

No.: 01/NQ -ĐHĐCĐ

Hanoi, June 15, 2026

**RESOLUTION
OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

- Pursuant to Law on Enterprises No. 59/2020/QH14 issued on June 17, 2020; and the Law amending and supplementing a number of articles of the Law on Enterprises No. 76/2025/QH15 dated June 17, 2025;
- Pursuant to Government Decree No. 168/2025/ND-CP dated June 30, 2025, regulating business registration and its implementing guidelines;
- Pursuant to the Securities Law No. 54/2019/QH14 dated November 26, 2019 and its implementing guidelines;
- Pursuant to the Charter (4th amendment) of International Investment Trade and Service Joint Stock Company, approved by the General Meeting of Shareholders on June 26, 2025;
- Pursuant to the Minutes of the 2026 Annual General Meeting of Shareholders of International Investment Trade and Service Joint Stock Company dated June 15, 2026.

RESOLVES:

Article 1: Approval of the Board of Directors' Report

Approve Report No. 01/BC-HĐQT dated May 15, 2026 of the Board of Directors summarizing the operations of the Board of Directors for the 2022-2026 period and the strategic orientation for the 2026-2031 period.

1. Approve the business and production plan for 2026:

No.	Target	Unit	2026 Separate Plan	2026 Consolidated Plan
1	Total revenue	Million dong	431,072	506,785
2	Total cost	Million dong	405,677	477,278
3	Profit before tax	Million dong	25,395	29,507
4	Net profit after tax	Million dong	25,395	28,002



2. Approve the investment plan for 2026: Total investment value of VND 324,015 million.

No.	Category	Unit	Plan 2026 (million VND)
1	Capital contribution to subsidiaries and affiliated companies	Million dong	178,160
2	Investment in projects	Million dong	136,378
3	Major repair investment	Million dong	998
4	Investment in fixed asset procurement	Million dong	5,479
5	Provision	Million dong	3,000
	Total	Million dong	324,015

(Details are provided in the Board of Directors' Report attached to this Resolution).

Article 2: Approval of the Supervisory Board's Report

Approve Report No. 01/BC-BKS dated May 15, 2026 of the Supervisory Board summarizing the operations of the Supervisory Board in 2025.

(Details are provided in the Supervisory Board's Report attached to this Resolution).

Article 3: Approval of the audited financial statements for 2025

Approve Proposal No. 01/TTr-HĐQT dated May 15, 2026, regarding the approval of the separate financial statements and the consolidated financial statements for 2025 audited by CPA Vietnam Auditing Company Limited (Independent Audit Report No. 153-154/2026/BCKT-CPA VIETNAM-NV2 dated March 19, 2026).

(Details are provided in Proposal No. 01/TTr-HĐQT attached to this Resolution).

Article 4: Approval of the remuneration levels for the Board of Directors and the Supervisory Board in 2026

Approve Proposal No. 02/TTr-HĐQT dated May 15, 2026, regarding the payment of remuneration to the Board of Directors and the Supervisory Board in 2026, with a total remuneration of VND 600,000,000 per year.

(Details are provided in Proposal No. 02/TTr-HĐQT attached to this Resolution).

Article 5: Approval of the selection of the auditing firm for the 2026 financial statements

Approve Proposal No. 03/TTr-BKS dated May 15, 2026, regarding the selection of an audit firm for the Company's 2026 financial statements. The General Meeting of



Shareholders authorizes the Supervisory Board to select the audit firm in accordance with the law.

(Details are provided in Proposal No. 03/TTr-BKS attached to this Resolution).

Article 6: Approval of the plan for issuing shares to increase charter capital

Approve Proposal No. 04/TTr-HĐQT dated May 15, 2026, on the approval of the plan to issue shares to increase the Company's charter capital from VND 360,000,000,000 to VND 800,000,000,000, with an additional capital amount of VND 440,000,000,000.

Authorize the Board of Directors to organize the implementation of the charter capital increase plan in accordance with the securities law and the Company's Charter.

(Details are provided in Proposal No. 04/TTr-HĐQT attached to this Resolution).

Article 7: Approve the changes in business lines and activities

Approve the change of the Company's business lines and activities as outlined in the Appendix attached to Proposal No. 05/TTr-HĐQT dated May 15, 2026.

Authorize the Board of Directors to carry out the procedures for registering changes to business lines and activities with the Business Registration and Corporate Finance Office - Hanoi Department of Finance in accordance with the law.

(Details are provided in Proposal No. 05/TTr-HĐQT attached to this Resolution).

Article 8: Approval of amendments and additions to the Company Charter (5th time)

Approve the amendment and supplementation of the Company Charter (5th time) as contained in the Appendix attached to Proposal No. 06/TTr-HĐQT dated May 15, 2026.

(Details are provided in Proposal No. 06/TTr-HĐQT attached to this Resolution).

Article 9: Approval of Proposal No. 07/TTr-HĐQT on the investment projects for the period 2026-2030

Approve Proposal No. 07/TTr-HĐQT dated May 15, 2026, on: (i) The adjustment of the investment and construction project for the My Dinh ICD Dry Port in Hoai Duc commune, Hanoi City according to the adjusted 1/500 planning; (ii) Approval of the policy to research investment in new projects in the 2026-2030 period, including: the Tan Thanh Dry Port Project (Lang Son province); the Hong Van Dry Port Project (Hanoi City); the Huu Lung 3 and Huu Lung 5 Industrial Park Projects within the Huu Lung Urban - Service Industrial Park (Lang Son province); and the continued implementation of the projects at No. 17 Pham Hung Street (Hanoi City).

Authorize the Board of Directors to implement procedures in accordance with the law.

(Details are provided in Proposal No. 07/TTr-HĐQT attached to this Resolution).

Article 10: Approval of the dismissal of the Board of Directors and the Supervisory Board for the term 2022-2027 and the election of the Board of Directors and the Supervisory Board for the term 2026-2031.

10.1. Approve Proposal No. 08/TTr-HĐQT dated May 15, 2026 on the dismissal (early termination of term) of the Board of Directors and the Supervisory Board for the 2022-



2027 term and the election of the Board of Directors and the Supervisory Board for the 2026-2031 term.

10.2. Results of the election of the members of the Board of Directors for the 2026-2031 term, comprising 05 members:

01. Mr. Phung Tien Toan
02. Mrs. Phung Thuy Hoa
03. Mr. Nguyen Thai Hoa
04. Mr. Truong Minh Giam
05. Mrs. Nguyen Thi Huyen Oanh

10.3. Results of the election of the members of the Supervisory Board for the 2026-2031 term, comprising 03 members:

01. Mr. Nguyen Trung Dung
02. Mrs. Nguyen Minh Hao
03. Mr. Tran Quang Huy

10.4. The Board of Directors for the 2026-2031 term is assigned to elect the Chairman and the Vice-Chairman of the Board of Directors at its first meeting after the General Meeting. The Supervisory Board for the 2026-2031 term is assigned to elect its Head at its first meeting after the General Meeting.

Article 11: Implementation

11.1. This Resolution shall take effect from the date of its adoption by the 2026 Annual General Meeting of Shareholders.

11.2. The General Meeting of Shareholders authorizes the Board of Directors of the International Investment Trade and Service Joint Stock Company to direct, organize, implement, and have full authority to decide on matters related to the contents approved at the 2026 Annual General Meeting of Shareholders in accordance with the law, the Company's Charter, and this Resolution.

11.3. The Board of Directors, the Supervisory Board, the General Management Board, and all relevant units and individuals are responsible for implementing this Resolution.

Recipient:

- Company shareholders;
- Board of Directors;
- Supervisory Board;
- Board of General Managements;
- Archived: Archives Dept., Board of Directors Secretary.

ON BEHALF OF THE GENERAL MEETING OF SHAREHOLDERS

CHAIRMAN



Phung Tien Toan

VIA DỊCH VỤ QUỐC TẾ

No.: 01/BC-HĐQT

Hanoi, May 15, 2026

REPORT OF THE BOARD OF DIRECTORS
Summary of the term 2022-2026; Assessment of performance results in 2025;
and Development Orientation for the period 2026-2031

Pursuant to:

- Law on Enterprises No. 59/2020/QH14 dated June 17, 2020; Law amending and supplementing a number of articles of the Law on Enterprises No. 76/2025/QH15 dated June 17, 2025;
- The Charter (amended for the 4th time) of the International Investment Trade and Service Joint Stock Company approved by the General Meeting of Shareholders on June 26, 2025;
- Resolution No. 01/NQ-HĐQT dated January 20, 2026, of the Board of Directors on the plan to organize the Annual General Meeting of Shareholders in 2026;
- Resolution No. 09/NQ-HĐQT dated April 10, 2026, of the Board of Directors on the approval of the documents for the 2026 Annual General Meeting of Shareholders.

The Board of Directors of the Company hereby reports to the General Meeting of Shareholders on the results of business operations for the period 2022-2026 and the orientation for the period 2026-2031 as follows:

I. SUMMARY OF MANAGEMENT ACTIVITIES DURING THE PERIOD 2022-2026

The Board of Directors' term for 2022-2027 was elected at the General Meeting of Shareholders on June 30, 2022, and is expected to end early as proposed at the 2026 Annual General Meeting of Shareholders. This is in the context of the State shareholder (Hanoi People's Committee) having successfully transferred its entire ownership stake in the Company (auction on March 20, 2026) and the need to streamline the management structure to conform with the new shareholder structure when converting from a joint-stock company with 45% state ownership to a 100% privately owned enterprise.

1. Board of Directors Personnel: The Board of Directors for the period 2022-2026 consists of 5 members:

- Mr. Phung Tien Toan, Chairman of the Board of Directors;
- Mr. Trieu Van Bang, Member of the Board of Directors – Deputy General Director;

- Mrs. Phung Thuy Hoa, Member of the Board of Directors – Deputy General Director;
- Mr. Nguyen Thai Hoa, Member of the Board of Directors;
- Mr. Nguyen Van Thinh, Member of the Board of Directors.

During the period 2022-2026, the Board personnel attended meetings and fully complied with the regulations under the 2020 Law on Enterprises (Article 157, Clause 1). The Board personnel successfully fulfilled their assigned roles and responsibilities, in accordance with the law and the Company's Charter.

The Board of Directors has clearly assigned responsibilities to each member in charge of the following areas:

- Mr. Phung Tien Toan (Chairman): responsible for overall management, strategic direction, enterprise restructuring and innovation, personnel organization within his authority, implementation of key investment projects, and direction of state divestment;

- Mr. Nguyen Thai Hoa: directs and supervises the logistics business sector, external relations, marketing, and project implementation in the southern provinces;

- Mrs. Phung Thuy Hoa: in charge of supervising labor export, human resources administration, salary organization, occupational safety, environmental hygiene, and socio-cultural affairs;

- Mr. Trieu Van Bang: directs and supervises commercial business operations, infrastructure exploitation, annual business and investment plans, and management technology strategies;

- Mr. Nguyen Van Thinh: directs and supervises investment and projects in the northern provinces, and reviews the effectiveness of using capital contributions in subsidiaries and affiliated companies.

2. Management and Strategic Decision-making:

- Regulations System: The Board of Directors has issued a system of regulations that forms the foundation for the new phase, specifically:

No.	Name of the Regulation	Date of issuance
1	Rules of operation of the Board of Directors	July 1, 2022
2	Regulations on Company Management and Operation (Revised 1st time)	December 28, 2023
3	Regulations on the Management of Capital Representatives' Activities (Revised 1st time)	December 28, 2023
4	Regulations on the decentralization of management of construction investment projects and bidding and contractor selection.	December 10, 2024

5	Regulations on Financial Management (Revised 1st time)	August 19, 2025
6	Regulations on the delegation of authority between the Chairman of the Board of Directors and the Board of General Management	August 19, 2025
7	Regulations on the Management of Capital Representatives' Activities (Revised 2nd time)	May 15, 2026

- Continue to implement key investment projects: Approve and implement the My Dinh ICD (Inland Clearance Depot) construction project in Hoai Duc commune - a strategic infrastructure project that will create a stable revenue source and market position for ILS in the period 2026-2031 and subsequent years.

- Capital Management: Assigning targets and approving proposals for the opinions of the Capital Representatives at subsidiaries (ILSI, ILSW, ILSM...), affiliated companies (CGD, ILST, Curate IT, USC, ICC, IPC...); and other invested companies (Aviation Logistics Joint Stock Company, Tay Ninh Logistics Joint Stock Company...).

3. Coordinate with the State Capital Representatives Group at the Company to assist the State Shareholders complete the divestment of their investment in the Company:

On March 20, 2026, the State shareholder (Hanoi People's Committee) successfully auctioned off 45% of the charter capital in ILS. The Board of Directors actively cooperated to implement the policy outlined in Decision 1479/QD-TTg of the Prime Minister, transforming the company into a 100% privately owned enterprise.

4. Remuneration for the Board of Directors and the Supervisory Board:

Payments are made strictly according to the budget approved annually by the General Meeting of Shareholders, with no expenditures exceeding the approved amount.

II. REPORT ON BUSINESS PERFORMANCE AND INVESTMENT RESULTS FOR THE PERIOD 2022-2025

1. Summary of business performance results:

No.	Target (million VND)	2022	2023	2024	2025
1	Net revenue – separate	157,935	122,692	150,749	185,956
2	Net revenue – consolidated	247,516	180,808	185,384	222,897
3	Separate profit before tax	(18,962)	2,245	13,054	13,819
4	Consolidated profit before tax	(17,313)	6,825	17,717	19,402

No.	Target (million VND)	2022	2023	2024	2025
5	Separate profit after tax	(18,962)	2,245	13,054	13,819
6	Consolidated profit after tax	(18,614)	5430	16,477	18,198

The year 2025 marked the most positive results in the 2022-2025 period, with net revenue reaching VND 185,956 million (108% of the plan); net profit before tax reaching VND 13,819 million (317% of the plan), and net profit after tax reaching VND 13,819 million. On a consolidated basis, net profit before tax reached VND 19,402 million (221% of the plan), consolidated net profit after tax reached VND 18,198 million, and basic earnings per share reached VND 430/share.

2. Investment Results:

No.	ITEMS	2022	2023	2024	2025
1	Investment and Capital Contribution	5,970	4,223	1,419	2,980
2	Project Investment	5,450	3,957	22,704	3,867
3	Major repair investment		1,363	860	1,957
4	Investment in the purchase of fixed assets	3,256	427	1,423	889
	Total	14,676	9,970	26,406	9,693

(Based on data from the Board of Directors' reports at the annual General Meetings of Shareholders)

The company is focusing on implementing the My Dinh ICD Project in Hoai Duc commune, Hanoi, with the approval of the adjusted investment policy (Decision 13/QD-HDQT dated October 20, 2025); approval of the adjusted plan for selecting contractors for the quality inspection package; completion of land clearance reaching 99.88%; and completion of the installation of 3 out of 5 110kV power poles. Cumulative disbursements as of December 31, 2025 reached VND 272.609 billion.

Regarding financial investments, the Board of Directors continues to direct the review and evaluation of investment efficiency in subsidiaries and associated companies.

III. EXISTING PROBLEMS AND MANAGEMENT EXPERIENCES

- The My Dinh ICD Project is progressing slower than planned due to legal procedural obstacles and planning adjustments. The company has adjusted the investment policy according to Decision No. 5000/QD-UBND dated October 6, 2025, with the project implementation deadline set for the fourth quarter of 2027 at the latest. However, closer coordination with state agencies is needed to resolve these issues and ensure the project is implemented as approved.

- Revenue and profits have improved and grown annually. However, the effectiveness of using capital is not high enough and does not match the potential. This is due to large provisions for bad debts, which have affected overall business results. In addition, some of the company's products and services have low profit margins; increased investment and application of science and technology are needed to increase labor productivity and improve the company's efficiency.

IV. PLAN FOR 2026 AND STRATEGIC ORIENTATION FOR 2026-2031

1. Business targets for 2026

1.1 Business Production Plan for 2026:

Unit: Million VND

No.	Target	2026 Separate Plan	2026 Consolidated Plan
1	Total revenue	431,072	506,785
2	Total cost	405,677	477,278
3	Profit before tax	25,395	29,507
4	Net profit after tax	25,395	28,002

2.2 Investment plan for 2026:

Unit: Million VND

No.	Category	Plan 2026
1	Investing capital in subsidiaries and affiliated companies	178,160
2	Investment project (My Dinh ICD, Hoai Duc Commune)	136,378
3	Major repair investment	998
4	Investment in the purchase of fixed assets	5,479
5	Provision	3,000
	Total	324,015

(The company proposes increasing its capital to VND 800 billion to supplement funding for its business plan and investments, especially the My Dinh ICD Project.)

2. Strategic orientation for the period 2026-2031

2.1 Construction basis

- March 20, 2026 marks a historic milestone in ILS's more than 45-year journey: The Hanoi People's Committee completed the divestment of its entire 45% state-owned capital in the company through a transparent competitive auction. ILS officially became a 100% privately owned joint-stock company - operating flexibly according to Law on

Enterprises and other laws, according to the company's charter, and having financial and investment autonomy.

- This is not simply a change in ownership structure. This is a fundamental shift in the system's nature – from an operating mechanism under the supervision of a governing body, with numerous constraints on hierarchical authority, investment limits, and lengthy approval processes, to a completely market-based governance model where every decision is driven by economic efficiency, shareholder expectations, and long-term strategy.

- The Board of Directors for the 2026-2031 term will assume executive power at a time when the company possesses significant infrastructure assets, a long-standing brand, and experienced personnel, but its governance model, organizational structure, business strategy, and technological foundation still bear the strong imprint of the state-owned enterprise era. The Board of Directors has identified this as the focus of reform for the entire term: a comprehensive restructuring from top to bottom – from governance philosophy to operational processes – to truly transform ILS into a modern, dynamic, and internationally competitive enterprise.

2.2 Target orientation for the period 2026-2031

The Board of Directors for the 2022-2026 term proposes the following objectives as a basis for the Board of Directors for the 2026-2031 term to develop a detailed action plan, appropriate to the actual context at the time of implementation:

2.2.1 Reorganizing the Board of Directors for the new term:

The Board of Directors for the 2026-2031 term will consist of 5 members, with the addition of a Vice Chairman position – ensuring leadership continuity, sharing the burden of strategic coordination, and strengthening oversight of the Executive Board. The Board of Directors will focus on two core functions: long-term strategic direction and effective implementation monitoring.

2.2.2 Reforming the system of delegation and decentralization of authority between the Board of Directors and the Executive Board:

The current management hierarchy is designed within the context of a state-owned enterprise – characterized by caution, multiple layers of approval, and slow adaptation. The Board of Directors will review and issue a new delegation of authority regulation based on the principle of empowering the implementing level with real authority, while the Board of Directors focuses on strategy and risk monitoring. All routine business decisions below the delegated authority threshold must be processed by the Executive Board within the stipulated timeframe. The internal control system is operated by the General Director and periodically monitored by the Board of Directors through reports – ensuring transparency without slowing down the decision-making process.

2.2.3 Build and approve the Company's development strategy for the period 2026-2031, focusing on the following objectives and strategic components:

➤ **Financial and investment strategy:**

○ *Period 2026-2027:*

- Completed the increase in charter capital to 800-1200 billion VND;

- Completing the land clearance and commencement of construction of the My Dinh ICD in Hoai Duc; adjusting the 1/500 scale planning and investment policy for the My Dinh ICD project in Hoai Duc;

- Research and promote investment in Tan Thanh Inland Port, Hong Van Inland Port, and Huu Lung Industrial Park in Lang Son;

○ *Period 2028-2030:*

- Complete the intelligent operating system and bring the My Dinh ICD in Hoai Duc into operation.

➤ **Business strategy:**

The business strategy for the 2026-2031 term is built on the principle of focus: delving into core areas with sustainable competitive advantages, while clearly defining the supporting role of auxiliary industries.

– Period 2026-2027: Estimated revenue of 400-600 billion VND, profit after tax of 25-34 billion VND.

– Period 2028-2029: Strive for revenue of 800-1100 billion VND; profit after tax of at least 48-66 billion VND; create conditions for the first-ever payment of cash dividends to shareholders.

– Phase 2030-2031: Strive for revenue of VND 1,300 billion; profit after tax of approximately VND 80 billion; complete the entire My Dinh ICD Project on a scale of 17.37 hectares; and improve the governance and information disclosure system according to capital market standards.

➤ **Human resources strategy:**

- Review and restructure the parent company's organizational structure according to the guiding principle: streamlined - flexible - effective.

- Restructuring the system of subsidiaries and affiliated companies:

ILS currently has a broad ecosystem of subsidiaries and affiliated companies operating in various sectors, but the level of strategic integration and coordination efficiency remains low. The Board of Directors will review the list according to four groups: (i) Retain and develop - units with clear competitive advantages and aligned with the core strategy; (ii) Restructure - units with potential but low efficiency; (iii) Merge/consolidate - small units with overlapping functions with the parent company; (iv) Divest with a roadmap - units outside the core business and operating inefficiently. All

decisions on restructuring member units will be approved by the Board of Directors through a Resolution based on an objective efficiency assessment.

- Human resource policy reform - Attracting and retaining talent:

The biggest challenge after the state divestment is competing for talent with the dynamic private sector. The Board of Directors directed the implementation of a human resources policy entirely based on market mechanisms: (i) Developing competency frameworks for each position - especially middle and senior management levels; (ii) Continuously improving and enhancing the effectiveness of the compensation mechanism linked to job performance, profits, and the actual contributions of each individual; (iii) Proactively recruiting from the external market for leadership positions requiring new competencies that the internal team cannot yet provide; (iv) Developing a succession management program to train the second generation of managers from within - creating long-term personnel stability.

- Building a corporate culture in the private sector — Unlocking business thinking:

The Board of Directors has identified cultural transformation as a fundamental task: from 'following procedures' to 'achieving results and creating value'. Specifically: (i) Implementing a clear performance measurement system from the company level down to departmental and individual levels; (ii) Building a culture of accountability – every commitment must be measurable, every failure must have a root cause analysis instead of formal blame; (iii) Encouraging improvement proposals from the grassroots level, organizing regular internal innovation forums; (iv) Connecting ILS personnel across the entire system through learning, development, and community building activities.

➤ **Digital transformation and technology strategy**

ILS did not start from the beginning of digitalization. The ERP system, Odoo, has already been deployed and is operating throughout the company, creating a unified management data platform for finance, human resources, procurement, and operations. This is a significant advantage compared to many domestic logistics businesses. The digital transformation strategy for the 2026-2031 term is not about starting over – but about focused upgrading, fully exploiting the existing platform and expanding to higher application layers linked to actual operational activities.

➤ **Sustainable development strategy**

With a diversified private shareholder structure – and the potential to attract institutional investors and foreign investment funds during the capital raising phase – sustainable development is no longer an option but a prerequisite for ILS to be properly valued and access long-term capital.

- Environment: Develop a plan to reduce emissions in transportation activities; design the My Dinh ICD to integrate a green electricity system; set a target for clean energy consumption to account for at least 30% of the total energy at the ICD in phase 2 by 2030;
- Society: Maintaining a Zero Accident workplace safety policy; a policy of continuous training and professional development for all personnel; contributing to the community through charitable programs;
- Governance: Disclosing complete and timely information in accordance with securities market standards; developing an integrated governance and sustainability report starting with the annual report.

The above strategic objectives are based on the company's current situation and industry development trends. The Board of Directors for the 2026-2031 term will be responsible for developing a detailed plan, adjusting it flexibly according to the actual context, and reporting the results to the Annual General Meeting of Shareholders. The Board of Directors for the 2022-2026 period believes that with the historic transformation from a state-owned enterprise to a 100% privately owned enterprise, ILS has the full foundation and opportunity to realize its mission of becoming a leading logistics enterprise, creating sustainable value for all shareholders and making a worthy contribution to the development of the Vietnamese logistics industry.

V. PROPOSALS AND RECOMMENDATIONS

We respectfully request that the General Meeting of Shareholders approve the Report of the Board of Directors summarizing the period 2022-2026; assessing the performance results in 2025; and outlining the development orientation for the period 2026-2031.

Recipient:

- Shareholders;
- Board of Directors, Supervisory Board;
- Archived: Archives Dept., Secretary of the BOD.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN




Phung Tien Toan



No.: 01/BC-BKS

Hanoi, 15 May 2026

**REPORT OF THE SUPERVISORY BOARD
AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

**To: The General Meeting of Shareholders
International Trade and Investment Services Joint Stock Company**

Pursuant to:

- Law on Enterprises No. 59/2020/QH14 dated 17 June 2020; Law No. 76/2025/QH15 dated 17 June 2025 amending and supplementing a number of articles of the Law on Enterprises;
- The Charter on Organization and Operation of International Trade and Investment Services Joint Stock Company (4th amendment), approved by the General Meeting of Shareholders on 26 June 2025;
- The Separate Financial Statements and Consolidated Financial Statements for 2025 audited by CPA Vietnam Auditing Co., Ltd.

The Supervisory Board (SB) of International Trade and Investment Services Joint Stock Company (INTERSERCO) respectfully submits to the General Meeting of Shareholders (GMS) the results of its inspection and supervision of the Company's operations in 2025 as follows:

I. ACTIVITIES OF THE SUPERVISORY BOARD

Pursuant to its 2025 work plan, the Supervisory Board has carried out inspection and supervision of the performance of the Company's Executive Board in accordance with the Resolution of the Annual GMS.

Specific results are as follows:

- Supervising the Board of Directors (BOD) and the Board of General Directors in their compliance with the Company's Charter, the implementation of GMS Resolutions, BOD Resolutions and the provisions of law in managing and operating the business.
- Developing and implementing semi-annual and year-end periodic inspection plans at the Company. Carrying out regular inspection and supervision through reports and documents provided.
- Inspecting the accounting work, project investment work, and reviewing the Company's annual financial statements.
- Through the Capital Representatives, coordinating with INTERSERCO's internal control unit to inspect the accounting work at subsidiaries.
- Fully attending meetings of the BOD and performing other tasks falling within the authority of the SB under the Company's Charter.

- The SB's inspection and supervision work has been carried out on a regular basis through BOD meetings, Resolutions, Decisions issued by the BOD and other reporting documents. Based on the responsibilities assigned according to their respective areas of expertise, the SB members have inspected and supervised all aspects of the Company's operations in accordance with their authority.

II. RESULTS OF INSPECTION AND SUPERVISION

1. Results of supervising the Company's operations and financial affairs

- The Company's activities have complied with the requirements set out in the internal governance system. The SB has seriously carried out the inspection and review of the Company's operations and financial situation, has made timely recommendations and proposals for amendments and supplements, and has put forward suitable solutions.
- The SB has reviewed the Financial Statements and agrees with the report on the Company's operations and financial situation presented by the Board of General Directors and the auditor.

2. Results of supervising the activities of the Board of Directors

Implementing the tasks under the Resolution of the Annual GMS, the members of the BOD have duly performed their assigned functions and powers. The BOD comprises 05 (five) members, has operated stably with no personnel changes during the period. In 2025, the Company's BOD organized 08 (eight) plenary meetings, with all BOD members attending all meetings in the year, reaching an attendance rate of 100%. Accordingly, the BOD performed a number of important tasks as follows:

- The BOD approved the reports, proposals, business plan and investment plan for 2025 for submission to the Annual GMS for approval.
- Approved loan plans, the use of collateral assets, and transactions related to accounts at the Joint Stock Commercial Bank for Investment and Development of Vietnam – Hoai Duc Hanoi Branch.
- The BOD assigned the 2025 production and business and investment plan targets to the Board of General Directors; approved the capital contribution for the establishment of Curate IT Joint Stock Company; approved the adjustment of the contractor selection plan for certain construction and installation bid packages of the My Dinh ICD Project in Hoai Duc commune.
- The BOD also approved the (1st) amendment to and issued the Financial Management Regulations and the Regulations on the Assignment of Tasks and Decentralization of Authority between the Chairman of the BOD and the Board of General Directors in order to enhance the effectiveness of the Company's management.
- Approved transactions with Related Persons in 2025, assigned tasks and 2025 production and business plan targets to the Capital Representatives at subsidiaries, and at the same time gave directive opinions on matters submitted by the Capital Representatives at subsidiaries and associates.
- In addition to important Decisions adopted, the BOD also regularly studied and directed the formulation of business strategies for the Company, its subsidiaries and member

companies within the INTERSERCO system in order to build up the Company and the system on the right development orientation.

- The BOD has always paid close attention to and closely directed the project investment work. The Decisions issued by the BOD are consistent with its functions and powers under the Charter and provisions of law, and have promptly served the operation of the Company.

3. Results of supervising the activities of the Board of General Directors

- In 2025, the Board of General Directors carried out its management of business operations in accordance with the authority and responsibilities assigned. In addition to effectively operating the My Dinh ICD, the Board of General Directors studied and rolled out additional commercial business activities, sought opportunities to expand logistics activities, and coordinated with units within the system to implement service contracts in order to increase revenue.
- To resolve financial backlogs from the pre-equitization period, the Board of General Directors regularly urged and directed the debt recovery team to put forward plans and measures for handling old receivables. The Company applied various measures to certain customers who lacked good faith in repayment. As a result, in 2025 the Company recovered VND 5.328 billion of overdue receivables and reversed the related provisions in accordance with regulations.
- The Board of General Directors also amended and issued a number of internal Regulations and procedures in order to effectively manage the Company's business and corporate governance.

4. Results of production and business activities in 2025

The Company's production and business results in 2025 have been truthfully and reasonably reflected in the Financial Statements. The Supervisory Board carried out its supervision on the basis of the 2025 Separate Financial Statements of the parent company and the Consolidated Financial Statements, which have been audited by CPA Vietnam Auditing Co., Ltd.

The specific figures are as follows:

Unit: VND million

No.	Indicator	2025 Plan per AGM Resolution		2025 Actual		Actual/Plan (%)	
		Separate	Consolidated	Separate	Consolidated	Separate	Consolidated
A	B	1	2	3	4	5=3/1	6=4/2
1	Total revenue	172,298	226,627	196,169	234,113	114%	103%
2	Total expenses	167,939	217,866	182,350	214,711	109%	99%
3	Profit before tax	4,359	8,761	13,819	19,402	317%	221%

No.	Indicator	2025 Plan per AGM Resolution		2025 Actual		Actual/Plan (%)	
		Separate	Consolidated	Separate	Consolidated	Separate	Consolidated
4	Profit after CIT	4,359	7,596	13,819	18,198	317%	240%

In 2025, according to the Separate Financial Statements of the Company: Total revenue realized was VND 196.1 billion, reaching 114% of plan. Total expenses realized were VND 182.3 billion, equivalent to 109% of plan.

Although revenue exceeded the plan by 14% on a separate basis and by 3% on a consolidated basis, profit after tax recorded an exceptional growth of 317% against plan (separate) and 240% (consolidated). The result was partly attributable to business cooperation activities; in addition, the land rent reduction policy and the extraordinary income from the reversal of receivable provisions brought significant profit to the Company, amounting to VND 13.8 billion.

On a cumulative basis as at 31 December 2025, INTERSERCO has fully provisioned for all doubtful trade receivables arising from the pre-equitization period, in an aggregate amount of VND 53.72 billion.

III. IMPLEMENTATION OF GMS RESOLUTIONS AND BOD RESOLUTIONS

1. Investments made in 2025

1.1. Project investment:

The total amount invested by the Company in projects during the year was VND 4.92 billion, primarily comprising site clearance costs, relocation of the 110KV power line, interest payments and project management expenses.

1.2. Capital contribution, divestment (increase/decrease of charter capital, new establishments):

- In 2025, INTERSERCO made capital contributions to associates in the total amount of VND 3.14 billion. This included a capital contribution of VND 2 billion (corresponding to 200,000 shares, representing 20% of the charter capital) for the establishment of Curate IT Joint Stock Company; the purchase of an additional 16,000 shares of International Real Estate Investment Joint Stock Company for VND 160 million; and the purchase of 98,000 shares for VND 980 million arising from the charter capital increase of Khang Viet Ha Joint Stock Company.
- As at 31 December 2025, the total value of investments in subsidiaries, associates and other capital contributions was VND 279.591 billion. The Company has made provisions for investments in the amount of VND 28.6 billion.

1.3. Changes in assets:

In 2025, the Company renovated the gate area, refurbished the canteen at My Dinh ICD, upgraded the road and refurbished the warehouse at Son Dong, with a total amount of VND 1.26 billion. It also built a new common ambient warehouse of 162 m² at My Dinh ICD and

invested in a number of other assets (container shells, water pumps) with a total amount of VND 632 million.

Results of investment performance against the GMS Resolution are as follows:

Unit: VND million

No.	Category	2025 Plan per AGM Resolution	2025 Actual	Actual/Plan (%)
1	Financial investment	83,960	3,140	3.74%
2	Project investment	90,299	4,925	5.45%
3	Major repairs investment	3,645	1,266	34.72%
4	Asset investment	1,086	632	58.16%
5	Contingency	2,000		0.00%
	Total	180,990	9,962	5.50%

The investment performance in 2025 was low, reaching only 5.5% of the plan, because, after balancing capital resources and assessing the effectiveness of the various options, the Company temporarily refrained from making certain investments as planned.

2. Implementation of the state capital divestment plan:

Implementing Plan No. 166/KH-UBND dated 06 June 2023 of the Hanoi People's Committee on the reorganization of state-invested enterprises under the Hanoi People's Committee for the 2022–2025 period, INTERSERCO has carried out the divestment in strict accordance with the procedures and plan of the City.

Pursuant to Decision No. 6410/QĐ-UBND dated 24 December 2025 of the Hanoi People's Committee on the approval of the starting price and the plan for the transfer of State capital at INTERSERCO, on 25 February 2026 INTERSERCO and the Hanoi Stock Exchange (HNX) signed Auction Service Contract No. 58/2026/BĐG/HNX-DN.

On 20 March 2026, the auction for the sale of INTERSERCO shares owned by the Hanoi People's Committee (stock code: ILS) was publicly held at the Hanoi Stock Exchange, with the specific results as follows:

- Total shares offered: **16,200,000 shares**.
- Total shares successfully bid for and paid: **16,200,000 shares** (success rate: 100%).
- Average payment price: **VND 18,197 per share**.
- Total proceeds from the share sale: **VND 294,785,140,000**.

The entire proceeds from the share sale, less the estimated divestment costs (Decision No. 2518/QĐ-UBND dated 20 May 2025 of the Hanoi People's Committee approving divestment costs of VND 829,500,000), with the remaining amount of **VND 293,955,640,000**, was remitted by the Hanoi Stock Exchange to the State Budget in accordance with regulations.

Pursuant to the list of securities holders under Official Letter No. 844/SGDHN-BĐG of the HNX, on 06 April 2026 the Hanoi Department of Finance requested the Vietnam Securities

Depository and Clearing Corporation (VSDC) to carry out the transfer of ownership of the securities of the Hanoi People's Committee to the successful bidders.

The state capital divestment at INTERSERCO has been carried out in a public and transparent manner. INTERSERCO has completed the capital transfer in strict accordance with the legal procedures and regulations on the management of State capital at enterprises, with no loss of State capital or assets.

3. Other matters approved by the General Meeting

3.1 Selection of the auditing firm

After the Annual GMS approved the list of auditing firms for the 2025 financial statements, the Supervisory Board met to review the capacity profiles and assess the criteria of several firms. Among these, CPA Vietnam Auditing Co., Ltd. is on the list of auditing firms approved by the State Securities Commission and meets the requirements regarding the scope, schedule and quality of the audit. Accordingly, the SB unanimously proposed that the BOD and the Board of General Directors select CPA Vietnam Auditing Co., Ltd. to audit the Company's 2025 financial statements.

3.2 Payment of remuneration to the BOD and SB

The 2025 GMS Resolution approved the remuneration for members of the Board of Directors and the Supervisory Board at a total amount of VND 552 million. The Company has paid remuneration to the BOD and the SB strictly in accordance with the levels approved by the Annual GMS.

4. Coordination between the Supervisory Board, the Board of Directors and the Board of General Directors

During the past year, the Supervisory Board regularly attended BOD meetings as well as briefing meetings with units within the system. The Minutes, Resolutions and Decisions of the BOD were all sent to the SB in full and in a timely manner. All requests from the Supervisory Board for the provision of information relating to management and business activities were fully responded to. The SB has performed its functions, duties and powers strictly in accordance with the Company's Charter, the Law on Enterprises and other relevant regulations. The BOD and the Board of General Directors have always closely cooperated with the SB; the functional departments have coordinated with and facilitated the SB in fulfilling its tasks.

IV. COMMENTS AND RECOMMENDATIONS

In 2025, the Company's Executive Board exerted considerable efforts and direction to maximize the recovery of overdue receivables. The recovered amount of VND 5.328 billion from overdue receivables not only enhanced cash flow but also enabled the reversal of provisions, directly contributing to the year's profit. The fact that the Company has fully provisioned for all doubtful debts arising from the pre-equitization period (VND 53.72 billion) helps to mitigate potential financial risks in the coming years.

The investment performance was low and reached only 5.5% of the plan, with financial investment at 3.74% and project investment at 5.45%. This was because the Company proactively rebalanced its capital sources and reviewed the effectiveness of the proposed



options before disbursement. This reflects the prudence and responsibility of the BOD in preserving capital and optimizing the use of shareholders' capital.

As the Company is currently rolling out project investment with limited capital resources, the recovery of receivables is extremely urgent. The Supervisory Board recommends that the Executive Board study and apply appropriate debt recovery measures to achieve results at the earliest possible time.

Based on the review of reports and the results of inspection and supervision, the SB notes that the policies of the BOD comply with the GMS Resolutions and the Internal Regulations on Corporate Governance. The BOD and the Board of General Directors have always shown responsibility and close oversight in the management of the overall operations. Investment work and project implementation have been carried out in accordance with the proper authority and the regulations on investment procedures. All production and business activities of the Company have been in line with the strategic orientation approved by the GMS.

As INTERSERCO is a public company, it has at all times fully complied with the regulations on information disclosure and periodic reporting to the Hanoi Stock Exchange, ensuring that the Company's business operations are reported transparently and in a timely manner, thereby creating confidence among shareholders.

The General Meeting of Shareholders is respectfully requested to consider and approve the contents of the Supervisory Board's report, and at the same time to approve the Company's 2025 business results as presented at the Meeting.

Respectfully submitted.

Recipients:

- Shareholders;
- Board of Directors;
- Archived: Supervisory Board, BOD Secretary.

**ON BEHALF OF THE SUPERVISORY BOARD
HEAD OF THE SUPERVISORY BOARD**



Ngo Thi Hoang Yen

No.: 01/TTr - HDQT

Hanoi, May 15, 2026

PROPOSAL

On approval of the 2025 Audited Financial Statements and the 2026 Business Plan

To: The General Meeting of Shareholders of International Investment Trade and Services Joint Stock Company

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020; Law No. 76/2025/QH15 dated June 17, 2025 amending and supplementing a number of articles of the Law on Enterprises;

Pursuant to the Charter (4th Amendment) dated June 26, 2025 of International Investment Trade and Services Joint Stock Company;

Pursuant to Resolution No. 01/NQ-HDQT dated January 20, 2026 of the Board of Directors of International Investment Trade and Services Joint Stock Company on approving the plan for organizing the 2026 Annual General Meeting of Shareholders.

The Board of Directors respectfully submits to the 2026 Annual General Meeting of Shareholders for approval the following matters:

I. Audited Financial Statements for 2025:

1. Separate Financial Statements for 2025 prepared as of December 31, 2025, audited by CPA Vietnam Auditing Company Limited (Independent Audit Report No. 153/2026/BCKT-CPA VIETNAM-NV2 dated March 19, 2026);

2. Consolidated Financial Statements for 2025 prepared as of December 31, 2025, audited by CPA Vietnam Auditing Company Limited (Independent Audit Report No. 154/2026/BCKT-CPA VIETNAM-NV2 dated March 19, 2026);

* Note: The Audited Financial Statements for 2025 are published on the website www.ils.com.vn.

II. Business Plan for 2026:

1. Business and Production Plan:

No.	INDICATOR	UNIT	PLAN 2026 – Separate	PLAN 2026 – Consolidated
1	Total Revenue	VND million	431,072	506,785
2	Total Expenses	VND million	405,677	477,278
3	Pre-tax Profit	VND million	25,395	29,507
4	After-tax Profit	VND million	25,395	28,002



2. Investment Plan:

No.	INDICATOR	UNIT	PLAN 2026
1	Investment in capital contributions	VND million	42,200
2	Project investment	VND million	136,378
3	Investment in major repairs	VND million	998
4	Investment in fixed asset acquisition	VND million	5,479
5	Contingency reserve	VND million	3,000
	Total		188,055

We respectfully request the General Meeting of Shareholders to consider and approve.
Sincerely./.

Recipients:

- Shareholders;
- Board of Directors, Supervisory Board;
- Filed: General Office, Secretary to the Board of Directors.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN ✓



Phung Tien Toan



No: 02/TTr - HĐQT

Hanoi, May 15, 2026

PROPOSAL

On Remuneration for the Board of Directors and Supervisory Board in 2026

To: The General Meeting of Shareholders of International Investment Trade and Services Joint Stock Company

Pursuant to Enterprise Law No. 59/2020/QH14 dated June 17, 2020; Law on Amendments and Supplements to Certain Articles of Enterprise Law No. 76/2025/QH15 dated June 17, 2025;

Pursuant to the Charter (4th Amendment) of International Investment Trade and Services Joint Stock Company;

Pursuant to Resolution No. 01/NQ-HĐQT dated January 20, 2026 of the Board of Directors (BOD) of International Investment Trade and Services Joint Stock Company on the plan for organizing the Annual General Meeting of Shareholders (AGM) 2026;

Pursuant to Resolution No. 09/NQ-HĐQT dated April 10, 2026 of the Board of Directors of International Investment Trade and Services Joint Stock Company on approving the Agenda and content of reports, proposals and other documents for the Annual General Meeting of Shareholders 2026,

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the 2026 remuneration for the Board of Directors and the Supervisory Board in the amount of VND 600,000,000 per year, specifically as follows:

No.	POSITION	UNIT	Number of personnel	Monthly Remuneration (per person)	Total Annual Remuneration
1	Chairman of the Board of Directors	VND	01	10,000,000	120,000,000
2	Vice Chairman of the Board of Directors	VND	01	8,000,000	96,000,000
3	Member of the Board of Directors	VND	03	6,000,000	216,000,000
4	Head of the Supervisory Board	VND	01	6,000,000	72,000,000
5	Member of the Supervisory Board	VND	02	4,000,000	96,000,000
	TOTAL	VND			600,000,000

The remuneration payable to the Board of Directors and Supervisory Board as stated above is inclusive of personal income tax. Members of the Board of Directors and Supervisory Board are responsible for declaring and paying personal income tax in accordance with applicable law.

Respectfully submitted for consideration and approval.

Recipients:

- Shareholders;
- Board of Directors, Supervisory Board;
- Filed: General Office, Board of Directors Secretary.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN ✓



Phung Tien Toan



INTERNATIONAL INVESTMENT TRADE AND SERVICES JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 03/TTr - BKS

Hanoi, May 15, 2026

SUBMISSION

Regarding the Selection of the Auditing Firm for the 2026 Financial Statements

To: General Meeting of Shareholders
International Investment Trade and Services Joint Stock Company

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020; the Law Amending and Supplementing a Number of Articles of the Law on Enterprises No. 76/2025/QH15 dated June 17, 2025;

Pursuant to the Charter (4th Amendment) of International Investment, Trade and Services Joint Stock Company (hereinafter referred to as the "Company") approved by the General Meeting of Shareholders on June 26, 2025;

Pursuant to Resolution No. 09/NQ-HĐQT dated April 10, 2026 of the Board of Directors of International Investment, Trade and Services Joint Stock Company on approving the agenda documents for the 2026 Annual General Meeting of Shareholders.

The Board of Supervisors respectfully submits to the General Meeting of Shareholders for consideration and approval the selection criteria and short list of auditing firms for the Company's 2026 Financial Statements (FS) as follows:

1. Criteria:

- The auditing firm must be an independent auditor approved by the State Securities Commission to conduct audits for public interest entities in the securities sector.
- The auditing firm must have a team of highly qualified and experienced auditors; and be able to provide timely consultation and support to the Company in the preparation and review of Financial Statements.
- Must meet the Company's requirements regarding the scope, schedule, and quality of the audit.
- Audit fees must be reasonable and commensurate with the actual volume of audit work.

2. Short List:

- 2.1. UHY Auditing and Consulting Co., Ltd. (UHY).
- 2.2. CPA Vietnam Auditing Co., Ltd. (CPA VIETNAM).
- 2.3. Vietnam Auditing and Valuation Co., Ltd. (VAE).
- 2.4. Nhan Tam Viet Auditing Co., Ltd. (NVT).
- 2.5. International Auditing Co., Ltd. (ICPA).

3. Recommendation:

The General Meeting of Shareholders authorizes the Board of Supervisors to carry out the selection of the auditing firm for the 2026 Financial Statements.

Thank you for your consideration./.

Recipients:

- Shareholders;
- Board of Directors, Board of Supervisors;
- Filed: Office, BOD Secretary.

**ON BEHALF OF THE BOARD OF SUPERVISORS
CHAIRWOMAN**

Ngo Thi Hoang Yen

PROPOSAL

Re: Approval of the share issuance plan to increase the charter capital

To: The 2026 Annual General Meeting of Shareholders of International Trade and Investment Services Joint Stock Company.

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17 June 2020; Law No. 76/2025/QH15 dated 17 June 2025 amending and supplementing a number of articles of the Law on Enterprises;

Pursuant to the Charter (4th amendment) of International Trade and Investment Services Joint Stock Company (hereinafter referred to as the “Company”) approved by the General Meeting of Shareholders on 26 June 2025;

Pursuant to Resolution No. 01/NQ-HĐQT dated 20 January 2026 of the Board of Directors of International Trade and Investment Services Joint Stock Company on the plan for organizing the 2026 Annual General Meeting of Shareholders (AGM).

In order to secure capital sources for the Company’s production and business activities, the Board of Directors of the Company respectfully proposes that the General Meeting of Shareholders (GMS) approve the plan to increase the charter capital from VND 360 billion to VND 800 billion, with an additional capital amount of VND 440 billion.

The detailed plan for the capital increase and the use of the additional capital is set out in the document attached to this Proposal.

The General Meeting of Shareholders is respectfully requested to consider and approve.

Yours faithfully.

Recipients:

- As addressed above;
- Supervisory Board;
- Archived: Administration, BOD Secretary.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN ✓



Phung Tien Toan



**PLAN ON
THE ISSUANCE OF SHARES TO INCREASE THE CHARTER
CAPITAL
AND THE USE OF THE ADDITIONAL CAPITAL**

(Attached to Proposal No. 04/TTr-HĐQT dated 15 May 2026)

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PLAN ON
THE ISSUANCE OF SHARES TO INCREASE THE CHARTER CAPITAL
AND THE USE OF THE ADDITIONAL CAPITAL

(Attached to Proposal No. 04/TTr-HDQT dated 15 May 2026)

A. INFORMATION ABOUT THE COMPANY

1. General overview of the Company

- Company name: **INTERNATIONAL TRADE AND INVESTMENT SERVICES JOINT STOCK COMPANY**
- Business Registration Certificate No. 0100110052 first issued by the Department of Planning and Investment of Hanoi City on 20 February 2006, with the 16th amendment on 04 August 2025.
- Head office: No. 17 Pham Hung Road, Cau Giay Ward, Hanoi City, Vietnam.
- Charter capital: **VND 360,000,000,000** *(in words: three hundred and sixty billion Vietnam Dong)*.
- Legal representatives:
Mr. Phung Tien Toan – Position: Chairman of the Board of Directors.
Mr. Vu Hoang Thao – Position: General Director.
- Principal business lines: the Company operates in trading, services and construction & installation, including the following principal lines of business:
 - + Other support services related to transportation;
 - + Other business support service activities not elsewhere classified;
 - + Real estate business; rights of use of land owned, used or leased;
 - + Operation of centers, agencies for labor and employment consultation, introduction and brokerage.

2. Business results and certain financial indicators for the 2023–2025 period

Unit: VND million

No.	Indicator	2023	2024	2025
1	Total assets (end of period)	583,010	655,578	647,667
2	Charter capital	360,000	360,000	360,000
3	Total revenue	164,918	171,806	196,169
4	Total expenses	162,673	158,753	182,350
5	Profit before tax	2,245	13,053	13,819
6	Profit after tax	2,245	13,053	13,819

(Source: Audited Separate Financial Statements of the Company for 2023, 2024 and 2025)

3. Status of the Company's capital utilization as at 31 December 2025

Unit: VND million

I	Total capital sources	647,667
1	Owner's equity	311,765
	- Contributed capital of owner	360,000
2	Liabilities	335,902
	- Current liabilities	78,661
	- Non-current liabilities	257,242
II	Total assets	647,667
1	Current assets	108,311
2	Non-current assets	539,356
	- Non-current receivables	7
	- Fixed assets	13,386
	- Construction in progress	271,601
	- Long-term financial investments	250,985
	- Long-term accrued expenses	3,377

B. LEGAL BASES

- Law on Enterprises No. 59/2020/QH14 dated 17 June 2020 and legal documents guiding the implementation of the Law on Enterprises;
- Law on Securities No. 54/2019/QH14 dated 26 November 2019;
- Decree No. 155/2020/NĐ-CP dated 31 December 2020 of the Government guiding the Law on Securities;
- Decree No. 245/2025/NĐ-CP dated 11 September 2025 of the Government amending Decree No. 155/2020/NĐ-CP guiding the Law on Securities;
- Circular No. 115/2025/TT-BTC dated 15 December 2025 of the Ministry of Finance guiding the offering and issuance of securities, public tender offers, share repurchases, registration of public companies, etc.;
- The Charter on Organization and Operation of the Company;
- Other applicable provisions of law.

C. CAPITAL MOBILIZATION OPTIONS

To raise capital for the development of the Company's production, business and investment activities, several capital mobilization channels may be considered: issuance of shares to increase the charter capital, bank/investment fund borrowings, issuance of bonds, and other capital mobilization sources, etc.

1. Capital needs

- The Company currently needs additional capital to implement investment projects and working capital to serve production and business activities. Specifically:
 - To supplement medium- and long-term capital to meet the capital demand for the implementation of the key project: the My Dinh Inland Container Depot (ICD) investment and construction project in Hoai Duc commune, Hanoi City. Other projects in line with the Company's operational and management capabilities.
 - To supplement investment capital for other enterprises in which the Company has been investing effectively: ALS, ILSI, etc. (as these companies are increasing their charter capital for existing shareholders).
 - To expand the import-export trading activities of the Company and the enterprises currently operating at the ICD, in line with the development needs once the My Dinh ICD in Hoai Duc commune, Hanoi City is put into operation.
 - The need to increase the charter capital / mobilize capital is extremely urgent and necessary in order to strengthen financial capacity, to meet the capital conditions prescribed by law when implementing the counterpart-capital projects for which the Company is the investor, and to enhance the Company's operational and competitive capacity in its principal field of logistics.
2. Capital mobilization options – advantages and disadvantages of each option
- The Company proposes to consider the following capital mobilization channels, with a view to balancing the capital sources for business operations and for the implementation of the My Dinh ICD Project in Duc Thuong, as detailed below:

CAPITAL MOBILIZATION OPTION	ADVANTAGES	DISADVANTAGES
1. Charter capital increase	<p>The Company will have a sound financial capacity, reducing financial pressure during the investment phase.</p> <p>Shares may be offered to existing shareholders with strong financial capacity.</p> <p>Strengthens reputation and builds confidence: leverages the knowledge, experience and relationships of new participating shareholders.</p>	<p>May limit the offering of shares to investors when the Company's profit margin/dividend payout ratio is not yet high.</p>
2. Bank loans	<p>High reliability: banks co-participate in and appraise the</p>	<p>Financial risk: a high debt ratio may affect the Company's</p>

CAPITAL MOBILIZATION OPTION	ADVANTAGES	DISADVANTAGES
	<p>business plan with the Company through the provision of safe and confidential financial services.</p> <p>Substantial borrowing capacity: able to satisfy large and stable borrowing needs compared with many other sources of borrowings.</p> <p>Use of capital: in accordance with the disbursement schedule and the customer's capital needs.</p> <p>Lending rate: competitive against other capital mobilization channels from non-financial institutions or other personal loan sources.</p>	<p>repayment capacity in the event of market fluctuations (interest rate adjustments, delayed receivables, etc.), or if revenues from investment projects are not realized as planned.</p> <p>The Company does not currently meet the bank's conditions for project loans; counterpart capital is insufficient against the capital requirements for project development in the coming period.</p>
3. Issuance of corporate bonds	<p>Flexible conditions: terms can be designed to suit the Company's needs, such as payment tenor, method of interest payment, conversion rights, etc.</p> <p>Capital source: an alternative mobilization channel where bank credit is limited.</p>	<p>Lending rate: may be higher than bank loans due to additional advisory, guarantee and other fees.</p> <p>Use of capital: less flexible than bank loans.</p>
4. Financing from investment funds	<p>Rapid growth: investment funds typically invest in high-growth-potential companies.</p> <p>Connections and support: in addition to capital, these funds typically provide strategic advice and a network of relationships.</p> <p>Interest rate: more favorable than other mobilization sources.</p> <p>The Company would leverage this source at an appropriate ratio during project implementation.</p>	<p>Control rights: such investors typically demand ownership and decision-making rights in the enterprise.</p> <p>Application conditions: a bank payment guarantee is required (the Company does not yet meet the conditions under option 2 – Bank loans).</p>

CAPITAL MOBILIZATION OPTION	ADVANTAGES	DISADVANTAGES
5. Capital mobilization from commercial partners and investment cooperation	<p>Access to a broad community: capital raising from the community helps the enterprise connect with many supporters and potential customers.</p> <p>Market testing: a useful means of testing market interest in new products or services.</p>	<p>Capital mobilization from commercial partners can only be conducted once the Company has products matching the partners' requirements (after adjusting the master plan and total investment).</p>
6. Use of retained earnings	<p>No debt service obligation or sharing of control: the enterprise may freely use earnings without external obligations.</p> <p>No cost incurred: no interest or dividend payment is required for this source.</p>	<p>The Company currently has accumulated losses (approximately VND 46.5 billion under the 2025 Consolidated Financial Statements); it will take time to accumulate sufficient profits for investment.</p>
7. Mobilization from other borrowing sources (individuals, relatives, etc.)	<p>Borrowing conditions are flexible and less complex than other mobilization channels.</p>	<p>Amounts mobilized are typically small and tenors are short; not suitable for medium- and long-term investment plans.</p>

3. Comparative analysis and assessment

At present, many bank partners, investment funds, partners, etc. have shown interest in cooperating, financing, and providing credit guarantees, etc. for the implementation of the My Dinh ICD Project in Hoai Duc and for funding other business activities of the Company. The legal procedures of the Project are still being finalized, and therefore the Company is not yet eligible to use the bank loan, bond issuance, or investment fund capital mobilization channels.

4. Selection of option

On the basis of an assessment of the advantages and disadvantages of the available capital mobilization options, in order to ensure that the Project soon completes its legal procedures, satisfies the capital mobilization conditions for project implementation, balances current business capital sources, and serves the plan to adjust the master plan and total investment of the Project, **the Company proposes to implement the option of increasing the charter capital.** Other capital mobilization channels will then have a more favorable basis for further implementation after the completion of the charter capital increase.

D. PLAN FOR THE ISSUANCE OF SHARES TO INCREASE THE CHARTER CAPITAL

1. Bases for proposing the charter capital increase plan

- Under the Equitization Plan, the Company already had a plan to increase its charter capital in 2017, which was approved by the first General Meeting of Shareholders; however, it has not been implemented to date.
- The bases analyze the current circumstances and conditions of the Company in the present period, and compare and assess the capital mobilization options set out above.

2. Plan to increase the charter capital

2.1 Amount of charter capital increase

- Current charter capital: **VND 360,000,000,000** (*in words: three hundred and sixty billion Vietnam Dong*);
- Expected additional charter capital: **VND 440,000,000,000** (*in words: four hundred and forty billion Vietnam Dong*); of which:
 - + Capital increase for existing shareholders at a ratio of 1 : 1.12, i.e., increasing from VND 360 billion to VND 763.20 billion.
 - + Capital increase under the ESOP program: VND 36.80 billion, i.e., increasing from VND 763.20 billion to VND 800 billion.
- Expected charter capital after completion of the increase: **VND 800,000,000,000** (*in words: eight hundred billion Vietnam Dong*).

2.2 Plan to increase the Company's charter capital from VND 360 billion to VND 800 billion

2.2.1 Charter capital increase from VND 360 billion to VND 763.20 billion: issuance to existing shareholders

Name of shares issued	Shares of International Trade and Investment Services Joint Stock Company.
Type of shares	Ordinary shares
Par value	VND 10,000 per share
Expected number of shares to be issued	40,320,000 shares (forty million three hundred twenty thousand shares)
Total par value of shares to be issued	VND 403,200,000,000 (four hundred and three billion, two hundred million Vietnam Dong)
Issuance ratio to existing shareholders	Issuance ratio to existing shareholders: 1.00 : 1.12 (every shareholder owning 01 share as at the record date is entitled to purchase 1.12 newly issued shares). To avoid fractional shares and to ensure that the number of shares to be issued is not exceeded, the number of additionally issued shares purchasable by each existing shareholder shall be rounded down to the unit.

Issue price	Issue price: authorized to the Board of Directors for decision, but not lower than VND 10,000 per share.
Expected issuance period	The GMS authorizes the BOD to consider and decide the appropriate timing for the issuance, ensuring that the Company fully satisfies all conditions prescribed by securities laws and other relevant laws at the time of issuance.
Treatment of shares unsubscribed by existing shareholders	For shares which existing shareholders do not purchase, or do not fully purchase: the General Meeting of Shareholders authorizes the Board of Directors to handle such shares so as to ensure the success of the capital increase issuance and to deliver the highest benefits to shareholders. Investors who purchase the said unsubscribed shares shall not enjoy terms or conditions more favorable than those granted to existing shareholders.
Principles on transfer of subscription rights	Permitted
Transfer restrictions	None

2.2.2 Charter capital increase from VND 763.20 billion to VND 800 billion:

Issuance of shares under the Employee Stock Ownership Plan (ESOP):

- Number of shares to be issued: 3,680,000 shares (*three million six hundred eighty thousand shares*).
- Total issuance value at par: VND 36,800,000,000 (*thirty-six billion eight hundred million Vietnam Dong*).
- Expected charter capital after issuance: VND 800,000,000,000 (*eight hundred billion Vietnam Dong*).
- Expected issue price: VND 12,500 per share (*twelve thousand five hundred Vietnam Dong per share*).

The General Meeting of Shareholders authorizes the Board of Directors to consider and decide on the eligible participants in the program, to deal with matters related to the ESOP, and to make adjustments to changes of the Program (if any) in line with the provisions of law, and to report to the shareholders at the next General Meeting of Shareholders.

2.3 Level of share dilution after the issuance

The issuance of additional shares may result in a risk of dilution of the Company's shares, including: (i) dilution risk in respect of earnings per share after the offering (EPS), (ii) dilution risk in respect of book value, and (iii) dilution risk in respect of shareholding and voting rights.

- (i) Risk of EPS dilution:

Following the public offering, the Earnings Per Share (EPS) ratio will change due to the increase in the total number of outstanding shares compared with the position prior to the public offering.

EPS formula:

$$\text{EPS} = \frac{\text{Profit (loss) attributable to ordinary shareholders}}{\text{Weighted average number of shares outstanding during the period}}$$

(ii) Risk of dilution of book value per share:

As a result of share dilution, the share price may change according to the following formula:

$$\text{Book value per share} = \frac{\text{Owner's equity per accounting books}}{\text{Total number of outstanding shares (at the same point in time)}}$$

The Company's book value per share, computed on the basis of book values as at 31 December 2025, is VND 8,749 per share.

At the time of successful completion of the share issuance, if the rate of growth in owner's equity is lower than the rate of growth in the number of shares after the offering, the book value per share will decrease, and vice versa.

3. Plan for the use of the additional charter capital

3.1 Source of additional capital from the issuance

The additional capital expected to be raised from the share issuance is VND 449.20 billion.

Unit: VND million

No.	Issuance target	No. of shares	Expected issue price (VND '000)	Expected total proceeds (*)
1	Offering to existing shareholders	40,320,000	10.00	403,200
2	Offering under ESOP program	3,680,000	12.50	46,000
	Total	44,000,000		449,200

3.2 Expected plan for the use of additional capital

The total proceeds from the offering are expected to be used to serve production and business activities and project investment, specifically as follows:

Unit: VND million

No.	Item	Amount
I	Financial investment	44,160
	Capital contribution to ILST	10,000

No.	Item	Amount
	Capital contribution to ALS Dry Port JSC, ICD & Logistics Van Lam, Hung Yen Project	10,000
	Capital contribution to ALS	22,200
	Capital contribution to Khang Viet Ha Company	1,960
II	Project investment and construction	422,500
	Warehouse renovation at My Dinh – Son Dong	3,000
	Asset procurement 2026–2027	5,500
	My Dinh ICD construction costs in Hoai Duc, Hanoi 2026–2027	364,000
	Working capital for other commercial activities	50,000
	Total capital needs for investment expansion	466,660

*** Note: The proceeds from the charter capital increase are not sufficient to meet the Company's needs for investment to expand production and business activities; the Company will balance its mobilization from other sources to ensure the highest economic effectiveness in the coming years.*

In the event that the Company does not sell all the registered shares, or the offering period is extended longer than expected and the proceeds raised from the issuance are insufficient as expected to implement the projects, the General Meeting of Shareholders authorizes the Board of Directors to proactively implement the following measures:

- (i) Consider extending the offering period; or
- (ii) Flexibly use bank loans and other capital sources to carry out the investments.

4. Efficiency assessment

4.1 Social benefits

- + The early commissioning of the My Dinh ICD Project in Duc Thuong will contribute to alleviating congestion and reducing the traffic of heavy-tonnage vehicles transporting goods into and out of the city center area, and will facilitate freight vehicles in carrying out customs clearance procedures.
- + The development objective for the My Dinh ICD as an international-standard port is consistent with the Master Plan on Construction of the Hanoi Capital towards 2030, with a vision to 2050, and with the Master Plan on the Development of Vietnam's ICD System with an orientation to 2030.
- + Expanding scale, increasing operational capacity and creating more jobs for workers.

4.2 Economic benefits

Following the charter capital increase:

- + Financial expenses for business operations will decrease, thereby increasing business effectiveness; and a portion of capital for project investment will be secured.
- + Upon completion of the My Dinh ICD Project in Hoai Duc, revenue from logistics services at the ICD will increase, generating sustainable growth in economic effectiveness.

Projected business results are as follows:

Unit: VND million

No.	Indicator	Plan 2026	Plan 2027	Plan 2028	Plan 2029	Plan 2030
1	Total assets (end of period)	746,272	914,573	1,104,933	1,450,135	1,642,052
2	Charter capital	800,000	1,200,000	1,200,000	1,200,000	1,200,000
3	Total revenue	431,072	599,373	789,733	1,134,935	1,326,852
4	Total expenses	405,677	562,861	729,524	1,052,045	1,224,432
5	Profit before tax	25,395	36,512	60,209	82,890	102,420
6	Profit after tax	25,395	33,777	48,167	66,312	81,936

5. Responsibilities of the Board of Directors

The General Meeting of Shareholders authorizes the Board of Directors, on its sole and exclusive authority, to decide on the amendment, supplementation and/or approval of all amendments and supplements made by the Board of Directors (if any) in connection with the amendment of the Plan to Increase the Charter Capital and the Plan for the Use of Proceeds from the Offering, consistent with the Company's actual operational needs, safeguarding shareholders' interests, suitable to the Company's actual operations, in compliance with the provisions of law and guidance of State management agencies; to submit them to the State management agencies for consideration and approval, and to implement them in strict accordance with the Resolution of the General Meeting of Shareholders and the provisions of law, including but not limited to the following matters:

- Determining the specific timing of the implementation of the Plan to Increase the Charter Capital; deciding on the Plan for the Use of Proceeds from the capital increase so as to ensure effectiveness and conformity with the Company's actual business operations;

- Determining the handling or distribution of shares that remain unsold from the offering; setting out the criteria and the list of investors for the distribution of unsold shares; and handling and distributing such unsold shares in accordance with the provisions of law;
- Finalizing other matters relating to the Plan to Increase the Charter Capital and the Plan for the Use of Proceeds from the capital increase at the request of the State management agencies;
- Carrying out the legal procedures to amend and supplement the Business Registration Certificate, the Charter and other relevant legal documents in connection with the adjustment of the newly increased charter capital arising from the offering and the Company's business lines.

In addition to the authorizations set out above, during the implementation of the issuance, the General Meeting of Shareholders authorizes the Board of Directors to supplement, amend and finalize the issuance plan at the request of the State management agencies and/or in line with actual circumstances, so as to ensure that the implementation of the Company's share issuance plan is lawful, in compliance with regulations, and safeguards the interests of the shareholders and of the Company.

**INTERNATIONAL INVESTMENT TRADE
AND SERVICES JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 05/TTr-HĐQT

Hanoi, May 15, 2026

SUBMISSION

On the approval of changes to the business lines of the Company

To: General Meeting of Shareholders
International Investment Trade and Services Joint Stock Company

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020; the Law amending and supplementing a number of articles of the Law on Enterprises No. 76/2025/QH15 dated June 17, 2025;

Pursuant to Decision No. 36/2025/QĐ-TTg dated September 29, 2025 of the Prime Minister on the issuance of the Vietnamese Economic Sector System; Based on the Charter (amended for the 4th time) of Investment, Trade and International Services Joint Stock Company, approved by the General Meeting of Shareholders on June 26, 2025;

Pursuant to Resolution No. 01/NQ-BOD dated January 20, 2026 and Resolution No. 09/NQ-BOD dated April 10, 2026 of the Board of Directors,

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the changes to the business lines of the Company as follows:

I. NECESSITY FOR CHANGING BUSINESS LINES

1. Legal basis:

Decision No. 36/2025/QĐ-TTg dated September 29, 2025 of the Prime Minister promulgating the Vietnamese Economic Sector System (replacing the previous economic sector system) has changed the sector codes and names of many business lines. Several registered business lines of the Company need to be updated and adjusted in accordance with the new economic sector system under Decision No. 36/2025/QĐ-TTg. Specifically:

- The sector "Information Portal" code 6312 (old) is now changed to "Web search portal activities and other information services" code 6390;
- The sector "Real estate consultancy, brokerage, auction, and land use right auction" code 6820 (old) is now changed to "Other real estate activities on a fee or contract basis" code 6829;
- The sector "Manufacture of electronic components" code 2610 (old) is now changed to "Manufacture of other electronic components" code 2619;
- The sector "Harvesting of other non-wood forest products" code 0231 (old) is now changed to "Harvesting and gathering of non-wood forest products" code 0230...



2. Practical business requirements:

Based on the development strategy for the 2026–2031 period, particularly following the completion of State divestment (March 20, 2026) which opens new development opportunities, the Company needs to add certain business lines in line with practical market needs and growth potential.

II. CONTENT OF CHANGES

The proposed changes to the Company's business lines include: (i) adjustment of sector codes in accordance with the Vietnamese Economic Sector System issued under Decision No. 36/2025/QĐ-TTg; and (ii) addition of new business lines in line with the development strategy for the 2026–2031 period.

The detailed list of proposed business line changes and additions (including sector names and codes) is fully set out in the Appendix attached to this Proposal.

III. RECOMMENDATIONS

The Board of Directors respectfully requests the General Meeting of Shareholders to:

1. Approve the changes to the business lines of the Company in accordance with the content set out in the Appendix attached to this Proposal;
2. Authorize the Board of Directors to carry out all procedures for registering the change of business lines with the Hanoi Department of Finance in accordance with applicable laws, including the corresponding amendment to the Business Registration Certificate.

Respectfully submitted!

Recipient:

- Shareholders;
- Board of Directors, Supervisory Board;
- Saved: VT, Board of Directors' Account.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN 

Phung Tien Toan



APPENDIX A AMENDMENTS AND ADDITIONS TO BUSINESS LINES

(Attached to Petition No. 05/TTr-HĐQT dated May 15, 2026

of the Board of Directors of International Investment Trade and Services Joint Stock Company)

I. CHANGES TO BUSINESS LINES

1. Removed Business Lines:

No.	Business Line Name	Code	Notes
1	Web portal (excluding news activities)	6312	
2	Real estate consulting, brokerage, and auction; land use right auction	6820	
	Detail: Real estate consulting and brokerage services (excluding auction activities)		
	(Enterprise operates only under the auction certificate of the legal representative)		
3	Manufacture of electronic components	2610	
4	Gathering of non-timber forest products	0231	
5	Wholesale of motor vehicles and other motor vehicles (excluding auction activities)	4511	
	Agents for motor vehicles and other motor vehicles (excluding auction activities)		
6	Wholesale of motor vehicle parts and accessories (excluding auction activities)	4513	
	Agents for motor vehicle parts and accessories (excluding auction activities)		
7	Wholesale of motor vehicle parts and accessories (excluding auction activities)	4530	
8	Retail sale of passenger cars (up to 9 seats)	4512	
9	Maintenance and repair of motor vehicles	4520	
10	Other specialized wholesale not elsewhere classified.	4669	
	Detail: Wholesale of fertilizers; wholesale of other chemicals (excluding State-prohibited chemicals).		
11	Wholesale of other construction materials and installation equipment (excluding precious metals and gemstones)	4663	
12	Wholesale of rice, wheat, other cereals and wheat flour	4631	
13	Wholesale of solid, liquid and gaseous fuels and related products	4661	
14	Wholesale of metals and metal ores	4662	

2. Added Business Lines:

No.	Business Line Name	Code	Notes
1	Web search portal and other information service activities	6390	
2	Real estate activities on a fee or contract basis	6829	
3	Manufacture of other electronic components	2619	
4	Gathering of non-timber forest products	0230	
	Wholesale of motor vehicles and other motor vehicles (excluding auction activities)		
5	Wholesale of motor vehicles and other motor vehicles (excluding auction activities)	4661	
6	Retail intermediary service activities (excluding auction activities)	4790	
7	Wholesale of motor vehicle parts and accessories	4662	
8	Retail sale of motor vehicles and other motor vehicles.	4781	
	Detail: 47811 – Retail sale of passenger cars (up to 9 seats)		
9	Repair and maintenance of motor vehicles	9531	

No.	Business Line Name	Code	Notes
10	Other specialized wholesale not elsewhere classified. Detail: 46791 – Wholesale of fertilizers, pesticides and other agricultural chemicals; 46792 – Wholesale of other chemicals (excluding agricultural use)	4679	
11	Wholesale of other construction materials and installation equipment	4673	
12	Wholesale of rice, wheat, products from other cereals and wheat flour	4631	
13	Wholesale of solid, liquid and gaseous fuels and related products	4671	
14	Wholesale of metals and metal ores	4672	
15	Generation of electricity from renewable energy sources	3512	
16	Transmission and distribution of electricity (excluding national grid transmission and dispatch)	3513	
17	Manufacture of basic chemicals	2011	
18	Manufacture of gas; distribution of gaseous fuels through mains	3520	
19	Construction of other civil engineering works	4299	
20	Installation of electrical systems	4321	
21	Installation of water supply, drainage, heating and air-conditioning systems	4322	
22	Architectural and related technical consulting activities	7110	
23	Business management consulting and other management consulting activities	7020	
24	Research and experimental development in natural sciences and technology	7211	

II. BUSINESS LINES AFTER CHANGES

No.	Business Line Name	Code	Review Comments
I	Review of registered business lines		
1	Other supporting transport activities	5229 (Primary)	
	Detail: 52291 – Freight forwarding and logistics agency services; 52292 – Logistics; 52299 – Other supporting transport activities not elsewhere classified.		
2	Other land passenger transport	4932	
	Detail: Multimodal transport		
3	Freight transport by road	4933	
4	Inland waterway freight transport	5022	
5	Warehousing and storage	5210	
6	Service activities incidental to rail transportation	5221	
7	Service activities incidental to water transportation	5222	
8	Service activities incidental to air transportation	5223	
9	Cargo handling	5224	
10	Service activities incidental to land transportation	5225	
11	Postal activities	5310	
12	Courier activities	5320	
13	Other business support service activities not elsewhere classified	8299	
	Detail:		
	- Temporary import-re-export and transit services; - Duty-free retail;		



No.	Business Line Name	Code	Notes
	- Import-export of goods in the company's business scope; (STATE-PERMITTED TYPES ONLY)		
14	Other food service activities (excluding bar, karaoke, and nightclub operations)	5629	
15	Beverage serving activities (excluding bar, karaoke, and nightclub operations)	5630	
16	Web search portal and other information service activities	6390	
17	Buying and selling of own real estate, or real estate leased or on the right to use	6810	
18	Real estate activities on a fee or contract basis	6829	
19	Architectural and related technical consulting activities	7110	
20	Advertising (State-permitted types)	7310	
21	Trade fair and exhibition organization; trade promotion	8230	
22	Rental of motor vehicles	7710	
23	Packaging service activities	8292	
24	Manufacture of builders' carpentry and joinery	1622	
25	Sawmilling, planing and impregnation of wood	1610	
26	Manufacture of other products from wood; manufacture of articles of cork, straw and plaiting materials	1629	
27	Manufacture of other electronic components	2619	
28	Manufacture of consumer electronics	2640	
29	Manufacture of corrugated paper and paperboard, paper and paperboard containers	1702	
30	Manufacture of veneer sheets and wood-based panels	1621	
31	Other mining and quarrying not elsewhere classified Detail: Trading and processing of minerals (excluding State-prohibited types)	0899	
32	Logging	0220	
33	Gathering of non-timber forest products	0230	
34	Mining and agglomeration of hard coal	0510	
35	Mining and agglomeration of lignite	0520	
36	Quarrying of stone, sand, gravel, and clay	0810	
37	Processing and preserving of meat and meat products	1010	
38	Processing and preserving of fish and fish products	1020	
39	Processing and preserving of fruit and vegetables	1030	
40	Grain milling and production of coarse flour	1061	
41	Manufacture of starches and starch products	1062	
42	Manufacture of wooden containers	1623	
43	Manufacture of concrete, cement and plaster products	2395	
44	Growing of fruit-bearing trees	0121	
45	Growing of spice, aromatic, drug and pharmaceutical crops	0128	
46	Agricultural support service activities	0161	
47	Post-harvest crop activities	0163	
48	Silviculture and afforestation; nursery activities for forestry	0210	
49	Construction of telecommunications and communications works	4223	
50	Construction of manufacturing and processing works	4293	
51	Construction of other civil engineering works	4299	

No.	Business Line Name	Code	Notes
52	Wholesale of motor vehicles and other motor vehicles (excluding auction activities)	4661	
53	Retail intermediary service activities (excluding auction activities)	4790	
54	Wholesale of motor vehicle parts and accessories	4662	
55	Wholesale (general) – State-permitted types	4690	
56	Retail sale of motor vehicles and other motor vehicles. Detail: 47811 – Retail sale of passenger cars (up to 9 seats)	4781	
57	Repair and maintenance of motor vehicles	9531	
58	Agency, brokerage and auction of goods	4610	
	Detail: Agency and brokerage (excluding insurance, securities, real estate brokerage, and international marriage brokerage; excluding agency/brokerage of rice, cane sugar, beet sugar, tobacco and cigars, crude oil, refined oil, precious metals and gemstones, recorded media, books, newspapers and magazines, pharmaceuticals, explosives)		
59	Wholesale of textiles, clothing and footwear	4641	
60	Wholesale of other household goods	4649	
61	Wholesale of agricultural machinery, equipment and supplies	4653	
62	Wholesale of other machinery, equipment and supplies.	4659	
	Detail:		
	Wholesale of mining and construction machinery, equipment and supplies;		
	Wholesale of electrical equipment and materials;		
	Wholesale of textile, garment and leather machinery, equipment and supplies;		
	Wholesale of office furniture;		
Wholesale of medical equipment.			
63	Other specialized wholesale not elsewhere classified. Detail: 46791 – Wholesale of fertilizers, pesticides and other agricultural chemicals; 46792 – Wholesale of other chemicals (excluding agricultural use)	4679	
64	Wholesale of other construction materials and installation equipment	4673	
65	Wholesale of agricultural and forestry raw materials (excluding timber, bamboo and rattan) and live animals	4620	
66	Wholesale of rice, wheat, products from other cereals and wheat flour	4631	
67	Wholesale of food	4632	
68	Wholesale of tobacco products	4634	
69	Wholesale of beverages	4633	
70	Wholesale of solid, liquid and gaseous fuels and related products	4671	
71	Wholesale of metals and metal ores	4672	
72	Generation of electricity from renewable energy sources	3512	
73	Transmission and distribution of electricity (excluding national grid transmission and dispatch)	3513	
74	Manufacture of basic chemicals	2011	
75	Manufacture of gas; distribution of gaseous fuels through mains	3520	



No.	Business Line Name	Code	Notes
76	Construction of other civil engineering works	4299	
77	Installation of electrical systems	4321	
78	Installation of water supply, drainage, heating and air-conditioning systems	4322	
79	Architectural and related technical consulting activities	7110	
80	Business management consulting and other management consulting activities	7020	
81	Research and experimental development in natural sciences and technology	7211	
82	(For conditional business lines, the Enterprise shall only conduct business activities when all conditions required by law are fully satisfied)		Industry code not yet matched with Vietnam's Economic Sector System



**INTERNATIONAL INVESTMENT TRADE
AND SERVICES JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 06/TTr-HĐQT

Hanoi, May 15, 2026

SUBMISSION

Regarding amendments and additions to the Company's Charter. (5th time)

To: General Meeting of Shareholders
International Investment Trade and Services Joint Stock Company

Based on the Enterprise Law No. 59/2020/QH14 dated June 17, 2020; and the Law amending and supplementing a number of articles of the Enterprise Law No. 76/2025/QH15 dated June 17, 2025, effective from July 1, 2025;

Based on Government Decree No. 168/2025/ND-CP dated June 30, 2025, regulating business registration (replacing Decree No. 01/2021/ND-CP) and its implementing guidelines;

Based on the Securities Law No. 54/2019/QH14 dated November 26, 2019 and its implementing guidelines;

Based on the Charter (amended for the 4th time) of the International Investment, Trade and Service Joint Stock Company, approved by the General Meeting of Shareholders on June 26, 2025;

Based on Resolution No. 01/NQ-HĐQT dated January 20, 2026 and Resolution No. 09/NQ-HĐQT dated April 10, 2026 of the Board of Directors,

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the amendment and supplement to the Company's Charter (5th time) with the following basic reasons and contents:

I. THE NECESSITY OF AMENDING AND SUPPLEMENTING THE STATUTES

1. Updated according to new legal regulations:

Law No. 76/2025/QH15 amending and supplementing a number of articles of the Enterprise Law, effective from July 1, 2025, has added many important new provisions, including: (i) provisions on beneficial owners and public disclosure obligations; Decree No. 168/2025/ND-CP dated June 30, 2025, replacing Decree No. 01/2021/ND-CP, is the main guiding document on enterprise registration. The Company Charter needs to be updated to fully reflect these new provisions.

2. Update the organizational structure of governance:

The charter needs to be updated to reflect the new Board of Directors structure for the 2026-2031 term, including the position of Vice Chairman of the Board. At the same time, regulations regarding the authority, powers, and responsibilities of the Vice Chairman of the Board should be added to align with legal regulations and good corporate governance practices.



3. Update the registered capital:

In the event that the General Meeting of Shareholders approves the plan to increase the charter capital from VND 360 billion to VND 800 billion (according to Proposal No. 04/TTr-HĐQT), the Articles of Association need to be adjusted accordingly to reflect the new charter capital and share structure.

4. Update business lines and activities:

The charter needs to be updated to reflect the changes in the business lines and activities outlined in Proposal No. 05/TTr-HĐQT regarding the change in business lines and activities.

II. AMENDMENTS AND ADDITIONS TO THE STATUTES

Details of the amendments and additions to the Company Charter (in the form of a comparative table: Current Charter – Proposed Amendments – Basis/Reasons for Change) are fully presented in the Appendix attached to this Submission.

III. PROPOSAL

The Board of Directors respectfully requests the General Meeting of Shareholders to: Approve the amendment and supplement to the Company's Charter (5th time) as outlined in the Appendix attached to this Proposal;

Respectfully submitted!

Recipient:

- Shareholders;
- Board of Directors, Supervisory Board;
- Saved: VT, Board of Directors' Account.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN 

Phung Tien Toan





APPENDIX
Amendments and additions to the Company Charter
International Investment Trade and Services Joint Stock Company
(Attached is Report No. 06/TT- HĐQT dated May 15, 2026, from the Board of Directors)

No.	Clause	Contents of the current Charter	Revised/Supplemented Content	Reasons for revision/addition
1	Legal Basis Section (First page of the Charter)	Based on the Enterprise Law No. 59/2020/QH14 dated June 17, 2020 (The 2025 amended Law and the Decree replacing Decree 01/2021 have not yet been referenced)	Two new grounds have been added in addition to the existing ones: "Based on Law No. 76/2025/QH15 dated June 17, 2025 of the National Assembly amending and supplementing a number of articles of the Enterprise Law No. 59/2020/QH14, effective from July 1, 2025;" "Based on Government Decree No. 168/2025/ND-CP dated June 30, 2025, regulating business registration (replacing Decree No. 01/2021/ND-CP) and guiding documents for its implementation;"	Law 76/2025/QH15, effective July 1, 2025, adds many new provisions that need to be reflected in the Charter. Decree 168/2025/ND-CP replaces Decree 01/2021; therefore, the current relevant document must be cited.
2	Article 1. Definition of terms	Article 1 defines the terms: Company, Registered Capital, Enterprise Law, Company Manager, Related Parties, etc. There is no definition of "beneficial owner" and "Vice Chairman of the Board of Directors".	Add two new clauses to Article 1: "[K] 'Beneficial owner' is an individual who meets one of the criteria specified in Clause 35, Article 4 of the amended Enterprise Law 2025: (i) directly or indirectly owns 25% or more of the charter capital or voting shares; or (ii) has the right to control key management decisions of the Company as prescribed in Article 17 of Decree 168/2025/ND-CP." "[] 'Vice Chairman of the Board of Directors' is a member of the Board of Directors elected by the Board of Directors in accordance with the provisions of Section B, Article 30 of these Charters."	This provides a unified definitional basis for the two new titles/concepts detailed in Article 6 (amended Clause 8) and Article 30 (new Section B).
3	Article 6. Charter capital, shares, and	Article 6. Charter capital, shares, and management of state capital in the Company	Amend the title of Article 6 to: "Article 6. Charter capital, shares, and beneficial owners of the Company" Amend clause 1 to:	The State has completed the divestment of 100% of its capital in the Company; the phrase



No.	Clause	Contents of the current Charter	Revised/Supplemented Content	Reasons for revision/addition
4	Clause 8, Article 6. Management of state capital in the Company.	Clause 8 stipulates the mechanism for managing and supervising the state capital portion in the Company, including the authority of the Hanoi People's Committee and the representative of the state owner with respect to state-owned shares. (The entirety of Clause 8 is based on the premise that the State is a shareholder)	<p>"The company's charter capital is VND 800,000,000,000 (Eight hundred billion dong), divided into 80,000,000 shares with a par value of VND 10,000 per share."</p> <p>Replace the entirety of Clause 8 with the provision regarding the Beneficiary Owner:</p> <p>"Clause 8. Beneficiary</p> <p>8.1. The concept of "beneficiary owner" is understood according to the definition in Article 1 of these Regulations.</p> <p>8.2. Obligation to identify and declare (according to Article 8(5a) of the amended Enterprise Law 2025; Article 18 of Decree 168/2025):</p> <p>a) Individual shareholders owning 25% or more of the voting shares are obligated to disclose information about the beneficial owners to the Company;</p> <p>b) Shareholders that are organizations owning 25% or more of the voting shares are obligated to provide information on the ownership structure so that the Company can identify the beneficial owners;</p> <p>c) Individuals who have the right to control according to criterion (ii) Article 1 have the obligation to self-determine and declare if they have not already been determined according to criterion (i).</p> <p>8.3. List of beneficial owners (Article 25(5) of the amended Enterprise Law; Article 19 of Decree 168/2025):</p>	<p>"management of state capital" is no longer appropriate.</p> <p>The new name accurately reflects the actual content of Article 6 after Clause 8 was replaced by the provision on beneficial owners (see Item 4).</p> <p>Update the charter capital after the capital increase.</p> <p>The State has completed the divestment of 100% of its capital in the Company; the regulations on state capital management in Clause 8 are no longer consistent with reality.</p> <p>Replace it with a provision on the Beneficiary Owner to: (i) implement Law 76/2025/QH15 and Decree 168/2025/ND-CP; (ii) utilize the existing position in Clause 8, without changing the structure of the Charter. The definition has already been added in Article 1, so Clause 8 only needs to refer to it and specify the procedure.</p>

No.	Clause	Contents of the current Charter	Revised/Supplemented Content	Reasons for revision/addition
5	Add Clauses 8 and 9 to Article 13. Obligations of shareholders	Article 13 lists seven obligations of shareholders, including: Clause 4: "Provide accurate information regarding name, contact address, legal document number, etc., when registering to purchase shares." (There is no obligation to declare the beneficial owner yet)	<p>The company complies, maintains, and updates a list of beneficial owners including: full name, date of birth, nationality, ethnicity, gender, contact address, ownership percentage or controlling interest, and legal document number. The list is stored at the head office in paper or electronic form.</p> <p>8.4. Notification of changes (Article 31(1) of the amended Enterprise Law; Article 52 of Decree 168/2025):</p> <p>When there are changes to the company's information, the company shall notify the provincial business registration authority within the timeframe and procedures prescribed by law.</p> <p>8.5. Information provision and security: The information of the beneficiary is kept confidential and will only be provided to competent state agencies upon request in accordance with legal procedures. The legal representative is responsible for the accuracy of the declared information.</p> <p>Add a new Clause 8 after the current Clause 7:</p> <p>8. Shareholders who are individuals owning 25% (twenty-five percent) or more of the total voting shares have the obligation to: (i) determine their beneficial ownership status as defined in Article 1 of the Charter; (ii) fully and truthfully declare information to the Company in accordance with Clause 8.2 of Article 6 of the Charter; (iii) notify the Company within 05 (five) working days from the date of any changes to the declared information.</p> <p>Add a new Clause 9:</p> <p>9. Shareholders that are organizations owning 25% (twenty-five percent) or more of the total voting shares</p>	<p>Implement Clause 35 of Article 4 and Article 8(5a) of the amended Enterprise Law 2025 (Law 76/2025/QH15).</p> <p>Implement Article 18 of Decree 168/2025/ND-CP on declaration obligations.</p> <p>The additions to the end of Article 13 (paragraphs 8 and 9) maintain the original structure and do not disrupt the order of the existing paragraphs.</p>

No.	Clause	Contents of the current Charter	Revised/Supplemented Content	Reasons for revision/addition
			are obligated to provide the Company with full information on the internal ownership structure of that organization so that the Company can determine the beneficial owners as stipulated in Clause 8.2 of Article 6 of the Charter and relevant laws."	
6	Point n, Clause 1, Article 15. Rights and obligations of the General Meeting of Shareholders	"n. Approving contracts and transactions as stipulated in Clause 3, Article 167 of the Enterprise Law; point a, Clause 4, Article 293 of Decree No. 155/2020/ND-CP dated December 31, 2020..."	Modify point n to: "n. Approving contracts and transactions as stipulated in Clause 3, Article 167 of the Enterprise Law and current implementing regulations."	Decree 155/2020/ND-CP has expired and has been replaced by Decree 168/2025/ND-CP. Referencing the "current implementing guidelines" helps ensure the Charter remains relevant even when a new Decree is issued.
7	Paragraph 1(a), Article 26. Composition of the Board of Directors	"The minimum number of Board of Directors members is 05 (five) people, including 01 (one) Chairman."	Amend Clause 1(a) to: "The minimum number of Board of Directors members is 05 (five) people, including 01 (one) Chairman of the Board of Directors and possibly 01 (one) Vice Chairman of the Board of Directors as decided by the Board of Directors."	In accordance with Clause 1, Article 156 of the 2020 Enterprise Law, the Board of Directors is permitted to elect a Vice Chairman. Establish a consistent basis with Section B added to Article 30.
8	Point h, Clause 2, Article 28. Powers of the Board of Directors	"h. Electing, dismissing, and removing the Chairman of the Board of Directors; appointing and dismissing the General Director..."	Modify point h: "h. Electing, dismissing, and removing the Chairman of the Board of Directors and the Vice Chairman of the Board of Directors; appointing and dismissing the General Director..." (the rest remains unchanged).	Clearly define the Board of Directors' authority in electing/dismissing the Vice Chairman, consistent with Section B of Article 30.
9	Article 30. Chairman of the Board of Directors → Amend the	Article 30 of the current regulations, "Chairman of the Board of Directors," comprises six clauses stipulating the	1. Change the title of Article 30 to: Article 30. Chairman and Vice-Chairman of the Board of Directors 2. The current provisions of Article 30 are reorganized into Section A:	Instead of creating a new article, incorporate the provision regarding the Vice President into Article 30 (rename it and add Section B), while maintaining the same number of

No.	Clause	Contents of the current Charter	Revised/Supplemented Content	Reasons for revision/addition
	<p>name and add Section B</p>	<p>rights, duties, election, and dismissal of the Chairman of the Board of Directors. Clause 3: In the absence of the Chairman, "authorization shall be made in writing to another member." There are no regulations regarding the Vice Chairman.</p> <p>There are no regulations regarding the position of Vice Chairman of the Board of Directors.</p>	<p>"A. CHAIRMAN OF THE BOARD OF DIRECTORS" (retain the entire content of current clauses 1-6), Specifically, Clause 3 of Section A is amended as follows:</p> <p>"3. In the event that the Chairman of the Board of Directors is absent or unable to perform his/her duties:</p> <p>(i) The Vice Chairman of the Board of Directors shall automatically exercise the powers and duties of the Chairman;</p> <p>(ii) If there is no Vice Chairman or the Vice Chairman is unable to perform the duties in his place, the Chairman shall authorize another member of the Board of Directors in writing;</p> <p>(iii) If no one is authorized, the remaining members shall elect a person to temporarily hold the position of Chairman by majority vote.</p> <p>3. Add Section B after the entire Section A:</p> <p>B. Vice Chairman of the Board of Directors</p> <p>7. Pot size and quantity:</p> <p>The Board of Directors shall elect 01 (one) member as Vice Chairman of the Board of Directors. The Vice Chairman shall be elected by a majority vote of the Board members with voting rights. The term of office of the Vice Chairman shall not exceed the term of office of the Board member and may be re-elected.</p> <p>8. Rights and responsibilities of the Vice President:</p> <p>a) Assisting the Chairman in organizing and managing the Board of Directors;</p> <p>b) To perform tasks assigned or delegated by the Chairman;</p> <p>c) Replacing the Chairman according to the mechanism in Clause 3, Section A of this Article;</p>	<p>articles and the structure of the Charter.</p> <p>In accordance with Clause 1, Article 156 of the 2020 Enterprise Law, the Board of Directors is permitted to elect a Vice Chairman.</p> <p>Establish a priority order for replacing the Chairman: Vice Chairman → delegation → temporary election; avoid a power vacuum.</p>

No.	Clause	Contents of the current Charter	Revised/Supplemented Content	Reasons for revision/addition
			<p>d) Participate in the Board of Directors' subcommittees as assigned;</p> <p>e) Other rights and obligations as stipulated by law and the Charter.</p> <p>9. Dismissal and removal from office: The Board of Directors dismisses the Vice Chairman when his resignation is accepted or he ceases to be a member of the Board of Directors. The Board of Directors may remove him from office when deemed necessary by a majority vote. After removal, the Board of Directors shall elect a new Vice Chairman within 20 (twenty) days if necessary.</p> <p>10. Benefits: The Vice Chairman is entitled to remuneration and benefits as stipulated in Article 29 of the Charter and the decisions of the Board of Directors, reflecting the actual responsibilities of the position.</p>	

Note: The full text of the amended and supplemented Charter of 2026 is hereby circulated. The Charter takes effect from the date of its approval by the 2026 Annual General Meeting of Shareholders.



PROPOSAL

Re: Approval of the policy on adjustment of the My Dinh ICD Investment and Construction Project in Hoai Duc commune; research on investment in the Tan Thanh ICD, Hong Van ICD and Huu Lung Industrial Zone projects; continuation of the project at No. 17 Pham Hung Road.

To: The General Meeting of Shareholders of International Trade and Investment Services Joint Stock Company.

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17 June 2020 and Law No. 76/2025/QH15 dated 17 June 2025 amending a number of articles of the Law on Enterprises;

Pursuant to the Law on Investment No. 143/2025/QH15 dated 11 December 2025 and the implementing decrees and guidelines;

Pursuant to the Law on Construction No. 50/2014/QH13 dated 18 June 2014; Law No. 62/2020/QH14 dated 17 June 2020 amending and supplementing a number of articles of the Law on Construction, other related amending laws, and the implementing decrees and guidelines;

Pursuant to the Law on Land No. 31/2024/QH15 dated 18 January 2024 and the implementing decrees and guidelines;

Pursuant to Decision No. 403/QĐ-UBND dated 16 January 2015 of the Hanoi People's Committee on the approval of the investment policy for the construction of the My Dinh Inland Container Depot (ICD) in Duc Thuong commune, Hoai Duc district, Hanoi City; the Decisions on correction, adjustment and adjustment of the investment policy No. 2555/QĐ-UBND dated 05 June 2015, No. 6222/QĐ-UBND dated 10 November 2016, No. 4906/QĐ-UBND dated 19 November 2021 and No. 5000/QĐ-UBND dated 06 October 2025 of the Hanoi People's Committee;

Pursuant to Decision No. 3401/QĐ-UBND dated 27 June 2016 of the Hanoi People's Committee on the approval of the 1/500-scale Detailed Plan for the My Dinh ICD in Duc Thuong commune, Hoai Duc district, Hanoi City;

Pursuant to Official Letter No. 7443/UBND-KT dated 27 December 2007 of the Hanoi People's Committee on the approval for the State-owned Single-Member Limited Liability Company for International Manpower Supply to contribute capital together with a partner for the establishment of an enterprise to implement the Commercial, Office, Operations Center, Public Hotel Complex Project on the 11,959.5 m² premises at No. 17 Pham Hung Road;



Pursuant to Decision No. 493/TB-UBND dated 07 May 2025 of the Hanoi People's Committee on the approval for the real estate business organization to implement the pilot project (pursuant to Resolution No. 171/2024/QH15 dated 30 November 2024 of the National Assembly on the pilot implementation of commercial housing through agreements on the receipt of land use rights or existing land use rights);

Pursuant to Decisions No. 27/QĐ-HĐQT dated 27 December 2016, No. 32/QĐ-HĐQT dated 10 December 2021, No. 13/QĐ-HĐQT dated 20 October 2025 of the Board of Directors of International Trade and Investment Services Joint Stock Company on the approval and adjusted approval of the My Dinh ICD Investment and Construction Project in Duc Thuong commune, Hoai Duc district (now Hoai Duc commune), Hanoi City;

Pursuant to Resolution No. 01/NQ-ĐHĐCĐ dated 26 June 2024 of the General Meeting of Shareholders of International Trade and Investment Services Joint Stock Company approving the adjustment of the My Dinh ICD Project in Duc Thuong commune, Hoai Duc district, Hanoi City;

Pursuant to the Charter of International Trade and Investment Services Joint Stock Company (4th amendment) approved by the General Meeting of Shareholders on 26 June 2025.

The Board of Directors respectfully proposes that the General Meeting of Shareholders of the Company consider and approve the following matters:

1. Approval of the adjustment of the My Dinh ICD Investment and Construction Project in Hoai Duc commune, Hanoi City:

1.1. Objectives of adjustment:

To adjust the functions of the Project in order to meet market demand; to ensure conformity with the Hanoi Capital Master Plan for the 2021–2030 period with a vision to 2050 and the provisions of the Land Law 2024 on multi-purpose land use; and simultaneously to align with the national and City's orientation for the development of e-commerce. The additional functions include: pharmaceutical and medical equipment logistics; customs clearance for import-export goods and e-commerce goods; increase in office and warehouse areas, in particular specialized warehouses, high-tech warehouses, and goods traceability services. *(A detailed report on the necessity for the project adjustment is attached to this Proposal).*

1.2. Details of the adjustment:

Adjustment of scale and capacity: The expected throughput capacity is approximately 200,000 TEU/year by 2030 and approximately 250,000–300,000 TEU/year by 2050. Addition of the function of combined multi-purpose land use in accordance with the provisions of law, with a focus on e-commerce centers, distribution

centers, logistics for essential goods, office space, commercial leasing, and other logistics support functions.

a. Adjusted indicators of the 1/500-scale Detailed Plan:

Item	Before adjustment	After adjustment (expected)
Total land area	17.737 ha	17.737 ha
Construction land area	Approx. 43,077 m ²	Approx. 66,400 m ²
Total gross floor area	Approx. 122,247 m ²	Approx. 232,000–346,000 m ²
Maximum number of storeys	09 storeys	30 storeys

b. Expected total investment: approximately VND 3,500–4,000 billion;

c. Capital sources: Owner’s equity, borrowings and other lawful mobilization sources. Of which, owner’s equity accounts for approximately 20% (equivalent to VND 700–800 billion, including the charter capital increase in accordance with the roadmap); borrowings and other mobilization sources account for approximately 80% (equivalent to VND 2,800–3,200 billion).

d. Expected implementation schedule: From 2026 to 2030, specifically:

- Adjustment of the 1/500-scale detailed plan: from April 2026 to December 2026;
- Adjustment of the investment policy and the project: from January 2027 to July 2027;
- Preparation, approval of design and construction: from August 2027 to December 2030;
- Consideration of the payment of land rent in one lump sum for the entire lease term as a basis for enhancing the value of the Company’s collateral assets in support of service business operations;
- Agreement on the tendering policy to expand an area of approximately 4.0 ha of the parking service area adjacent to the southeastern boundary of the Dry Port project (land area falling within the area planned for the Hoai Duc ICD in the phase prior to 2015).

2. Approval of the policy to conduct research on the Tan Thanh ICD, Hong Van ICD, and Huu Lung Industrial Zone projects (*A detailed report on the necessity for the investment is attached to this Proposal*).

2.1. Tan Thanh Inland Container Depot:

- Location: Tan Thanh border gate area, Hoang Van Thu commune (formerly Tan Thanh commune, Van Lang district), Lang Son province;
- Targeted scale by 2030: approximately 15–20 ha; expected throughput capacity of 150,000–200,000 TEU/year;
- Form of research participation: The Company conducts research to participate in the implementation of the project (potentially as a joint-venture investor) on the

basis of the investment policy approval of the competent authority and ensuring the Company's objectives and financial capacity;

- Preparation timeline: The investment policy for the project is expected to be approved in Q3/2026; the proposal for project participation is to be prepared in Q4/2026.

2.2. Hong Van Inland Container Depot:

- Location: Hong Van commune, Hanoi City;
- Scale by 2030: approximately 5–10 ha, expected throughput capacity of 50,000–100,000 TEU/year;
- The project benefits from multimodal transport connectivity: road, inland waterway, and the orientation to connect with railway; serving the import-export demand of goods for the industrial zones in Thuong Tin, Phu Xuyen and neighboring areas;
- Preparation timeline: The Company plans to conduct research and prepare the project proposal in Q3/2026 after the relevant policies and mechanisms have been promulgated; to finalize and submit the project proposal in Q4/2026 after ensuring financial capacity in accordance with the charter capital increase roadmap.

2.3. Huu Lung 3 and Huu Lung 5 Industrial Zones within the Huu Lung Urban–Service Industrial Zone:

a) Huu Lung 3 Industrial Zone:

- Location: within the Huu Lung Urban–Service Industrial Zone in Tan Thanh commune, Lang Son province;
- Scale: approximately 204.7 ha;
- Nature: Logistics industrial zone;
- Form of research participation: participating in the research and proposal for project implementation with ALS, with the joint-venture participation ratio commensurate with the Company's financial capacity;
- The project benefits from connectivity to National Highway 1A, the CT01 expressway, and the Yen Vien – Dong Dang – Nanning (China) international intermodal railway. It is located within the Huu Lung Urban–Service Industrial Zone with a total area of approximately 4,900 ha. It enjoys convenient connections with major industrial centers such as Hanoi, Bac Ninh, Thai Nguyen, Hung Yen and Hai Phong; approximately 90 km from Hanoi, 50 km from Bac Ninh, 110 km from Tan Thanh border gate, 120 km from Huu Nghi border gate and 160 km from Hai Phong port;
- Preparation timeline: Approval of the sub-area plan: Q1/2027; preparation of the investment project proposal: Q2/2027 after ensuring financial capacity in accordance with the charter capital increase roadmap.

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b) Huu Lung 5 Industrial Zone:

- Location: within the Huu Lung Urban–Service Industrial Zone in Tan Thanh commune, Lang Son province;
- Scale: approximately 200.28 ha;
- Nature: Processing industrial zone;
- Form of research participation: participating in the research and proposal for project implementation with ALS, with the joint-venture participation ratio commensurate with the Company’s financial capacity;
- The project benefits from connectivity to National Highway 1A, the CT01 expressway, and the Yen Vien – Dong Dang – Nanning (China) international intermodal railway. It is located within the Huu Lung Urban–Service Industrial Zone with a total area of approximately 4,900 ha. It enjoys convenient connections with major industrial centers such as Hanoi, Bac Ninh, Thai Nguyen, Hung Yen and Hai Phong; approximately 90 km from Hanoi, 50 km from Bac Ninh, 110 km from Tan Thanh border gate, 120 km from Huu Nghi border gate and 160 km from Hai Phong port;
- Preparation timeline: Approval of the sub-area plan: Q1/2029; preparation of the investment project proposal: Q2/2029 after ensuring financial capacity in accordance with the charter capital increase roadmap.

3. Continuation of the projects at No. 17 Pham Hung Road, Hanoi City:

The General Meeting of Shareholders is requested to approve the policy for the Company and its joint-venture partner to continue carrying out the legal procedures for investment preparation and the investment and construction of the “City of Dream” Commercial and Luxury Apartment Complex Project on the 35,102 m² premises at No. 17 Pham Hung Road which has been approved by the Hanoi People’s Committee, and to conduct research on the continued implementation of the Office, Operations Center, Commercial Service Center, Public Hotel Complex Project on the 11,959.5 m² premises when all conditions prescribed by law are fully satisfied.

The Board of Directors respectfully requests the General Meeting of Shareholders of the Company to consider and approve the above matters as a basis for implementing the subsequent steps./.

Yours faithfully!

Recipients:

- As addressed above;
- BOD, Supervisory Board;
- Archived: Administration, BOD Secretary.

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



Phung Tien Toan





APPENDIX REPORT

(Attached to Proposal No. 07/HĐQT dated 15 May 2026 of the Board of Directors)

1. Adjustment of the My Dinh ICD Project in Hoai Duc commune:

1.1. Reasons for the adjustment of the plan and the Project:

(1) Regarding the operational capacity of the Project:

Under the approved plan, the Project’s operational capacity by 2030 was approximately 151,000 TEU/year. On 22 August 2023, the Prime Minister approved the Master Plan on the Development of the ICD System for the 2021–2030 period with a vision to 2050 under Decision No. 979/QĐ-TTg. Accordingly, the Hoai Duc ICD in the period up to 2030 has a scale of 18–20 ha with a throughput capacity of 182,000–200,000 TEU/year; in the period up to 2050, the scale is approximately 23 ha.

Therefore, the adjustment of the plan is necessary to define the scale of the Project for each phase up to 2030 and from 2030 to 2050, ensuring compliance with the ICD system development master plan and actual market demand: the expected throughput capacity is approximately 200,000 TEU/year by 2030 and approximately 350,000–400,000 TEU/year by 2050.

(2) Combined multi-purpose land use to enhance the land use efficiency of the Project:

The Land Law No. 31/2024/QH15, for the first time, formally provides for combined multi-purpose land use (Article 218). This is a necessary, objective and significant provision for the realization of the viewpoints and objectives in establishing institutions and policies on the management and use of combined multi-purpose land in the spirit of Resolution No. 18-NQ/TW dated 16 June 2022 of the 5th Plenum of the 13th Central Committee on continuing the renovation and improvement of institutions and policies, enhancing the effectiveness and efficiency of land management and use, and creating momentum to lead the country toward becoming a high-income developed nation.

Point b, Clause 1, Article 218 of the Land Law provides: “Land used for public purposes may be combined with commercial and service purposes.”

Point b, Clause 2, Article 99 of Decree No. 102/2024/NĐ-CP provides: “The area of land used for the combined purpose shall not exceed 50% of the area of land used for the primary purpose...”

Accordingly, land used for the purpose of an inland container depot may be combined with commercial and service multi-purpose uses, provided that such combined use does not exceed 50% of the land area.

Therefore, in addition to the primary purpose of ICD operation under the plan, multi-purpose land use should be supplemented in an open direction with additional functions such as e-commerce centers, distribution centers, logistics for essential goods (which are in high market demand), office space, commercial leasing centers, electric vehicle charging



stations, etc., ensuring the operation of the logistics chain as well as other supporting functions that add supplementary value to the Project and comply with the provisions of the Land Law.

(3) Adjustment of the Hanoi Capital General Construction Master Plan to 2045, with a vision to 2065:

The planning indicators for the Project were established on the basis of the Hanoi Capital General Construction Master Plan to 2030 with a vision to 2050 under Decision No. 1259/QĐ-TTg dated 26 July 2011. However, this General Master Plan has been adjusted under Decision No. 1668/QĐ-TTg of the Prime Minister approving the Adjusted Hanoi Capital General Master Plan to 2045, with a vision to 2065, and Hanoi City is currently organizing the preparation of the adjusted Capital General Master Plan with a 100-year vision.

Therefore, it is necessary to take into account the orientations of the Hanoi Capital General Construction Master Plan to 2045, with a vision to 2065 and the 100-year vision, in order to update and study the adjustment of the Project's construction plan in conformity with the orientation of the adjusted Capital General Construction Master Plan.

(4) Hanoi Capital Master Plan for the 2021–2030 period, with a vision to 2050:

The planning indicators of the Project were approved in 2016 on the basis of the Hanoi Capital Transportation Master Plan to 2030, with a vision to 2050 under Decision No. 519/QĐ-TTg dated 31 March 2016, and other sectoral master plans such as the development of High-Tech Zones, Industrial Zones, Industrial Clusters, etc., which have been amended, supplemented and integrated into the Hanoi Capital Master Plan for the 2021–2030 period, with a vision to 2050, approved under Decision No. 1569/QĐ-TTg dated 12 December 2024.

Therefore, it is necessary to study and update the contents of the Hanoi Capital Master Plan for the 2021–2030 period, with a vision to 2050, in order to quantify the market demand and the volume of goods passing through the Project on the basis of the orientation for the Transport and Logistics Infrastructure Connectivity Plan; the Development Plan for High-Tech Zones, Industrial Zones, Industrial Clusters and High-Tech Concentrated Agricultural Product Zones; and the Plan for the Development of Services and Trade, etc.

(5) Development of cross-border e-commerce:

- Pursuant to Decision No. 1568/QĐ-BCT dated 03 June 2025 of the Ministry of Industry and Trade on the approval of the Comprehensive Plan for National E-Commerce Development for the 2026–2030 period, the objective of developing e-commerce in conjunction with modern logistics infrastructure is one of the key orientations. By 2030, Vietnam's e-commerce targets sustainable growth with retail sales increasing at an average rate of 20–30% per annum, accounting for approximately 20% of the country's total retail sales of goods. In particular, the orientation emphasizes the synchronized development of logistics infrastructure to serve e-commerce, including warehousing, order processing, packaging,

transportation and last-mile delivery; the construction of logistics centers, fulfillment centers and transit hubs serving express delivery and same-day delivery.

- The E-Commerce Development Plan under the Hanoi Capital Master Plan for the 2021–2030 period, with a vision to 2050 identifies: building and developing infrastructure and supporting services for e-commerce; promoting cross-border e-commerce transactions to help enterprises boost exports of goods through conferences, seminars and training; coordinating with major and reputable e-commerce platforms to connect and support cooperatives, enterprises and individuals in joining e-commerce platforms and expanding markets for agricultural products, handicrafts, OCOP products, consumer goods, etc.
- The Plan for E-Commerce Development in Hanoi City for the 2026–2030 period (Plan No. 84/KH-UBND): by 2030, e-commerce revenue is targeted to account for approximately 17–20% of total retail sales. In particular, the plan focuses on attracting investment and developing logistics infrastructure in accordance with the plan, establishing concentrated warehousing, storage and goods distribution centers; completing the goods transportation and delivery network, strengthening inter-regional connectivity in support of e-commerce activities; developing the logistics service system to serve e-commerce, including warehousing, distribution centers, goods delivery and transportation; developing logistics zones, goods aggregation hubs, consolidation warehouses and distribution centers, creating a foundation for a modern e-commerce supply chain.

The above orientations provide an important basis for the development of the Hoai Duc ICD model linked with an e-commerce center, serving as a logistics hub for storage, order processing and distribution. On that basis, the addition of the e-commerce center function is consistent with the City's development orientation and market demand. The addition of the e-commerce goods distribution function integrated within the ICD is an inevitable and necessary trend, ensuring the development needs of the market.

(6) Planning indicators of the Project specified in the S2 Sub-area Plan:

Under Decision No. 405/QĐ-UBND dated 16 January 2014 of the Hanoi People's Committee approving the 1/5000-scale Urban Construction Sub-area Plan S2, the Project falls within planning lot A1 with the following planning indicators: maximum building height of 30 storeys; aggregate construction density of 14–53%.

Under the plan approved by Decision No. 3401/QĐ-UBND dated 27 June 2016, the maximum building height was 09 storeys with an aggregate construction density of approximately 25%. Therefore, it is possible to adjust the detailed construction plan of the Project in the direction of increasing the building height and construction density to ensure conformity with, and to meet the requirements of, operational exploitation and market demand, thereby enhancing land use efficiency.

1.2 The necessity for the adjustment of the plan and the Project:

Compared with the time of plan preparation, the Project is located on Hanoi's economic ring-road axis, and to date a number of planning indicators and operational objectives are no longer consistent with market development trends, particularly in the context of the rapid development of e-commerce and the rapidly increasing demand for warehousing and logistics services. In the next phase, it is expected that a proposal will be made to expand the scale by approximately 4.0 ha of the land area adjacent to the southeastern boundary of the Project.

Accordingly, the adjustment of certain planning indicators and operational functions of the Project is necessary to meet actual demand and to ensure conformity with the Hanoi Capital Master Plan for the 2021–2030 period, with a vision to 2050, and the provisions of the Land Law on multi-purpose land use. The adjustment is oriented towards developing the My Dinh ICD into a multi-functional dry port integrating the following functions: customs clearance for import-export goods; pharmaceutical and medical equipment logistics; office services, goods traceability, financial services, commercial and product display services. Therefore, the adjustment of the plan and the project is necessary to ensure conformity with the orientation for the development of the Capital, contributing to the development of modern, multi-functional integrated logistics infrastructure combined with multi-purpose land use, thereby enhancing land use efficiency.

2. Research on the Tan Thanh ICD, Hong Van ICD and Huu Lung Industrial Zone projects:

2.1 Tan Thanh Inland Container Depot:

The Tan Thanh border gate is located within the Dong Dang – Lang Son Border-Gate Economic Zone, in Hoang Van Thu commune (formerly Tan Thanh commune, Van Lang district), Lang Son province. It is one of the most important border gates for border trade between Vietnam and China, particularly for agricultural products, foodstuffs, consumer goods and containerized cargo.

Under the Master Plan on the Development of the ICD System for the 2021–2030 period, with a vision to 2050, the Tan Thanh ICD at the Tan Thanh border gate, Tan Thanh commune, Van Lang district (now Hoang Van Thu commune), Lang Son province has a scale by 2030 of 15–20 ha and a throughput capacity by 2030 of 150,000–200,000 TEU/year.

Under Decision No. 2234/QĐ-UBND dated 16 November 2021 of the Lang Son Provincial People's Committee approving the 1/500-scale detailed construction plan with a scale of approximately 185 ha, the orientation is for the development of functional areas serving trade, logistics and import-export activities. The plan identifies a logistics and ICD functional area serving import-export activities in the border-gate area, in which the Tan Thanh ICD has a scale of approximately 20 ha.

From 27 May 2024, the Tan Thanh border gate has officially opened the dedicated goods transportation and customs clearance route between Tan Thanh and Po Chai



(Pingxiang, Guangxi, China) under the pair of Huu Nghi – Youyiguan (China) International Border Gates.

In practice, however, agricultural exports are highly seasonal, with frequent vehicle congestion at the border-gate area during peak periods; logistics infrastructure, particularly warehousing, transit and cold-storage centers, remains limited; and there is significant pressure on the organization of traffic flows, and the handling of vehicles and goods.

In view of the development requirements, Lang Son province has set the objective of building the Dong Dang – Lang Son Border-Gate Economic Zone into a modern logistics and border-gate service center for the Northern region, linked with the development of border trade and cross-border supply chains. At the same time, the deployment of the “digital border gate” model and the application of technology in management and operation raise an urgent need for the establishment of large-scale logistics infrastructure capable of integrating data, coordinating cargo flows and managing vehicles efficiently.

In this context, the investment in the Tan Thanh ICD is necessary in order to: relieve pressure on the border-gate area, particularly during peak periods for agricultural exports; form a pre-border-gate goods aggregation, distribution and transit center; supplement warehousing, cold-storage, preliminary processing and packaging capacity for export goods; reorganize the logistics chain on a professional basis, reducing waiting time and costs; effectively connect with the domestic and inter-regional logistics system, contributing to the sustainable development of border trade; and lay the foundation for the deployment of digital logistics, smart border gates and cross-border e-commerce.

2.2 Hong Van Inland Container Depot:

Under the Master Plan on the Development of the ICD System for the 2021–2030 period, with a vision to 2050 under Decision No. 979/QĐ-TTg dated 22 August 2023, the Hong Van ICD is located on the Hanoi – Hai Phong transport corridor, within the Southeastern Hanoi port cluster. The targeted scale by 2030 is approximately 5–10 ha, with a throughput capacity of 50,000–100,000 TEU/year; by 2050, the scale is approximately 10 ha.

The Hong Van ICD is proposed to be located in Hong Van commune, Hanoi City, and benefits from multimodal connectivity, including: roads (the North–South Eastern Expressway (CT.01), National Highway 1A, Ring Road IV (CT.38), Hanoi – Hai Phong Expressway (CT.04), Hanoi – Ha Long Expressway (CT.09)); inland waterway (the Red River route); and the orientation to connect with railway (Ngoc Hoi Station – Ngoc Hoi Logistics Center). The area also has convenient connectivity to the Lang Son border gates and the seaports of Hai Phong and Quang Ninh.

Under the Hanoi Capital Master Plan for the 2021–2030 period, with a vision to 2050 (Decision No. 1569/QĐ-TTg), the Hong Van ICD is expected to serve the import-export demand of goods for the industrial zones in Thuong Tin and Phu Xuyen with a total area of approximately 2,328.7 ha. In addition, the port may also support neighboring industrial zones in Hung Yen province (such as Van Giang, Tan Dan, Khoai Chau,



Industrial Zone No. 4, etc.) and Ha Nam province (such as Dong Van Industrial Zone), together with the industrial cluster system in the Phu Xuyen and Thuong Tin areas with a total area of approximately 1,698 ha.

Given the scale of industrial development described above, the demand for transportation and import-export of goods in the region is substantial. The connection between the Hong Van inland waterway port and the Hong Van ICD will form a closed-loop logistics network, enhancing operational efficiency within the ILS system.

In addition, the Ring Road IV project currently under construction will facilitate regional transport connectivity, enhancing the port's future operational efficiency. The proposal to invest in the Hong Van ICD in 2026 is consistent with the infrastructure development schedule, while capitalizing on market opportunities and enhancing the Company's competitive capacity.

2.3 Huu Lung 3 and Huu Lung 5 Industrial Zones within the Huu Lung Urban-Service Industrial Zone:

Lang Son is a border province playing an important role in trade between Vietnam and China, with a system of major international border gates such as Huu Nghi, Tan Thanh, Chi Ma, Coc Nam, and the Dong Dang international intermodal railway station, and connecting with the Tra Linh International Border Gate (Cao Bang) and Long Bang (China). These are important customs clearance points for import-export goods, especially for agricultural products, electronic components and consumer goods.

Lang Son province lies on the Nanning (China) – Hanoi – Hai Phong – Quang Ninh economic corridor, and at the same time is an important transit point on the new international corridor connecting China and the ASEAN countries. With a favorable geo-economic location, Lang Son has significant potential for the development of logistics, trade and transport services linked with the border-gate economy.

Under the Lang Son Provincial Master Plan for the 2021–2030 period, with a vision to 2050, the Huu Lung area is oriented for development into a comprehensive economic center for industry – industrial urban – logistics and services of the province, connecting the localities of Bac Ninh and Thai Nguyen, Cao Bang and Quang Ninh on the Huu Lung – Chi Lang – Huu Nghi development axis.

On 20 August 2025, the Lang Son Provincial People's Committee issued Decision No. 1847/QĐ-UBND approving the General Plan for the Huu Lung Industrial – Urban – Service Zone (IZ–U–S) to 2045, with a scale of approximately 4,900 ha, comprising an urban–service area of approximately 3,036 ha and an industrial area of approximately 1,864 ha, expected to attract approximately 88,000 workers.

Under this plan, the industrial area is oriented for the development of 07 industrial zones, in which the component industrial zones are oriented for the development of logistics, supporting industries, processing, heavy industry, ecological industry and urban–service, specifically:

- Huu Lung 1 Industrial Zone (development reserve): area of approximately 167.7 ha;

- Huu Lung 2 Industrial Zone: area of approximately 350 ha; planned for supporting industries;
- Huu Lung 3 Industrial Zone: area of approximately 204.7 ha; planned for logistics development;
- Huu Lung 4 Industrial Zone: area of approximately 237.0 ha; planned for eco-industrial development;
- Huu Lung 5 Industrial Zone: area of approximately 200.28 ha; planned for processing industry development;
- Huu Lung 6 Industrial Zone: area of approximately 222.36 ha; planned for heavy industry development;
- Huu Lung 7 Industrial Zone: area of approximately 481.7 ha; planned for urban–service development.

The Huu Lung IZ–U–S has a convenient transport system connecting with the major economic centers of the North, including: proximity to the Hanoi – Lang Son expressway, which is a key transport axis connecting the area with Hanoi, Bac Ninh and the Huu Nghi border-gate area; under the plan, the Hanoi – Lang Son railway is oriented for upgrading, together with the reservation of land for new stations such as Pho Vi and Bac Le stations to serve goods and passenger transportation. Development of important transport routes including: Provincial Road 242 connecting with the Huu Lung area; Provincial Road 245 connecting with Bac Ninh province; Provincial Road 245B connecting from the Hanoi – Lang Son expressway to My An port (Bac Ninh); Provincial Road 245C connecting with the Kien Lao area (Bac Ninh). As a result, Huu Lung can conveniently connect with major industrial centers such as Hanoi, Bac Ninh, Thai Nguyen, Hung Yen and Hai Phong; approximately 90 km from Hanoi, 50 km from Bac Ninh, 110 km from Tan Thanh border gate, 120 km from Huu Nghi border gate and 160 km from Hai Phong port.

This location enables Huu Lung to become an ideal logistics transit point between the border-gate area and the industrial centers and seaports of the North. Compared with the border-gate area, the Huu Lung area has the following advantages: a large land fund for industrial zone and logistics development; convenient transport infrastructure connecting with industrial centers; reduction of congestion pressure at the border-gate area; and favorable conditions for the development of large-scale goods distribution centers. Moreover, the Huu Lung area is located at an intermediate position between the border-gate area and the Northern Key Economic Region, and therefore has a significant advantage for the development of a large-scale goods transit logistics center serving import-export activities. In particular, the Huu Lung area has been identified as the gateway connecting the Northeastern region with the Northern Coastal region, and at the same time as the point receiving new development flows in industry, services and logistics along the Northern Economic Corridor. With its favorable geo-economic location, the development of industrial zones and logistics at Huu Lung has the potential to become an important goods transit and industrial production center of Lang Son province and the Northern region,



oriented towards becoming an industry – urban – logistics center for domestic and international goods transit within the ASEAN – China region.

These are favorable conditions for the development of a large-scale logistics center linked with an inland container depot (ICD), serving as a hub for goods transit between the border-gate area and the industrial centers and seaports of the North.

On that basis, the investor joint-venture has conducted research and proposes to invest in the construction of the following projects:

- Huu Lung 3 Industrial Zone (proposed for the development of an integrated industrial – logistics complex incorporating an ICD, as proposed by the Lang Son Provincial People’s Committee);
- Huu Lung 5 Industrial Zone (proposed for the development of agricultural and food processing industries).

The development of a logistics center (for import-export goods customs clearance) linked with Huu Lung 3 Industrial Zone will contribute to forming an integrated industrial – logistics complex, serving as a domestic logistics hub, relieving pressure on the border-gate area, enhancing customs clearance capacity and optimizing transportation costs in the supply chain.

The investment and construction of an integrated industrial – logistics complex incorporating an inland container depot (ICD) in the Huu Lung area, combined with the application of modern technology solutions and operational equipment following the trends of green logistics and smart logistics, will contribute to forming an important industrial – logistics center in the Northern supply chain and the Vietnam – ASEAN – China economic corridor.

With its practical capacity and experience in investing in and operating logistics infrastructure, in particular the development and operation of logistics centers and inland container depots (ICDs), as well as its existing network of international clients and partners, including partners from China, the ALS and ILS joint venture has the full capacity and experience to conduct research, invest in and efficiently operate the Huu Lung ICD, ensuring the synchronization, feasibility and socio-economic effectiveness of the projects.



No.: 08/TTr-BOD

Hanoi, May 15, 2026

PROPOSAL

**Regarding the dismissal of the Board of Directors and Supervisory Board for the
2022 - 2027 term and election of the Board of Directors and Supervisory Board
for the 2026 - 2031 term**

To: The General Meeting of Shareholders of International
Investment Trade and Service Joint Stock Company

*Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 and
Law No. 76/2025/QH15 dated June 17, 2025 amending and supplementing a number
of articles of the Law on Enterprises;*

Pursuant to the Law on Securities No. 54/2019/QH17 dated November 26, 2019;

*Pursuant to the Charter of International Investment Trade and Service Joint
Stock Company (4th amendment) approved by the General Meeting of Shareholders
on June 26, 2025;*

*Pursuant to Resolution No. 01/NQ-DHDCD dated June 30, 2022 of the 2022
Annual General Meeting of Shareholders;*

*Pursuant to Official Letter No. 844/SGDHN-BDG dated March 31, 2026 of the
Hanoi Stock Exchange regarding fund transfer and the list of securities ownership;*

*Pursuant to Official Letter No. 4859/STC-DKDN dated April 06, 2026 of the
Department of Finance regarding the transfer of ownership of ILS shares after the
auction of State-owned shares at International Investment Trade and Service Joint
Stock Company;*

*Pursuant to the resignation letters dated May 11, 2026 of Ms. Phung Thuy Hoa
and Mr. Trieu Van Bang, members of the Board of Directors of International
Investment Trade and Service Joint Stock Company for the 2022 - 2027 term;*

Implementing the policy of the Prime Minister under Decision No. 1479/QD-TTg
dated November 29, 2022 on the Plan for rearrangement of state-owned enterprises
and enterprises with State capital, the Hanoi People's Committee - the State
shareholder holding 45% of the charter capital of International Investment Trade and
Service Joint Stock Company (INTERSERCO) has completed the procedures to sell
all of its 45% shareholding in the Company, resulting in a change in the major
shareholder structure. At the same time, 02/05 members of the Board of Directors have
submitted resignation letters. In addition, the 2022-2027 term of the Company's Board
of Directors (BOD) and Supervisory Board (SB) is entering its final stage, and the
Board of Directors respectfully submits to the General Meeting of Shareholders for
consideration and approval the early termination of the term and dismissal of all BOD
members and SB members for the 2022 - 2027 term, and the election of BOD and SB
members for the 2026 - 2031 term, specifically as follows:



I. Approval of the early termination of the term and dismissal of the BOD and SB for the 2022 - 2027 term:

1. Dismissal of the BOD for the 2022 - 2027 term:

- Mr. Phung Tien Toan -Chairman of the BOD;
- Mr. Trieu Van Bang -BOD member, Deputy General Director;
- Ms. Phung Thuy Hoa -BOD member, Deputy General Director;
- Mr. Nguyen Thai Hoa -BOD member;
- Mr. Nguyen Van Thinh -BOD member.

2. Dismissal of the SB for the 2022 - 2027 term:

- Ms. Ngo Thi Hoang Yen -Head of the SB;
- Mr. Nguyen Trung Dung -SB member;
- Ms. Nguyen Minh Hao -SB member.

II. Approval of the election of BOD and SB members for the 2026 - 2031 term:

1. Election of BOD members:

1.1. Number of BOD members: 05 members.

1.2. BOD structure:

- 01 Chairman of the BOD;
- 01 Vice Chairman of the BOD;
- 03 BOD members.

1.3. Standards and conditions for BOD member candidates

- Having full civil act capacity and not being prohibited from enterprise management as prescribed in Clause 2, Article 17 of the Law on Enterprises.
- Having professional qualifications and experience in business administration or in the Company's business sectors, industries and lines.
- Having a complete personal dossier appraised, verified and certified by the competent authority.
- Having good health, good ethical qualities, honesty, integrity and knowledge of the law.
- Not being subject to disciplinary enforcement, investigation, prosecution or trial.
- Other conditions as prescribed by law.

1.4. List of candidates for election as BOD members:

Based on the results of receipt of nomination and self-nomination dossiers from shareholders, the list and detailed information of candidates for election as members of the Board of Directors for the 2026 - 2031 term will be published at least ten (10) days before the opening date of the General Meeting of Shareholders on the Company's website at www.ils.com.vn, and information disclosure will also be made in accordance with the law on securities on the information disclosure systems of the State Securities Commission and the Stock Exchange where the Company is listed.

1.5. Method of election of BOD members: The election of BOD members shall be conducted by cumulative voting in accordance with the Law on Enterprises and the Company's Charter.



2. Election of SB members:

2.1. Number of SB members: 03 members

2.2. SB structure:

- 01 Head of the Supervisory Board;
- 02 Supervisors.

2.3. Standards and conditions for SB member candidates

- Must satisfy the standards and conditions prescribed in Article 169 of the Law on Enterprises and the Company's Charter and must not fall into any of the following cases:
 - + Not working in the accounting or finance department of the Company;
 - + Not being a member or employee of the independent auditing company that audited the Company's financial statements for the preceding 03 (three) consecutive years.
- Other standards and conditions as prescribed by other relevant laws and the Company's Charter.

2.4. List of candidates for election as SB members:

Based on the results of receipt of nomination and self-nomination dossiers from shareholders, the list and detailed information of candidates for election as members of the Supervisory Board for the 2026 - 2031 term will be published at least ten (10) days before the opening date of the General Meeting of Shareholders on the Company's website at www.ils.com.vn, and information disclosure will also be made in accordance with the law on securities on the information disclosure systems of the State Securities Commission and the Stock Exchange where the Company is listed.

2.5. Method of election of SB members: The election of SB members shall be conducted by cumulative voting in accordance with the Law on Enterprises and the Company's Charter.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Thank you sincerely./.

Recipients:

- As above;
- Supervisory Board, Executive Board;
- Archive: BOD Secretary, Office.

**ON BEHALF OF THE BOD
CHAIRMAN OF THE BOD**



Phung Tien Toan

