration, operating expenses and other benefits of the Supervisory Board and each member

Remuneration of the Supervisory Board: Implemented in accordance with the Resolution of the General Meeting of Shareholders.



Full name	Position	Remuneration (dong/year)
Ms. Nguyen Minh Hien	Head of the Supervisory Board (Reappointed on 4 April, 2023)	48,000,000
Ms. Huynh Do Tra My	Member (Appointed on 4 April, 2023)	12,000,000
MS. Nguyen Thi Minh Diep	Member (Appointed on 4 April, 2023)	12,000,000

V. Results of the evaluation of the coordination between the Supervisory Board and the Board of Directors, the Board of Managers, shareholders:

- The Supervisory Board has been invited to participate in the Board of Directors' meetings and has been provided with full information and documents, in compliance with the Law on Enterprises and the Company's Charter.
- The Board of Directors, the Board of Managers and other departments always coordinate, support the Supervisory Board by providing information and documents related to the management and activities of the Company in a timely manner as requested. They have provided the necessary conditions for the Supervisory Board to fulfill its rights and responsibilities in accordance with Regulations, Charters, Resolutions, and comply with the provisions of the Law to protect the legal interests of the Company and shareholders.

VI. The Supervisory Board's proposal:

- Continue to maintain the Company's construction capabilities to participate in bidding for construction projects.
- Proactively seek investment opportunities for new projects.
- Make great efforts to attract customers for renting vacant areas and to retain existing customers.
- Continuing to increase charter capital due to distribute dividends for 2021, 2022, 2023 in shares in accordance with the Resolution of the General Meeting of Shareholders to improve financial capacity, making opportunities to participate in bidding construction projects.

The Supervisory Board sincerely thanks the Shareholders, the Board of Directors, the Board of Managers, and all Departments in the Company for facilitating us in conducting inspections and monitoring tasks over the past year.

Respectfully.

Head of the Supervisory Board 

NGUYEN MINH HIEN

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.



No. 01/TTr-D11-HĐQT

PROPOSAL

Issues submitted to the 2025 Annual General Meeting of Shareholders for approval

To: Annual General Meeting of Shareholders

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on 17 June 2020;
- Pursuant to the Charter of Real Estate 11 Joint Stock Company;
- Pursuant to the production and business results in 2024;
- Pursuant the Meeting Minutes of the Board of Directors dated 3 April, 2025.

The Board of Directors respectfully submits to the General Meeting of Shareholders to approve the following issues:

1. Approval of the "Report on the activities of the Board of Directors, business production results for 2024, and the production and business task directions for 2025" (as per the report).
2. Approval of production and business results in 2024 (as per the report).
3. Approval of the audited 2024 Financial Statements (as per the report).
4. Approval of the Board of supervisors' report in 2024 (as per the report).
5. Approval of profit distribution plan of 2024 (attached plan).
6. Approval of the dividend distribution plan for 2021 (12%), 2022 (10%), and 2023 (6%) in shares to increase charter capital (attached plan).
7. Approval of the distribution of dividends for 2024 (6%) in shares to increase charter capital (attached plan).
8. Approval of the General Meeting of Shareholders authorizes the Board of Directors and the legal representative to make decisions regarding all matters of dividend distribution in shares for the years 2021, 2022, 2023, and 2024.
 - Carrying out necessary procedures to implement the plan of distributing dividends for the years 2021, 2022, 2023, 2024 in the form of shares.
 - Selecting appropriate time to close the list of shareholders and the time to pay dividends in shares after obtaining approval from the competent authorities.
 - Proactively preparing and providing detailed explanations for the securities issuance application; adjusting, supplementing, and revising the plan and other related documents as required by the State Securities Commission and other competent authorities.

- Executing procedures for registering, depositing, and additionally listing of all actual issued shares (excluding decimal share) after issuance.
 - Executing procedures to update the company's business registration with the relevant authority, specifically concerning changes in charter capital based on the results of the above-mentioned issuance rounds.
 - Amending the company's charter regarding provisions related to charter capital, shares, and stocks after completing the issuance rounds.
 - Making decisions related to all other relevant matters.
9. Approval of the production and business plan in 2025 (as per the report).
 10. Approval of the estimation of profit distribution plan in 2025 (attached plan).
 11. Approval of the remuneration for the Board of Directors, Supervisory Board, Administrator, and Secretary of Company in 2025.
 - Chairman of Board of Directors : 8,000,000 dongs/ person/ month
 - Member of Board of Directors: 6,000,000 dongs/ person/ month
 - Head of Supervisory Board: 4,000,000 dongs/ person/ month
 - Member of Supervisory Board: 1,000,000 dongs / person/ month
 - Corporation Administrator: 4,000,000 dongs / person/ month
 - Secretary: 3,000,000 dongs / person/ month
 12. Approval of the amendments to the company's charter regarding provisions related to charter capital, shares, and stocks after completing the issuance rounds in shares for the years 2021, 2022, 2023, and 2024 to increase the charter capital.
 13. Approval of the General Meeting of Shareholders Authorizes the Board of Directors to decide on the Company's investments valued at 35% or more of the total asset value recorded in the latest financial statements. Authorization period: in 2025 to the date of the 2026 Annual General Meeting of Shareholders.

Respectfully submitted for the consideration of the General Meeting of Shareholders.

Recipients:

- As above;
- Archived.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN



TRAN THI KIM HUE

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.



No. 02/TTr-D11-HĐQT

PROPOSAL**The change of the company's business line****To: Annual General Meeting of Shareholders**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on 17 June 2020;
- Pursuant to the Charter of Real Estate 11 Joint Stock Company;
- Based on the needs of business activities.

Through reviewing business lines, to align with the Company's current operational needs, particularly regarding the capital ownership ratio of foreign investors in case they invest in the Company, the Board of Directors respectfully submits the following changes to the General Meeting of Shareholders for approval.

1. Supplementing the following business lines:

No	Names of business lines	Code	Note
1	Growing of rice	0111	
2	Growing of fruits	0121	
3	Growing of other perennial crops	0129	
4	Annual plant seedling propagation and care	0131	
5	Perennial plant seedling propagation and care	0132	
6	Inland aquaculture	0322	

2. Abolishing the following business lines:

No	Names of business lines	Code	Note
1	Wholesale of tobacco and aztec tobacco products. Details: Trading in domestic tobacco (According to the Decision No. 64/2009/QĐ-UBND dated 31 July 2009 and No. 79/2009/QĐ-UBND dated 17 October 2009 of the People's Committee of Ho Chi Minh City.	4634	
2	Wholesale of food. Details: Buying and selling food products (except for catering services). According to the Decision No. 64/2009/QĐ-UBND dated 31 July 2009 and No. 79/2009/QĐ-UBND dated 17 October 2009 of the People's Committee of Ho Chi Minh City.	4632	
3	Wholesale of other household products. Details: Buying and selling household products.	4649	
4	Commission agents, brokers and auction agents	4610	

(except for real estate brokers).

3. Amendments to the following business lines:

No	Names of business lines	Code	Note
1	Current content: Trading of own or rented property and land use rights. Details: housing business, real estate business; office leasing; leasing houses, workshops, warehouses. Amended content: Investment in construction of cemeteries for transfer of land use right and infrastructure (except: Failing to carry out the activity of investment in construction of cemeteries for transfer of land use right and infrastructure thereon and other business activities which economic organizations with foreign investors are not entitled to distribute according to the provisions of law from time to time).	6810	
2	Current content: Real Estate consultancy, brokerage and auctioning, land use right auctioning. Details: Real estate services, real estate brokerage, real estate valuation, real estate exchange, real estate consulting, real estate auction, real estate advertising, real estate management. Amended content: Real Estate consultancy, brokerage and auctioning, land use right auctioning. Details: Real estate services, real estate brokerage, real estate valuation, real estate exchange, real estate consulting, real estate advertising, real estate management.	6820	

4. Amend the contents of business fields in the company's charter related to the changes in business lines.

5. Assign the legal representative to perform procedures regarding the modification of business lines at the competent State Authorities, including the adjustment of specific details within the scope of the business lines approved by the General Meeting of Shareholders.

Respectfully submitted for the consideration of the General Meeting of Shareholders.

Recipients:

- As above;
- Archived.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRWOMAN



TRAN THI KIM HUE

The English translation is provided for informational purposes only. If there is any discrepancy between the Vietnamese and English versions, the Vietnamese version shall prevail.

SAI GON REAL ESTATE CORPORARTION

11 Real Estate Joint Stock Company

RES 11
ĐC: 205 Lạc Long Quân - P 3 - Q 11 - TP. HCM
ĐT: 028 39634001 - 028 39634888 - 028 39634999
Fax: (84.8) 39636186 - res11@diaoc11.com.vn



SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Ho Chi Minh City, day 23 month 4 year 2025

PROPOSAL

Choosing Auditing Firm to audit the Financial Statements in 2025

To: Annual General Meeting of Shareholders

- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on 17 June 2020;
- Pursuant to the Charter of Real Estate 11 Joint Stock Company,

The Supervisory Board respectfully submits to the General Meeting of Shareholders the approval of the list of independent audit firms as follows:

1. A&C Auditing and Consulting Company Limited

Address: 02 Truong Son Street, Tan Binh District, HCM City.

2. International Auditing Company Limited - Sai Gon Branch

Address: 4th floor, Hai Au TIC Building, 39B Truong Son Street, Tan Binh District, HCM City.

The Board of Directors selects one of the two auditing firms listed to audit the Financial Statements for 2025.

Respectfully submitted.

**On behalf of Supervisory Board
Head of the Supervisory Board**

NGUYEN MINH HIEN