



**INVESTMENT AND INDUSTRIAL
DEVELOPMENT JOINT STOCK
CORPORATION**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

**DISCLOSURE OF INFORMATION ON THE ELECTRONIC PORTAL OF
THE STATE SECURITIES COMMISSION AND HO CHI MINH STOCK
EXCHANGE**

**To: The State Securities Commission
Ho Chi Minh Stock Exchange**

Investment and Industrial Development Joint Stock Corporation (Stock symbol:
BCM)

Head Office Address: 9th Floor, WTC Tower, No 01 Hung Vuong street, Hoa Phu
ward, Thu Dau Mot city, Binh Duong province, Vietnam.

Telephone: 0274 3822 655 Fax: 0274 3822 713

Submitted by:

1. Mr. Nguyen Van Hung – Chairman of the BOD – Legal representative.
2. Mr. Pham Ngoc Thuan – General Director – Legal representative.

Telephone: 0274 3822 655 Fax: 0274 3822 713

Information disclosure:

Periodic 24h 72h On demand Other

Content of information disclosure:

Investment and Industrial Development Joint Stock Corporation hereby
discloses information regarding The Document Annual General Meeting Of
Shareholders of 2025.

This information was published on the corporation’s website on 24/4./2025, as
*under the section <http://www.becamex.com.vn>, section Shareholder – News,
Shareholder Relations.*

We hereby certify that the information provided is true and correct and we bear
the full responsibility to the law.

Attached:

The Document of GM.

April, 24th, 2025

Information Disclosure Officer



PHAM NGOC THUAN





**INVESTMENT AND INDUSTRIAL
 DEVELOPMENT JOINT STOCK
 CORPORATION**

THE SOCIALIST REPUBLIC OF VIETNAM
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MEETING INVITATION NOTICE

Re: Attending the 2025 Annual General Meeting of Shareholders

To: Shareholders of Investment and Industrial Development Joint Stock Corporation

The Board of Directors of Investment and Industrial Development Joint Stock Corporation respectfully invites our esteemed shareholders to attend the 2025 Annual General Meeting of Shareholders of Investment and Industrial Development Joint Stock Corporation, with the following details:

1. Time of the meeting: **8:30 AM, Thursday, May 15th, 2025.**
2. Venue: Becamex Hotel - New City of Binh Duong Province.
3. List of attending shareholders: According to the finalized list on April 14th, 2025.
4. Contents to be discussed and approved at the meeting:
 - + Reports of the Board of Directors, the Board of Supervisors, and the Board of Management.
 - + Proposals:
 - The audited financial statements for 2024; the report of the Board of Directors and the independent member of the Board of Directors; the report of the Board of Supervisors.
 - Report of the General Director on the business performance in 2024 and the business plan for 2025.
 - The profit distribution and dividend payment plan for 2024; the profit distribution and dividend payment plan for 2025.
 - Report on the results of private placement of bonds in 2024.
 - Payment of remuneration to members of the Board of Directors in 2024 and payment plan for 2025.
 - Approving the list of independent auditing companies in 2025.
 - + And other contents under the authority of the General Meeting of Shareholders (if any).
5. **Meeting documents: The contents of the documents are published on the Corporation’s website: www.becamex.com.vn, under the Investor Relations section, from April 24th, 2025.**
6. **Note:**
 - Shareholders may submit comments or questions to the Organizing Committee by sending an email to: quanhecodong@becamex.com.vn prior to the date of the Meeting.
 - Shareholders or authorized representatives attending the Meeting are kindly requested to bring the meeting invitation, their Citizen Identification/Passport for registration. The proxy form is printed on the back of the invitation meeting.
7. **Confirmation of attendance at the Congress :**
 To facilitate the organization, shareholders or authorized representatives are kindly requested to confirm their attendance at the General Meeting before **4:00 PM on May 14th, 2025**, by scanning the QR code below:



For further details, please contact: 0274 3822 655
Sincerely.

Email: quanhecodong@becamex.com.vn

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



NGUYEN VAN HUNG





**INVESTMENT AND INDUSTRIAL
DEVELOPMENT JOINT STOCK
CORPORATION**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

**POWER OF ATTORNEY
FOR ATTENDING THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

To: INVESTMENT AND INDUSTRIAL DEVELOPMENT JOINT STOCK CORPORATION

Today,, 2025 at

We include:

1. Authorizing Party:

Shareholder name:

Permanent address/ Head office:

Phone: Fax:

ID card/Citizen ID/Business registration certificate/Passport number:

Date of issue:

Place of issue

Number of shares owned:

Representative (for organizations): Position:

2. Authorized Party:

Shareholder name:

Permanent address/ Head office:

Phone: Fax:

ID card/Citizen ID/Business registration certificate/Passport number:

Date of issue:

Place of issue

Representative (for organizations):

Representative (for organizations): Position:

Content of authorization:

The authorized party shall, on behalf of the principal, attend, discuss, vote, and exercise other rights and obligations of a shareholder as prescribed at the 2025 Annual General Meeting of Shareholders of Investment And Industrial Development Joint Stock Corporation.

This Power Of Attorney shall be effective from the date of signing until the conclusion of the Meeting.

Authorizing party
(signature, full name, seal (if any))

Authorized party
(signature, full name, seal (if any))





Ký số bởi: TỔNG CÔNG TY ĐẦU TƯ VÀ PHÁT TRIỂN CÔNG NGHIỆP - CTCP
Email: info@becamex.com.vn
Ngày ký: 23/04/2025 15:50:59+07:00
Xác thực bởi: VNPT-CA SHA-256



DOCUMENT ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025

INVESTMENT AND INDUSTRIAL DEVELOPMENT
JOINT STOCK CORPORATION

BEC  **MEX**



BM-05-04-25040008

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ANNUAL GENERAL MEETING OF SHAREHOLDERS PROGRAM 2025

Time: 08:30 A.M, Thursday, May 15, 2025.

Location: Becamex Hotel – Binh Duong New City.

<u>TIME</u>	<u>CONTENT</u>	<u>In charge</u>
08:30 A.M	I. Procedures for opening the General Meeting of Shareholders	
	Receiving and registering shareholders	<i>Organizing Committee</i>
	Opening of the Meeting	
	- Announcing the reason - Introducing the participants	<i>MC</i>
	- Report on checking shareholder eligibility	<i>BOS</i>
	Introduction and voting for approval	
	- Agenda of the 2025 Annual General Meeting of Shareholders	<i>MC</i>
	- Presiding Board, Secretariat, Ballot Counting Board members	<i>MC</i>
	- Working regulations of the General Meeting of Shareholders	<i>MC</i>
09:20 A.M	II. Reports on the activities of the Board of Directors, General Director, and Board of Supervisors at the Meeting	
	1. Report on the activities of the Board of Directors and Independent members of the Board of Directors	<i>BOD</i>
	2. Report of the Board of Supervisors	<i>BOS</i>
	3. Report on the activities of the General Director	<i>General Director</i>
	4. Reporting on the submission contents: <ul style="list-style-type: none"> • Audited financial statements for 2024; Reports of the Board of Directors and Independent members of the Board of Directors; Report of the Board of Supervisors. • Report of the General Director on the business results of 2024 and the business plan for 2025. • Plan for profit distribution and dividend payment in 2024; Plan for profit distribution and dividend payment in 2025. • Report on the results of the private placement of bonds in 2024. • Remuneration payment for BOD members in 2024 and payment plan for 2025. • Approval of the list of independent auditing firms in 2025. 	<i>BOD</i>



	+ And other contents under the authority of the General Meeting of Shareholders (if any).	
10:30 A.M	III. The Meeting discusses and votes on the contents of the submission	
11:25 A.M	IV. Procedures for closing the Meeting	
	- Approval of the Resolution of the 2025 Annual General Meeting of Shareholders	<i>Secretariat</i>
	- Closing of the Meeting	BOD

Binh Duong, May 15, 2025

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

Nguyen Van Hung





**WORKING REGULATIONS
OF THE GENERAL MEETING**



REGULATIONS
ANNUAL GENERAL MEETING OF SHAREHOLDERS
2025
INVESTMENT AND INDUSTRIAL DEVELOPMENT JOINT STOCK
CORPORATION

CHAPTER I
GENERAL PROVISIONS

Article 1. Scope of application

Regulations on organizing the General Meeting of Shareholders used for organizing the General Meeting of Shareholders (GMS) of Investment and Industrial Development Joint Stock Corporation.

Article 2. These regulations specifically stipulate the rights and obligations of the parties participating in the Meeting, conditions, and forms of conducting the Meeting.

Article 3. Shareholders and participating parties are responsible for implementing the regulations in this Regulation.

CHAPTER II
RIGHTS AND OBLIGATIONS OF PARTIES PARTICIPATING IN THE
MEETING

Article 4. Rights and obligations of shareholders attending the GMS

1. Conditions for attending the Meeting

All shareholders owning shares of the Corporation or those who are legally authorized to attend on the record date of **April 14, 2025**.

2. Rights and obligations of shareholders when attending the Meeting:

a. Shareholders or authorized persons attending the Meeting (hereinafter referred to as Shareholders) need to bring the following documents:

- Meeting invitation notice.
- Citizen identification card or passport.
- Power of attorney (in case of being authorized to attend the Meeting).

After presenting the above documents to the Shareholder Eligibility Verification Committee, shareholders attending the Meeting will receive a ballot (stating their full name, shareholder code and number of shares with voting rights), and meeting materials.

b. Shareholders are authorized in writing for the authorized person to attend and vote at the GMS on their behalf. The person authorized to attend the Meeting may not re-authorize another person to attend the Meeting.



c. Shareholders attending the Meeting, after listening to the reports on the contents to be approved, will discuss and approve them by voting.

d. Shareholders attending the Meeting who have discussion opinions can ask questions at the Secretariat Desk 15 minutes before the Meeting proceeds with the discussion, the Chairman of the Meeting will prioritize shareholders attending the Meeting to speak in the order of registration. Opinions arising later during the Meeting will be recorded by the Chairman of the Meeting. If there is enough time, they will be answered at the Meeting; if there is not enough time, they will be answered in writing and sent with the Meeting result report to the shareholder's registered address. Shareholders attending the Meeting should speak briefly and focus on the key content to be discussed, in accordance with the agenda of the Meeting that has been approved. The Chairman will arrange for shareholders to speak in the order of registration and answer shareholders' questions. The Chairman of the Meeting has the right to remind shareholders to focus on the key content to be presented or immediately stop the speech if the content of the speech does not follow the agenda of the Meeting in order to save time and ensure the quality of the discussion.

e. Shareholders arriving late to the General Meeting of Shareholders have the right to register immediately and subsequently have the right to participate in voting at the Meeting. The Chairman is not responsible for adjourning the Meeting to allow late-arriving shareholders to register, and the validity of votes taken before the late-arriving shareholders attend the Meeting will not be affected.

Article 5. Rights and Obligations of the Chairman

1. Conduct the Meeting in accordance with the agenda and the regulations approved by the Meeting. The Chairman operates on the principle of democratic centralism and decides by majority vote.

2. Guide the Meeting in discussing and voting on issues within the agenda of the Meeting and related issues throughout the Meeting.

3. The Chairman has the right to take necessary measures to conduct the meeting in a reasonable, orderly manner, in accordance with the approved program, and reflecting the wishes of the majority of attendees.

4. The Chairman has the right to postpone the General Meeting of Shareholders that has a sufficient number of registered attendees as required to another time or change the meeting location in the following cases:

–The meeting location does not have enough convenient seating for all attendees.

–An attendee engages in obstructive behavior, disrupts order, or poses a risk of preventing the meeting from being conducted fairly and legally.

5. Resolve other issues that arise during the Meeting.

Article 6. Rights and Obligations of the Secretariat of the Meeting



1. Fully and truthfully record all content of the Meeting proceedings and issues approved or noted by the shareholders at the Meeting.
2. Use audio recording devices to complete the Minutes fully and truthfully according to the proceedings of the General Meeting of Shareholders.
3. Prepare the Minutes of the General Meeting of Shareholders and Resolutions on issues approved at the Meeting.
4. All content at the shareholders' meeting must be recorded by the Meeting Secretary in the Minutes of the General Meeting of Shareholders. The minutes will be completed truthfully and fully according to the Meeting's proceedings, serving as the basis for the Secretary to compile a report on the Meeting's results to be communicated to each shareholder as stipulated in the Corporation's Charter.
5. The Secretary will approve the minutes or Resolution of the General Meeting of Shareholders before the meeting adjourns.

Article 7. Rights and Obligations of the Vote Counting Committee

1. The Chairman introduces the Vote Counting Committee and organizes the collection of opinions for approval at the Meeting.
2. The Vote Counting Committee has the following responsibilities:
 - Supervise the voting of shareholders or their representatives attending the Meeting.
 - Summarize the number of voting shares for each item and announce the results to the Chairman and the Secretariat of the Meeting.

CHAPTER III CONDUCTING THE MEETING

Article 8. Conditions for Conducting the Meeting

The General Meeting of Shareholders can proceed when the number of shareholders attending represents over 50% of the total voting rights.

Article 9. Order of the Meeting

- a. Shareholders attending the Meeting must sit in the correct positions or areas designated by the Meeting organizers upon entering the hall.
- b. Shareholders are responsible for attending the General Meeting of Shareholders from the beginning to the end of the meeting. If a shareholder leaves the meeting before the end of the Meeting without notifying the Organizing Committee, that shareholder is deemed to have agreed to all issues to be voted on at the Meeting.

Article 10. Method of voting on issues at the General Meeting

1. Principle

All contents in the General Meeting's program must be approved by taking public voting opinions of all shareholders attending the General Meeting. Each shareholder is given a



voting card/ballot, which states the shareholder's full name, shareholder code, number of voting shares (owned) of the shareholder and has the seal of the Corporation.

2. Voting method

Shareholders vote (agree, disagree, no opinion) on an issue by voting directly at the General Meeting.

When voting to approve an issue raised, shareholders who agree to approve it raise their voting cards/ballots. Members of the Vote Counting Committee will mark the shareholder code and the corresponding number of votes of each approving shareholder.

Similarly, according to the instructions of the Chairperson, shareholders who disagree or have no opinion will raise their voting cards in turn.

Article 11. Approval of resolutions of the GMS

1. Decisions of the General Meeting of Shareholders on the following issues will be approved when there are **50%** or more of the total votes of shareholders with voting rights present directly or through authorized representatives present at the General Meeting of Shareholders meeting:

- a. Approving the annual financial statements;
- b. Short-term and long-term development plan of the Corporation;
- c. Dismissal, removal and replacement of members of the Board of Directors, the Board of Supervisors and reporting on the Board of Directors' appointment of the General Director.

2. Decisions of the General Meeting of Shareholders related to amendments and supplements to the Charter, types of shares and the number of shares offered for sale, the reorganization or dissolution of the enterprise, transactions of buying and selling assets of the Corporation or its branches with a value of 35% or more of the total asset value of the Corporation calculated according to the most recent audited financial statements are approved when there are **65%** or more of the total number of votes of shareholders with voting rights present directly or through authorized representatives present at the General Meeting of Shareholders meeting.

CHAPTER IV END OF MEETING

Article 12. Minutes and Resolutions of the GMS Meeting

1. Minutes and Resolutions of the GMS meeting must be completed before the meeting adjourns.

3. Minutes and Resolutions of the GMS are disclosed on the Corporation's website within 24 hours from the date of closing the GMS meeting and stored at the Corporation's headquarters.

Article 13. Effect of implementation



This regulation consists of 04 Chapters, 13 Articles, is published before the GMS is conducted and takes effect immediately after being approved by the GMS vote.

**ON BEHALF OF THE
GENERAL MEETING OF
SHAREHOLDERS
CHAIRMAN**

NGUYEN VAN HUNG





**REPORT OF
THE BOARD OF DIRECTORS**



Binh Duong, May 15, 2025

REPORT OF THE BOARD OF DIRECTORS SUBMITTING
ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2025**I. ON BUSINESS RESULTS IN 2024:**

In the context of world geopolitics, Vietnam is becoming one of the next priority destinations for international investment flows. For more than 30 years, Becamex has actively participated in the process of attracting foreign investment in Binh Duong as well as on a national scale, with a comprehensive ecosystem model of Industry - Urban - Service, putting investors, workers and people at the center, this model has helped Becamex IDC contribute and participate in the development and consolidation of the country's industry in the period of opening and integration. Faced with the constant transformation of the world and towards the era of industry 4.0 - automation, shaping a new generation ecosystem is an important step, the key for Becamex IDC to continue contributing to the country's development in the new period.

In 2024, the Corporation's Board of Directors always worked with a high sense of responsibility, together with the General Director to operate the Corporation according to the plan approved by the General Meeting of Shareholders.

1. Summary of meetings of the Board of Directors and resolutions of the Board of Directors.

The Board of Directors held 57 meetings and issued 57 resolutions with 100% attendance of members as follows:

No.	Resolution No.	Date	Content
1	01/NQ-HĐQT	02/01/2024	Approved the value of contracts and transactions with member companies.
2	02/NQ-HĐQT	03/01/2024	Approved the construction investment project: High-rise Apartment – Viet Sing Zone 6 under the project: Social security housing – Viet Sing Zone 6.
3	03/NQ-HĐQT	01/02/2024	Finalize the list of shareholders to exercise the right to collect shareholders' opinions in writing.
4	04/NQ-HĐQT	22/02/2024	Approved the policy to submit to the Management Board of Binh Duong Industrial Park to adjust the Investment Registration Certificate for the investment project on construction and business of infrastructure of Cay Truong Industrial Park.



No.	Resolution No.	Date	Content
5	05/NQ-HĐQT	29/02/2024	Regarding the adjustment of the policy of competitive bidding for the bidding package "Supply and construction of mass pile pressing" under the project: Cultural - Commercial and Service Zone - Central Terminal A1 (WTC New City Complex).
6	06/NQ-HĐQT	03/03/2024	Regarding the exercise of the right to purchase additional shares of Becamex IDC Corporation.
7	07/NQ-HĐQT	20/03/2024	Regarding the approval of the Regulation on Operation of the Capital Portion Representative of Becamex IDC Corporation at enterprises.
8	08/NQ-HĐQT	25/03/2024	Regarding the adjustment of the Owner's capital contribution rate at the Investment Project to build Ring Road 4 in Ho Chi Minh City, Thu Bien - Saigon River bridge section (phase 1).
9	09/NQ-HĐQT	28/03/2024	Approved the Regulation on contractor selection; selection of goods suppliers, regular repairs, direct procurement; selection of units to participate in business cooperation; implement the Corporation's investment project proposal dossiers.
10	10/NQ-HĐQT	16/04/2024	Extension of the time to hold the Annual General Meeting of Shareholders in 2024.
11	11/NQ-HĐQT	03/05/2024	Regarding the finalization of the list of shareholders to organize the Annual General Meeting of Shareholders in 2024.
12	12/NQ-HĐQT	07/05/2024	Regarding the approval of the Regulation on management and use of digital signatures and digital certificates at the Corporation.
13	13/NQ-HĐQT	06/06/2024	Approved the adjustment of the total investment of Becamex International General Hospital Project (Phase 1) – 683 beds.
14	14/NQ-HĐQT	10/06/2024	Term credit loan guarantee for Becamex Tokyu Co., Ltd.
15	15/NQ-HĐQT	11/06/2024	Approved the plan to repurchase bonds before maturity and approved the plan to issue private bonds in 2024.
16	16/NQ-HĐQT	17/06/2024	Approval of amendments and supplements to the Charter's Corporation.
17	17/NQ-HĐQT	26/06/2024	Approval of documents to be submitted to the Annual General Meeting of Shareholders in 2024.
18	18/NQ-HĐQT	28/06/2024	Regarding the approval of the plan to issue private bonds in 2024 of the Corporation.



No.	Resolution No.	Date	Content
19	19/NQ-HĐQT	28/06/2024	Approved the adjustment of the Social Welfare Housing Investment Project – Viet Sing Zone 6.
20	20/NQ-HĐQT	08/07/2024	Approval of amendments and supplements to the Charter on Organization and Operation of Becamex IDC Corporation - JSC.
21	21/NQ-HĐQT	12/07/2024	Adjustment of the ownership participation ratio in the investment project for the construction of the Ho Chi Minh City – Thu Dau Mot – Chon Thanh Expressway, specifically the section through Binh Duong Province.
22	22/NQ-HĐQT	22/07/2024	Selection of an independent audit company for 2024.
23	23/NQ-HĐQT	26/07/2024	Approval of a credit guarantee for Becamex Binh Dinh Joint Stock Company.
24	24/NQ-HĐQT	05/08/2024	Approval of the investment project for the construction of the Electronics - Semiconductor - Telecommunications Center.
25	25/NQ-HĐQT	05/08/2024	Approval of the investment project for the Becamex Industrial Park and Smart Urban Area (Phase 1: Development and upgrading of the smart monitoring and management system).
26	26/NQ-HĐQT	12/08/2024	Approval of the capital increase for Becamex Binh Dinh Joint Stock Company.
27	27/NQ-HĐQT	26/08/2024	Extension of dividend payment for Binh Duong Rubber Joint Stock Company.
28	28/NQ-HĐQT	26/08/2024	Approval of the adjusted investment project: Infrastructure system of the Hoa Loi Resettlement Area within the Binh Duong Industrial-Service-Urban Complex.
29	29/NQ-HĐQT	09/09/2024	Equity investment in the Infrastructure Development Company Becamex - Binh Phuoc.
30	30/NQ-HĐQT	10/09/2024	Appointment of authorized representatives to the Members' Council/Capital Representatives in Vietnam – Singapore Industrial Park Joint Venture Company Limited.
31	31/NQ-HĐQT	17/09/2024	Proposal for credit approval at Vietnam Prosperity Joint Stock Commercial Bank (VPBank).
32	32/NQ-HĐQT	19/09/2024	Clarification of target investors in the bond issuance plan BCMH2328001 with a total par value of VND 2,000 billion.
33	33/NQ-HĐQT	03/10/2024	Approval of the criteria for selecting a consulting unit to prepare the public offering application dossier (“Consulting Package 01”).
34	34/NQ-HĐQT	10/10/24	Approval of the partial withdrawal of secured assets and consultation with bondholders regarding Bond BCMH2427001.



No.	Resolution No.	Date	Content
35	35/NQ-HĐQT	10/10/24	Approval of the selection of a consulting unit to prepare the public offering application dossier (“Consulting Package 01”).
36	36/NQ-HĐQT	14/10/2024	Adjustment of the Hoa Loi General Clinic investment project.
37	37/NQ-HĐQT	14/10/2024	Finalization of the list of shareholders for 2023 cash dividend payment and the implementation of shareholder consultation in writing.
38	38/NQ-HĐQT	06/11/2024	Approval of materials for written shareholder consultation in 2024.
39	39/NQ-HĐQT	08/11/2024	Adjustment of the investment registration certificate for the Bau Bang Industrial Park infrastructure construction and business project.
40	40/NQ-HĐQT	13/11/2024	Approval of the plan to issue additional public shares to increase charter capital.
41	41/NQ-HĐQT	13/11/2024	Approval of the registration dossier for the public offering of additional shares to increase charter capital.
42	42/NQ-HĐQT	14/11/2024	Approval of the private bond issuance plan for 2024 with a total value of VND 1,080 billion.
43	43/NQ-HĐQT	14/11/2024	Approval of the infrastructure construction investment project for the new urban area in the Binh Duong Industrial-Service-Urban Complex.
44	44/NQ-HĐQT	15/11/2024	Approval of the adjusted investment project for the Cultural - Commercial, Service - A1 Central Terminal.
45	45/NQ-HĐQT	19/11/2024	Approval of the adjusted investment project for the Electronics - Semiconductor - Telecommunications Center.
46	46/NQ-HĐQT	19/11/2024	Conversion of Becamex Traffic Construction Enterprise; Adjustment of the organizational structure of Becamex Bidding Center.
47	47/NQ-HĐQT	29/11/2024	Approval of the policy for research, survey, and proposal of new industrial park and urban-service projects in various provinces.
48	48/NQ-HĐQT	02/12/2024	Selection the consulting unit to develop materials and manage the public offering process for the 2024 charter capital increase plan (“Consulting Package 02”).
49	49/NQ-HĐQT	11/12/2024	Approval of the appointment of a Deputy General Director of Becamex IDC Corporation.
50	50/NQ-HĐQT	11/12/2024	Approval of the credit request at the Maritime Commercial Joint Stock Bank – Ho Chi Minh City Branch (MSB).
51	51/NQ-HĐQT	20/12/2024	Adjustment of the Hoa Loi General Clinic investment project.



No.	Resolution No.	Date	Content
52	52/NQ-HĐQT	26/12/2024	Approval of short-term loans and loan security measures at Vietnam International Joint Stock Commercial Bank (VIB).
53	53/NQ-HĐQT	27/12/2024	Adjustment of the implementation schedule for the Cay Truong Industrial Park infrastructure construction and business project.
54	54/NQ-HĐQT	27/12/2024	Approval of the policy to adjust the value and implementation schedule for the expanded Bau Bang Industrial Park project.
55	55/NQ-HĐQT	30/12/2024	Approval of adjustments and supplements to the plan for issuing additional public shares to increase charter capital.
56	56/NQ-HĐQT	30/12/2024	Approval of the registration dossier for issuing additional public shares to increase charter capital.
57	57/NQ-HĐQT	31/12/2024	Approval of the execution of contracts and transactions between Becamex IDC Corporation and related parties in 2025.

2. Regarding the results of production and business activities at the Corporation:

Business results of the parent company in 2024:

- + Total revenue reached **4,764** Billion VND, achieving **63%** of the plan.
- + Total expenses reached **2,740** Billion VND, achieving **50%** of the plan.
- + Pre-tax profit was **2,024** Billion VND, achieving **96%** of the plan.
- + Post-tax profit was **1,797** Billion VND, reaching **106%** compared to the plan.

Consolidated business results for 2024:

- + Total revenue reached **7,383** Billion VND, achieving **82%** of the plan.
- + Total expenses reached **4,824** Billion VND, achieving **77%** of the plan.
- + Pre-tax profit was **2,559** Billion VND, achieving **95%** of the plan.
- + Post-tax profit was **2,395** Billion VND, reaching **102%** compared to the plan.

3. Report on transactions between the Corporation, subsidiaries, companies in which the public company holds controlling rights of 50% or more of the charter capital with members of the Board of Directors and related persons of those members; transactions between the Corporation and companies in which members of the Board of Directors are founding members or business managers in the 03 years prior to the transaction.

In 2024, the Board of Directors issued Resolution No. 57/NQ-HĐQT on December 31, 2024, approving transaction contracts with member units with a value not exceeding



10% of total assets. During the year, the Corporation had regular transactions with companies in the same group regarding construction, supply of materials, telecommunications services, real estate transfer, etc. Details of these transactions are periodically published in the 2024 Management Report announced on January 24, 2025, and in the correction of transaction data between the Corporation and related parties of the Corporation; or between the Corporation and major shareholders, insiders, related persons of insiders according to the audited consolidated financial statement data for 2024 on April 10, 2025, at the link: <http://www.becamex.com.vn>, section Shareholder – News, Shareholder Relations.

4. Evaluation of the performance of the members of the Board of Directors:

The Corporation's Board of Directors for the 2023-2028 term includes 5 members: Chairman of the Board of Directors, Vice Chairman of the Board of Directors, 1 independent member, 1 executive member, and 1 non-executive member. In which, the Chairman of the Board of Directors, on behalf of the Board of Directors, issues resolutions and decisions of the Board of Directors, directly directs the development of business plans, organizes the company's management apparatus, and assigns tasks to members of the Board of Directors.

The Chairman of the Board of Directors performs his functions and duties in accordance with the operating regulations of the Board of Directors in establishing and proposing the Board of Directors' operating plan as well as assigning and supervising the General Director in performing production and business tasks. The Vice Chairman of the Board of Directors and the executive and non-executive members of the Board of Directors: Supervise the fields of marketing, financial investment, business operations, and the situation of capital contribution and preservation of capital at member companies.

In addition to fulfilling the general responsibilities of the Board of Directors, the members of the Board of Directors have completed their assigned tasks well, specifically:

- The Chairman of the Board of Directors has completed his tasks in accordance with the provisions of enterprise law, the Company's Charter in convening, organizing annual work programs, assigning tasks among members, organizing meetings, and obtaining opinions in writing to issue Resolutions in accordance with the provisions of law.

In addition, the Chairman directly adjusts and implements several major strategic projects for the Corporation. The full-time Board member completes tasks as assigned by the Board of Directors, effectively controls information disclosure in accordance with regulations, and supervises and evaluates activities related to the Corporation's internal control.

The Standing Board of Directors participates in weekly meetings with The Board of Management to promptly propose timely orientations for production and business activities.

5. Regarding the supervision of The Board of Management:

The Board of Directors organizes and directs The Board of Management to perform the production and business tasks approved by the General Meeting of Shareholders.



The Board of Management ensures that opinions are sought on matters under the authority of the Board of Directors and implemented after approval by the Board of Directors.

The Board of Management promptly directs professional activities to each Department, Board, and functional Center to ensure that work is handled effectively and promptly.

Implementing digital transformation towards centralized and secure management and operation.

Supervising and directing the implementation of information disclosure with the goal of ensuring transparency and timeliness in accordance with regulations.

Supervising the management and administration activities of The Board of Management to improve business performance and achieve set plan targets.

6. Remuneration and salaries of the Board of Directors:

The salaries, bonuses, and remuneration received by the Board of Directors in 2024 is 8,247,747,000 VND. Of which, the salaries and bonuses of full-time members are: 7,683,747,000 VND. The remuneration of non-full-time members is: 564,000,000 VND. Details of salaries, bonuses, and remuneration of each member are published in detail in section 2a, part 8 of the audited 2025 financial statements of 2024 at the link: <http://www.becamex.com.vn>, section For Shareholders - information disclosure.

7. Regarding the implementation of the contents authorized by the General Meeting of Shareholders:

a. Regarding the addition of business lines and amendment of the charter

Implemented according to Resolution No. 01/2024/NQ-ĐHĐCĐ of the General Meeting of Shareholders dated June 27, 2024, the Board of Directors issued Resolution No. 20/NQ-HĐQT dated July 08, 2024 on amending the charter and publishing information on the amended charter on the Corporation's electronic information page.

Implemented according to Resolution No. 01/2024/NQ-ĐHĐCĐ of the General Meeting of Shareholders dated June 27, 2024, the Board of Directors completed the procedures to supplement business lines and was granted a certificate by the Department of Planning and Investment on changing the business registration content on July 17, 2024.

b. Regarding the approval of the maximum foreign ownership ratio of 34%

The Board of Directors has directed The Board of Management to submit an application for registration of the maximum foreign ownership ratio of 34%. As of August 19, 2024, the State Securities Commission has document No. 5207/UBCK-PTTT v.v the application for notification of the maximum foreign ownership ratio of Investment and Industrial Development Joint Stock Corporation.

c. Regarding the selection of an independent auditing company

The Board of Directors issued Resolution No. 22/NQ-HĐQT dated July 22, 2024, agreeing to select A&C Auditing and Consulting Co., Ltd. as the independent auditing unit to review the semi-annual financial statements and audit the 2024 financial statements of Investment and Industrial Development Joint Stock Corporation.



d. Regarding the increase of charter capital from 10,350 Billion VND to 13,350 Billion VND

Implemented according to Resolution No. 01/2024/NQ-ĐHĐCĐ dated June 27, 2024, the Board of Directors signed a consulting contract to build a dossier for offering and submitting to the SSC. As of February 03, 2025, Becamex IDC Corporation received license No. 33/GCN-UBCK from the Chairman of the State Securities Commission on registration for offering additional shares to the public. However, the Board of Directors issued Resolution No. 24/NQ-HĐQT dated April 09, 2025 on temporarily postponing the offering of additional shares to the public to increase the charter capital of the Corporation according to the issuance plan approved by the General Meeting of Shareholders and the Board of Directors of the Corporation in order to ensure the interests of Investment and Industrial Development Joint Stock Corporation and shareholders in the context of the stock market not being favorable for the offering.

The Board of Directors shall consider, decide, and implement an additional offering of shares to the public to increase charter capital at another time suitable to the interests of Investment and Industrial Development Joint Stock Corporation, shareholders, and in accordance with the law.

II. REGARDING THE 2025 BUSINESS PLAN

With a strategy to attract selective investment, prioritizing high-tech industries, green industries, and digital infrastructure. This creates a sustainable impetus for the industrial real estate sector, especially in key economic regions.

Not only does Becamex possess a large and long-term land fund in key industrial provinces such as Binh Duong, Binh Phuoc, Quang Ngai, Nghe An, and Binh Dinh, but it has also built a complete industrial-urban-service ecosystem through its subsidiaries and affiliates such as VSIP, BW Industrial, Becamex Tokyu, Becamex Binh Dinh, Becamex Binh Phuoc, etc. This model not only facilitates the attraction of foreign investors but also ensures the sustainability of urban and industrial development in the locality.

Becamex IDC Corporation is building a comprehensive digital transformation strategy. To develop a digital economy, digital transformation is a necessary intermediary step to gradually transform the business model using digital technology. Digital transformation in the short term will help optimize existing business models, increase labor productivity, and reduce labor intensity. In the long term, business models in the digital space will gradually form naturally, thereby developing the digital economy. With an existing competitive advantage in industrial development, more than any other province or city in the country. The Corporation's goal is to develop technology and Industry 4.0

Sustainable development is at the core of all the Corporation's activities and projects, contributing to the gradual transformation of existing Industrial Parks (IPs) into smart and green IPs. For new IPs, BECAMEX IDC aims to develop Ecological Industrial Parks (EIPs) according to international standards, including the EIP framework of the World Bank, the United Nations Industrial Development Organization (UNIDO), and the German International Cooperation Organization (GIZ). We continue to make significant progress in reducing greenhouse gas emissions, cutting carbon footprints, and improving energy efficiency in our operations, as well as using natural resources efficiently, as part of the Smart Sustainable Development Plan 2050.



BECAMEX IDC's sustainable development journey not only focuses on environmental protection but also aims to create social and economic value on a comprehensive scale. To achieve this goal, our personnel play a key role in implementing the Sustainable Development Goals.

The Board of Directors submits to the GMS the 2025 business plan as follows:

➤ **Summary business plan for 2025:**

- + Total revenue of **7,786** Billion VND, an increase of 63% compared to the performance in 2024.
- + Total expenses of **5,751** Billion VND, an increase of 110% compared to the performance in 2024.
- + Pre-tax profit of **2,035** Billion VND, an increase of 1% compared to the performance in 2024.
- + After-tax profit of **1,845** Billion VND, an increase of 3% compared to the performance in 2024.

➤ **Consolidated business plan for 2025:**

- + Total revenue of **9,500** Billion VND, an increase of 29% compared to the performance in 2024.
- + Total expenses of **6,800** Billion VND, an increase of 41% compared to the performance in 2024.
- + Pre-tax profit of **2,700** Billion VND, an increase of 5% compared to the performance in 2024.
- + Profit after tax of **2,470** Billion VND increased by 3% compared to the actual results of 2024.

The above is the report of the Board of Directors on the results of production and business activities in 2024 and the business plan for 2025.

Respectfully submitted to the 2025 Annual General Meeting of Shareholders for consideration and approval.

**ON BEHALF BOARD OF DIRECTORS
CHAIRMAN**



NGUYEN VAN HUNG



Binh Duong, May 15, 2025

REPORT OF THE INDEPENDENT BOARD OF DIRECTORS SUBMITTED TO 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Assessment of the operation of the General Corporation's Board of Directors in 2024, the independent member of the Board of Directors made the following general comments:

- The Board of Directors of Becamex IDC Company always works with a high sense of responsibility.
- The Board of Directors provides appropriate orientation and timely direction to ensure the effective use of resources to achieve the targets assigned by the General Meeting of Shareholders.
- Decisions are issued in accordance with the authority specified in the Charter and current regulations.

I. On organizational structure

The Board of Directors (BOD) for term II (2023-2028) consists of 5 members, including 1 independent member. All members of the Board of Directors fully and actively participate in corporate governance activities, ensuring good corporate governance practices.

II. On the results of governance and supervision:

- Overall, the Board of Directors has performed its role well in implementing the plans, policies, and strategic orientations set out by the General Meeting of Shareholders.
- The Board of Directors has properly performed its role and responsibilities in directing, supporting, and supervising the General Director to implement the contents approved by the General Meeting of Shareholders and the Board of Directors, ensuring compliance with the law, and harmonizing the interests of the General Corporation and its shareholders.
- The Chairman of the Board of Directors has assigned tasks and responsibilities to members to perform the task of inspecting and supervising the activities of the Corporation in accordance with the law and the charter.
- The Board of Directors has complied with regulations on corporate governance, convening regular and unscheduled meetings to promptly direct and issue decisions appropriate to the actual situation.

IV. On transactions between the Corporation and related parties

The Corporation has complied with relevant regulations on the authority to approve, monitor, and explain transactions between company insiders, related parties of insiders with



the company. These transactions have been disclosed in accordance with the law in detail in Appendix IV of the Report on Corporate Governance on January 24, 2025 and in the information correcting transaction data between the Corporation and related parties of the Corporation; or between the Corporation and major shareholders, insiders, related parties of insiders according to the consolidated financial statements for 2024 audited on April 10, 2025.

V. Conclusion:

- The Board of Directors has fully performed its functions in supervising the operating activities of the General Corporation, providing appropriate orientation and timely direction to ensure the effective use of resources to achieve the targets assigned by the General Meeting of Shareholders.

- The activities of the Board of Directors in 2024 comply with the Company's Charter, Corporate Governance Regulations and legal regulations.

- All members of the Board of Directors have complied with the regulations in participating in Board of Directors meetings, discussing, and voting independently and objectively on the basis of ensuring the highest interests of the General Corporation's shareholders.

Respectfully submitted to the 2025 Annual General Meeting of Shareholders for consideration and approval.

**INDEPENDENT MEMBER OF THE
BOARD OF DIRECTORS**



NGUYEN VAN HIEN PHUC





REPORT OF BOARD OF SUPERVISORS



Binh Duong, May 15, 2025

BOARD OF SUPERVISORS

**REPORT OF THE BOARD OF SUPERVISORS
ON THE SITUATION AND RESULTS OF OPERATIONS IN 2024
(Submitted to the Annual General Meeting of Shareholders in 2025)**

Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;

Pursuant to the Charter on Organization and Operation of Investment and Industrial Development Joint Stock Corporation;

Pursuant to the Regulation on Organization and Operation of the Board of Supervisors of Investment and Industrial Development Joint Stock Corporation;

Pursuant to the consolidated and combined financial statements of 2025 of Investment and Industrial Development Joint Stock Corporation (“Corporation”) audited by A&C Auditing and Consulting Co., Ltd.

Our Board of Supervisors would like to report to the shareholders on the situation and results of the Board of Supervisors' activities in 2024 as follows:

I. Activities of the Board of Supervisors

1. Activities of the Board of Supervisors:

The Board of Supervisors of Investment and Industrial Development Joint Stock Corporation for term II (2023 – 2028) was elected through the Annual General Meeting of Shareholders in 2023, the General Meeting of Shareholders in the form of written opinions in 2024, including the following members:

Mr. Ho Hong Thach	Chairman (Appointed on 28/11/2024)
Ms. Nguyen Thi Thuy Duong	Chairman (Dismissal on 28/11/2024)
Mr. Nguyen Minh Duong	Member
Ms. Huynh Thi Que Anh	Member

In 2024, the Board's activities focused on the following key areas:

- Inspecting the reasonableness, legality, truthfulness, and prudence in the management and administration of business operations; the systematic, consistent, and appropriate nature of accounting, statistics, and financial statement preparation;



- The Head of the Board of Supervisors actively participated in and contributed opinions in the invited meetings of the Board of Directors (BOD) and other important meetings, in order to monitor the business and investment situation of the Corporation. Thereby, strictly supervising the compliance with the provisions of law and internal regulations in the organization and promulgation of resolutions of the BOD, as well as the implementation of resolutions of the General Meeting of Shareholders (GMS). At the same time, closely monitoring the activities of the Board of General Directors in implementing the approved resolutions;

- Monitoring the investment activities of capital contribution, holding, increasing, and decreasing capital of the Corporation in subsidiaries, joint ventures, and associates; the establishment, reorganization, or dissolution of branches and dependent accounting units in accordance with current regulations;

- Evaluating the preparation and presentation of quarterly and annual financial statements of the Corporation and audit reports, ensuring truthfulness and compliance with Vietnamese Accounting Standards and current regulations. Thereby, assessing the truthfulness and reasonableness of financial data, compliance with current accounting regulations and policies, and monitoring the implementation of the Corporation's production and business plan. The Board of Supervisors also reviewed the recommendations/management letters of independent auditors and feedback from the Corporation's Management Board;

- Supervising the compliance with periodic and extraordinary information disclosure in accordance with the regulations on information disclosure of listed public companies, in order to ensure that the disclosed information is transmitted to the Corporation's shareholders in a timely and accurate manner;

- Propose a list of independent auditing firms with the capacity and reputation to audit the financial statements and operational audits of the Corporation in 2024;

- Supervise the organization of the 2024 Annual General Meeting of Shareholders in compliance with legal regulations;

- Conduct a review of reports as specifically requested by the State shareholder representative in accordance with Point c, Clause 2, Article 115 and Clause 6, Article 170 of the Enterprise Law 2020;

- Execute other duties as stipulated by the Enterprise Law and the Corporation's Charter.

2. Meetings of the Board of Supervisors:

- In 2024, the Board of Supervisors conducted 22 meetings with a high sense of responsibility. The members fully participated, discussed, and agreed on key issues related to the governance and management of the Corporation's business operations, contributing to the transparency and efficiency of the Corporation's operations, through the following



main contents:

- Develop a plan to orient the Board of Supervisors's work in 2024.
- Evaluate the results of the annual production and business situation, compare with the plan set out by the General Meeting of Shareholders, evaluate the activities of the Board of Directors, The Board of Management, and the Board of Supervisors in 2023, and submit them to the 2024 General Meeting;
- Evaluate the financial statements for Quarter I, Quarter II, and Quarter III of 2024 with the following main contents:
 - + Review the truthfulness and reasonableness of the financial figures, in accordance with accounting standards;
 - + Objectively evaluate the results of business operations in each period;
 - + Evaluate the financial situation and the fulfillment of periodic budget obligations of the Corporation, ensuring transparency and compliance with the law.
- Evaluate the content of the report of the Representative of State Capital at Investment and Industrial Development Joint Stock Corporation:

Throughout the past term, the Board of Supervisors has seriously and effectively performed its supervisory role, ensuring compliance with legal regulations and internal regulations, contributing to the risk management of the Corporation. The members of the Board of Supervisors have excellently completed their assigned tasks, proactively reviewing and issuing timely warnings about potentially risky activities to the Board of Directors and The Board of Management.

The constructive comments of the Board of Supervisors, as well as of each member, have been noted, considered, and implemented by the Board of Directors and the General Director, demonstrating close coordination and a high sense of responsibility among the departments in working towards the sustainable development of the Corporation.

- The salaries and bonuses of the Board of Supervisors members at the Corporation in 2024 is 2,698,194,000 VND. Details of salaries, bonuses of each member are published in detail in section 2a, part 8 of the audited 2025 financial statements of 2024 at the link: <http://www.becamex.com.vn>, section For Shareholders - information disclosure.

- Operating costs and other benefits: 0 VND.

II. Inspection results of the Board of Supervisors

1. Results of supervision of the Board of Directors

In 2024, the BOD term II (2023-2028) of Investment and Industrial Development Joint Stock Corporation, including 5 members, has played a leading role, operating business consistently with strategic direction, ensuring the progress and objectives have been approved. This activity is deployed in the legal framework of the Enterprise Law, the Corporation's Charter of Operations, the Resolutions of the General Meeting of Shareholders, and the relevant legal regulations.



The BOD held 57 meetings to promptly gather opinions and issue Resolutions and decisions related to the Corporation's activities in accordance with the provisions of law in management and operation. The essential and important issues were discussed publicly by the BOD, reaching consensus and high agreement before officially issuing a resolution. The main contents mentioned are as follows:

Regarding the organization of the General Meeting of Shareholders

- + Finalizing the list of shareholders (collecting opinions in writing, Annual General Meeting of Shareholders, dividend payment);
- + Extending the time to hold the 2024 Annual General Meeting of Shareholders;
- + Approving documents for collecting shareholders' opinions in writing 2024.

Regarding the Construction Investment Project:

- + Approving the construction investment project: Technical infrastructure items at the new urban area; Apartments in Zone 6 Viet Sing, Electronics - Semiconductor - Telecommunications Center, Becamex Smart Industrial Park & Urban Area - Phase 1: Developing and upgrading the intelligent monitoring and management system;
- + Approving the adjustment of the construction investment project: Technical infrastructure system of Hoa Loi Resettlement Area under Binh Duong Industrial – Service – Urban Complex, A1 Cultural - Commercial Area, Electronics - Semiconductor - Telecommunications Center, Hoa Loi General Clinic; Construction and Business of Cay Truong Industrial Park infrastructure; Bau Bang Industrial Park expansion;
- + Approving the adjustment of the total investment of Becamex International General Hospital Project (Phase 1) – 683 beds, Social Housing Investment Project – Zone 6 Viet Sing;
- + Approving the policy of researching, surveying, and proposing the development of industrial park projects; Urban-Service Area in the provinces;
- + Adjusting the Investment Registration Certificate for the construction investment project and infrastructure business of Bau Bang Industrial Park expansion, the Construction Investment and Infrastructure Business Project of Cay Truong Industrial Park;
- + Adjusting the policy of competitive bidding for the "Supply and Construction of Mass Piling" package under the project: Cultural - Commercial, Service - Central Station Area A1.

Regarding Finance and Investment:

- + Approving the implementation of signing contracts and transactions with insiders and related persons in 2025;
- + Exercising the right to purchase additional shares issued by Becamex IJC;
- + Adjusting the ownership ratio of capital contribution in the project of Construction Investment of Ring Road 4 of Ho Chi Minh City, the section of Thu Bien Bridge -



Sai Gon River (phase 1); HCM - Thu Dau Mot - Chon Thanh Expressway section through Binh Duong province;

- + Contributing to increase charter capital for Becamex Binh Dinh JSC, Becamex - Binh Phuoc Technical Infrastructure Development JSC;
- + Requesting credit granting at Vietnam Prosperity Joint Stock Commercial Bank (VPBank), Vietnam Maritime Commercial Joint Stock Bank – Ho Chi Minh City Branch (MSB), Vietnam International Commercial Joint Stock Bank (VIB);
- + Approving the plan to repurchase bonds issued in 2020 before maturity and approving the plan to issue private bonds in 2024 with a total issuance value of up to 1,500 Billion VND, 1,080 Billion VND per issuance at face value; Clarifying the target for offering BCMH2328001 bonds; Withdrawing collateral assets for BCMH2427001 bonds;
- + Deploying the plan to offer additional shares to the public: Selecting a unit to advise on the issuance of shares; Approving the dossier for offering additional shares to the public;
- + Extending the payment of 2020 dividends to Binh Duong Rubber.
- + Selecting an independent auditing company for 2024.

Regarding Organization and Management:

- + Approving the Operating Regulations of the Representative of Becamex IDC Corporation's capital contribution in enterprises; Approving the Regulations on selecting contractors, selecting suppliers of goods, routine repairs, direct purchases; selecting units to participate in business cooperation; implementing investment project proposal documents; Managing and using digital signatures and digital certificates at the Corporation;
- + Amendments and supplements to the Charter on organization and operation;
- + Appointment of capital representatives at Vietnam - Singapore Industrial Park Co., Ltd.
- + Appointment of Deputy General Director of Becamex IDC;
- + Transformation of organizational structure (Traffic Construction Enterprise, Becamex Bidding Center).

2. Results of operations and supervision of the Management Board's operations

The financial year 2024 marks a period that both holds challenges and creates remarkable achievements for Becamex IDC Corporation. In that context, the Corporation has continued to consolidate its position, while playing a role in promoting the socio-economic development of Binh Duong province.

The Management Board has proactively implemented activities effectively, helping to realize the strategic goals set for the year, while maintaining stability and positivity in the Corporation's financial structure. The strategy of diversifying revenue sources from different sectors has proven its ability to mitigate risks, while ensuring



stability and sustainability in the Corporation's business operations.

To ensure the serious implementation of the Board of Directors' resolutions, the Management Board has maintained a mechanism for regular meetings and flexibly organized extraordinary meetings to promptly resolve issues arising within the assigned powers and responsibilities. As a result, the Corporation's operations have been maintained quite effectively, as demonstrated by the completion of profit targets in 2024.

In order to improve the effectiveness of risk management, enhance compliance and improve internal governance processes and regulations, the Management Board has established a regular interaction channel with the Board of Supervisors by inviting them to attend meetings and exchanges, as well as proactively consulting the Board of Supervisors's opinions on issues that are identified as necessary.

3. Results of supervision of the Corporation's operational and financial situation

The Board of Supervisors, after reviewing the reports of the Board of Directors and The Board of Management, agreed with the assessment of the Corporation's business operations. The main business performance indicators are summarized from the Corporation's audited consolidated financial statements for 2024 as follows:

Unit: Billion VND

Target	Actual in 2023	Year 2024		Actual 2024/ Actual 2023 (%)	TH2024/ KH2024 (%)
		Plan	Implement		
Total revenue	7,245	7,569	4,764	66	63
Total cost	5,173	5,452	2,740	53	50
Profit before tax	2,072	2,117	2,024	98	96
Profit after tax	1,666	1,700	1,797	108	106

At the parent company, total revenue in 2024 reached 4,764 Billion VND, equal to 66% of the results achieved in 2023 and 63% of the year's plan target.

Although net revenue from sales and service provision recorded a significant decrease, estimated at about 44%, to 3,741 Billion VND (mainly due to the decrease in real estate business revenue), the cost of goods sold decreased even more sharply, to 72%, helping the gross profit margin improve significantly, increasing from 57% to 78%. In addition, financial revenue increased sharply by 164%, reaching 1,010 Billion VND, contributing significantly to balancing the overall business results.

Besides the positive points, selling expenses recorded an increase of 22%, and it is worth noting that interest expenses increased by 63%, at 1,117 Billion VND (although total financial expenses decreased thanks to the reversal of long-term financial investment provision expenses). The main reason comes from the Corporation's increased use of financial leverage during the period. In addition, other income decreased sharply by 91%



due to the decrease in late payment interest income, while other expenses increased sharply by 465% due to the increase in sponsorship costs, leading to a significant decrease in other profits. Accordingly, total accounting profit before tax reached 2,024 Billion VND, equal to 98% of the results achieved in 2023 and 96% of the year's plan target.

Although profit before tax decreased, profit after tax still increased by 8% to 1,797 Billion VND, reaching 106% of the year's plan, thanks to a sharp decrease of 44% in current corporate income tax expenses. Overall, 2024 is a challenging year with a decline in core revenue, but the business has had favorable factors to maintain profits, mainly due to financial revenue and reduced tax costs.

In 2024, the real estate business segment still maintained its dominant position, contributing the majority to total revenue with 3,294 Billion VND, equivalent to 88%. Following that, the provision of wastewater treatment services, management and maintenance of infrastructure in industrial parks brought in 342 Billion VND, accounting for 9% of total revenue. The remainder is revenue from construction activities and other sources reaching 102 Billion VND, corresponding to 3% of total revenue.

Business performance results according to the Corporation's 2024 consolidated financial statements:

Unit: Billion VND

Target	Actual in 2023	Year 2024		Actual 2024/ Actual 2023 (%)	TH2024/ KH2024 (%)
		Plan	Implement		
Total revenue	8,830	9,000	7,383	84	82
Total cost	6,133	6,300	4,824	79	77
Profit before tax	2,697	2,700	2,559	95	95
Profit after tax	2,280	2,350	2,395	105	102

In 2024, there was a notable fluctuation in the Corporation's business operations between the current and previous periods. Although net revenue recorded a significant decrease, profit after tax still maintained stability, mainly thanks to favorable financial factors.

In the context of the real estate market facing many challenges, revenue from the real estate business segment has declined sharply. The decrease from 6,582 Billion VND to 3,444 Billion VND, equivalent to a decrease of approximately 48%, is the main reason for the significant decrease of about 34% in total net revenue.

In addition, the cost of goods sold decreased even more sharply, helping the gross profit margin improve significantly, increasing from 54% to 67%. This brought a gross profit of 3,498 Billion VND, only 18% lower than the previous period.

Although expenses tend to increase, the strong increase in financial revenue, other



profits, and especially the profit or loss in joint ventures and associates with outstanding growth, has offset most of the increased costs, making an important contribution to profit before tax. Compared to 2023, the group's consolidated business results reached a profit after tax of 2,395 Billion VND, an increase of 5%, completing 102% of the consolidated profit after tax plan. Overall, this is a positive result, demonstrating the Corporation's ability to respond flexibly during a period when the real estate market faces many difficulties.

The Corporation's financial situation is assessed through the following basic indicators (Based on the Consolidated Financial Statements):

No.	INDEX	UNIT	As of 31/12/2023	As of 31/12/2023
A	Payment coefficient			
1	General payment coefficient = Total assets/Payables	Time	1.57	1.54
2	Short-term debt payment coefficient = Current Assets/Current Debt	Time	1.24	1.45
B	Capital structure coefficient			
1	Payables / Total assets ratio	%	63.55	64.82
2	Payables / Equity ratio	Time	1.74	1.84
C	Profitability ratio			
1	ROA Ratio of profit after tax on average total assets	%	4.48	4.27
2	ROE Ratio of profit after tax on average equity	%	12.25	11.93

Although the current ratio has slightly decreased from 1.57 to 1.54 times, the Corporation still maintains its ability to ensure debt obligations. Conversely, the short-term debt payment ratio recorded a significant improvement, increasing from 1.24 times to 1.45 times, demonstrating more effective cash flow and short-term asset management.

By the end of 2024, the Debt to Equity ratio also recorded an increase from 1.74 times to 1.84 times. Long-term loans and financial lease liabilities are the main increasing items in Liabilities in 2024, with an increase of 4,855 Billion VND.

In 2024, the Group's profitability ratios tended to decrease slightly. The main reason is that the increase in profit after tax did not keep up with the growth rate of Total Assets and Equity. Specifically, the ROA ratio decreased from 4.48% to 4.27% and the ROE ratio



decreased from 12.25% to 11.93%.

4. Assessment of transactions involving members of the Board of Directors, the General Director, and related parties.

The Board of Supervisors agrees with the report on transactions involving members of the Board of Directors in 2024 as stated in Section VII, the report on the situation of corporate governance of public companies in 2024, which was published on the website at: <https://becamex.com.vn/quan-he-co-dong/bao-cao-tinh-hinh-quan-tri-cong-ty/>, including the following transactions:

Transactions between the Corporation, other companies in which the Corporation holds control of over fifty percent (50%) or more of the charter capital, and members of the Board of Directors, the General Director, and related parties of those members.

Transactions between the Corporation and companies in which a member of the Board of Directors is a founding member or a business manager within the last 03 years prior to the time of the transaction.

The above transactions were carried out in accordance with current legal regulations and information was disclosed as prescribed. On the basis of equality and voluntariness, the transaction contents are all reasonable, suitable to the capacity of the participating parties, and in accordance with the interests of the Corporation.

5. Results of appraisal of the 2024 financial statements.

The Board of Supervisors has reviewed and evaluated the Corporation's 2024 financial statements, which are presented in accordance with current Vietnamese Accounting Standards and Regulations and have been audited by A&C Auditing and Consulting Company Limited. The Board of Supervisors agrees with the reported figures on the financial situation and business production results in 2024. According to the Board of Supervisors's assessment, the report accurately and reasonably reflects, in all material respects, the situation and results of business production activities as well as the financial position of the Corporation as of December 31, 2024.

6. Assessment of the coordination between the Board of Supervisors, the Board of Directors, the General Director, and the shareholders.

During the 2024 financial year, the Board of Supervisors's oversight activities were effectively implemented through close interaction with the Board of Directors and the General Director. This coordination contributed to strengthening the mechanism for protecting shareholders' rights. The Board of Supervisors did not receive any feedback or complaints from shareholders regarding potential violations by the Board of Directors, the General Director, or the Board of Supervisors in the performance of their entrusted duties. This reflects transparency and responsibility in corporate governance, while also strengthening shareholders' confidence in the Corporation's operations.

III. Conclusion

With dedication and efforts for the benefit of the company and shareholders, the



Board of Directors and the General Director have adhered to the objectives and implemented tasks effectively to achieve encouraging results. In the context of the real estate market in 2024 having certain difficulties, the Corporation still made efforts to overcome them and successfully completed the main operating goals. It can be seen that, compared to the plan, although total revenue has not reached expectations, the Corporation's consolidated and combined after-tax profit has reached the planned milestone, reaching 106% and 102% respectively.

The Board of Directors and the General Director have demonstrated compliance with the regulations under the Enterprise Law, the company's charter, and the resolutions of the General Meeting of Shareholders. By effectively using capital, assets, and labor resources, the Corporation has fulfilled its obligations to the state and shareholders; focusing on improving the lives of employees. All activities are carried out transparently, in compliance with information disclosure regulations, contributing to building a strong and reliable business environment.

The above is the activity report of the Board of Supervisors for 2024, respectfully submitted to the General Meeting of Shareholders for consideration and approval.

**ON BEHALF OF THE
BOARD OF SUPERVISORS
HEAD OF BOARD**

(signed)

HO HONG THACH





**REPORT OF BOARD OF
MANAGEMENT**



Binh Duong, May 15, 2025

REPORT OF BOARD OF MANAGEMENT**ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025**

Vietnam's economy in 2024 continued to recover with GDP growth of 7.09%, exceeding the target of 6-6.5% set in the context of many intertwined opportunities and challenges. After a period of monetary policy tightening, the U.S. cut interest rates for the first time in September, 2024, leading to interest rate cuts by other developed countries, thereby reducing pressure on exchange rates and borrowing costs for countries with large import-export trade such as Vietnam. Major economies around the world have recovered, but there are still many difficulties due to slow recovery in aggregate demand, high interest rates, and concerns about U.S. tariff policies from the end of 2024.

Domestically, the Government has approved master plans for the period of 2021-2030 with a vision to 2050 for many provinces and cities, streamlined the apparatus, and accelerated the progress of public investment projects with the goal of achieving a minimum GDP growth rate of 8% by 2025. Policies to support people and businesses, such as reducing taxes and maintaining stable lending interest rates, have contributed to promoting consumption and reducing costs for businesses. In particular, the National Assembly has approved amendments to many important laws such as the Land Law, the Real Estate Business Law and the Housing Law, Law No. 57 amending the Planning Law, the Investment Law, etc., which are expected to remove difficulties, unlock capital sources and promote investment in new projects in the coming time.

1. Report on business results in 2024**- Business Results according to the consolidated audited financial statements for 2024**

Unit: Billion VND

No.	Target	2023 Actual Results	2024 Budget	2024 Actual Results	Actual 2024/Budget 2024	YoY growth
1	Total revenue	7,245	7,569	4,764	63%	-34%
2	Total cost	5,173	5,452	2,740	50%	-47%
3	Profit before tax	2,072	2,117	2,024	96%	-2%
4	Profit after tax	1,666	1,700	1,797	106%	+8%

In 2024, Becamex Corporation organized many international events in Binh Duong such as the Horasis China Economic Cooperation Forum in April, 2024, attracting the participation of many scientific speakers and investors to discuss the topic of green and



sustainable development, strengthen exchanges and create opportunities for Chinese investors to explore investment opportunities in Binh Duong. With the goal of developing a new generation ecosystem including science and technology centers, business parks and concentrated information technology zones, in September, 2024, the Corporation and VSIP signed a memorandum of understanding with the National University of Singapore (NUS) to promote the training of high-quality human resources for this strategy.

In particular, on September 26, 2024, Becamex Corporation coordinated with the Binh Duong Provincial People's Committee to organize the announcement of Decision No. 790/QD-TTg of the Prime Minister approving the planning of Binh Duong province for the period 2021-2030 with a vision to 2025. This is an important plan that guides the development plan of Binh Duong and Becamex Corporation in the new period.

In 2024, there were still many challenges and difficulties, The Board of Management and employees of Becamex Corporation strived to achieve the highest results set by the General Meeting of Shareholders. Specifically:

Revenue from industrial parks (IPs) and related services in 2024 contributed nearly 742 Billion VND, accounting for 15.5% of the total revenue structure. The Corporation attracts more selective investment, focusing on high-tech and sustainable fields according to new trends. The gross profit margin of the IP segment in 2024 improved to 79% compared to 67% in 2023.

The urban development segment achieved revenue of 2,898 Billion VND in 2024, contributing 61% to the revenue structure. During the year, the Corporation focused on trading residential projects in the mid-range segment in Bau Bang and Hoa Loi with high liquidity. In terms of efficiency, the gross profit margin of the urban segment this year reached an average of 79% compared to 55% in 2023, making a major contribution to the Corporation's business results.

Financial revenue in 2024 recorded 1,010 Billion VND, contributing 21% to the revenue structure, a 2.6-fold increase compared to 2023, stemming from dividends received from member units this year, which increased compared to the same period. Construction and other activities contributed the remaining approximately 102 Billion VND in revenue and a gross profit of about 60 Billion VND.

Financial expenses in 2024 decreased by 48% compared to the same period due to the company's reversal of investment provisions of nearly 535 Billion VND, mainly because BW Industrial Development Joint Stock Company (BCM owns 24.06% of charter capital) eliminated accumulated losses in 2024. Other expenses were controlled by the Corporation according to plan. According to the consolidated audited financial statements for 2024, total revenue reached **4,763 Billion VND, achieving 63% of the plan**. Total expenses were **2,739 Billion VND, achieving 50% of the plan**. Profit after tax reached 106% of the plan set by the General Meeting of Shareholders, which is **1,797 Billion VND, an increase of 8% compared to 2023**.



- **Business results according to the 2024 audited consolidated financial statements**

Unit: Billion VND

No.	Target	2023 Actual Results	2024 Budget	2024 Actual Results	Actual 2024/Budget 2024	YoY growth
1	Total revenue	8,830	9,000	7,383	82%	-16%
2	Total cost	6,133	6,300	4,824	77%	-21%
3	Profit before tax	2,697	2,700	2,559	95%	-5%
4	Profit after tax	2,280	2,350	2,395	102%	+5%

In 2024, the production and business activities of member units in the industrial-urban and service ecosystem of Becamex Corporation achieved many positive results. Industrial park infrastructure developers such as Vietnam Singapore Industrial Park Co., Ltd. (VSIP JV), Becamex Binh Phuoc Technical Infrastructure Development Joint Stock Company, and Becamex Binh Dinh Joint Stock Company leased a total of nearly 257 hectares of industrial land, an increase of 20 hectares compared to the same period. Notably, VSIP JV (BCM owns 49% of charter capital) recorded positive growth in business results with consolidated net revenue reaching 12,859 Billion VND and consolidated profit after tax of 3,283 Billion VND, a growth of 93% compared to 2023, contributing positively to the joint venture's profit of Becamex Corporation. In addition, BW Industrial Development Joint Stock Company (BCM owns 24.06%) also recorded profitable after-tax profit results despite still in the investment phase.

In the context of slow recovery of real estate – construction sector, units in the ecosystem operating subsidiaries and associates operating in this segment such as Technical Infrastructure Development Joint Stock Company (IJC), Binh Duong Development and Trading Joint Stock Company (TDC), Binh Duong Construction and Transportation Joint Stock Company (BCE) all achieved stable business results and achieved the major goals set by the General Meeting of Shareholders.

For the service segment, Vietnam Technology and Communications Joint Stock Company (VNTT) providing telecommunications, internet, data center and smart solutions for businesses recorded the highest profit after tax in 2024 in the last 5 years. Units operating in the fields of education and healthcare all had stable and effective business operations.

With the above results, total consolidated revenue in 2024 recorded 7,383 Billion VND, completing 82% of the plan. Consolidated profit after tax reached 2,395 Billion VND, achieving 102% of the plan assigned by the General Meeting of Shareholders and an increase of 5% compared to 2023.

2. Financial situation according to the 2024 consolidated audited financial statements



Total assets at the end of 2024 reached 48,870 Billion VND, an increase of 9% compared to the beginning of the year. The structure of short-term assets and long-term assets is 64% and 36% respectively, unchanged compared to the initial structure. The increase in assets is mainly due to the Corporation increasing investment capital in existing companies and increasing investment in projects, leading to an increase in the value of inventory.

Liabilities at December 31, 2024 reached 34,377 Billion VND, an increase of 11% compared to the beginning of the year. Outstanding bank loans and bond issuance at the end of 2024 were 21,863 Billion VND, an increase of 3,963 Billion VND compared to the beginning of the year. The Corporation increased borrowing to meet the investment capital for projects and contributed capital to member units. The financial leverage ratio of Liabilities/Equity at the end of 2024 is 2.4 times, an increase compared to the beginning of 2024 which was 2.2 times.

The current payment coefficient as of December 31, 2024 is 1.6 times, an increase compared to the beginning of the year at 1.4 times. The quick payment coefficient at the end of 2024 is 0.5 times, an increase compared to the beginning of the year at 0.4 times.

The parent company's equity at the end of 2024 reached 14,492 Billion VND, an increase of 647 Billion VND compared to the beginning of the year. The capital use efficiency ROE and ROA in 2024 were 12.4% and 3.7% respectively, a slight increase compared to the same period at 12.0% and 3.7%.

3. Business plan for 2025

Through the assessment of factors that may affect the production and business activities of Becamex Corporation, the Management Board expects 2025 to be a turning point in the breakthrough development phase of the Corporation with many plans to be implemented in each specific business area as follows:

In the field of industrial park (IP) development: In 2025, the Corporation will commence the expansion of Bau Bang IP (phase 2 - scale of 380ha) and Cay Truong IP (scale of 700ha) in Binh Duong, increasing the land fund available for lease in Binh Duong province of the Corporation. Cay Truong IP will be invested according to the model of ecological industrial park (EIP) meeting sustainable criteria for renewable energy, water circulation and emission reduction.

Regarding the plan to develop new industrial park projects, based on the Binh Duong Provincial Plan for the period 2021-2030 with a vision to 2050 approved by the Prime Minister, Becamex Corporation is researching the investment in new generation industrial park projects on science and technology, information technology in Binh Duong province. In addition, the Corporation together with VSIP will continue to invest in expanding industrial - urban and service park projects according to the new model to the provinces being studied such as Tay Ninh, Khanh Hoa, Binh Thuan and Binh Phuoc.



In the field of transport infrastructure: in early February, 2025, Becamex IDC and its co investors broke ground the Ho Chi Minh City - Thu Dau Mot - Chon Thanh Expressway Project. This is a strategic transport project connecting Ho Chi Minh City and Binh Phuoc through Binh Duong province invested in the form of a BOT contract with a total investment in the construction part of more than 8,833 Billion VND. Becamex Corporation will participate in 49% of the charter capital in the joint stock company investing in this expressway project, which is expected to be completed in 2027. In addition, the Corporation is also the investor proposing the Ring Road 4 project passing through Binh Duong province, which is expected to open for tender in Quarter 2, 2025 and research and propose the Ring Road 3 investment project through Binh Duong province.

In the field of social housing (SH) development: Becamex Corporation is building the Social Housing Project in Zone 6 Viet Sing with a scale of 1,867 apartments expected to be handed over to home buyers from 2027. In addition, the Corporation has been approved by the Binh Duong Provincial People's Committee for the investment policy of 5 other SH projects in Binh Duong province with a total of more than 8,600 units to be constructed from 2025. The development of SH demonstrates the Corporation's responsibility to the community and commitment to sustainable development.

- Business plan of the parent company in 2025:

No.	Target	Actual 2024	Budget 2025	Budget2025/ Actual 2024
1	Total revenue	4,764	7,786	163%
2	Total cost	2,740	5,751	210%
3	Profit before tax	2,024	2,035	101%
4	Profit after tax	1,797	1,845	103%

- Consolidated business plan for 2025:

No.	Indicator	Actual 2024	Budget 2025	Budget2025/ Actual 2024
1	Total revenue	7,383	9,500	129%
2	Total expenses	4,824	6,800	141%
3	Profit before tax	2,559	2,700	105%
4	Profit after tax	2,395	2,470	103%

The above is the Report of Board of Management on the business results in 2024 and the Budget for 2025.

Submitted to the 2025 Annual General Meeting of Shareholders for consideration and approval.

GENERAL DIRECTOR



PHẠM NGOC THUAN





**PROPOSALS TO
THE GENERAL MEETING OF SHAREHOLDERS**



No: 01/2025/TTr-HĐQT

Binh Duong, May 15, 2025

PROPOSAL

(Re: Approval of audited financial statements, Reports of the Board of Directors and independent members of the Board of Directors, Report of the Board of Supervisors)

To: Annual General Meeting of Shareholders
Investment and Industrial Development Joint Stock Corporation

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020.Nam
- Pursuant to the Charter on Organization and Operation of Investment and Industrial Development Joint Stock Corporation;
- Pursuant to the internal regulations on governance of Investment and Industrial Development Joint Stock Corporation.

The Board of Directors of Investment and Industrial Development Joint Stock Corporation respectfully submits the following reports to the General Meeting of Shareholders for approval:

1. Audited financial statements for 2024, including consolidated financial statements and consolidated financial statements.
2. Report of the Board of Directors and independent BOD members.
3. Report of the Board of Supervisors.

(The reports are attached to the Meeting documents)

Submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely submitted./.

Recipients:

- As above;
- File.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN



NGUYEN VAN HUNG



PROPOSAL

(Re: Approving the General Director's Report on business results in 2024 and business plan in 2025)

To: Annual General Meeting of Shareholders
Investment and Industrial Development Joint Stock Corporation

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020.
- Pursuant to the Charter on Organization and Operation of Investment and Industrial Development Joint Stock Corporation.
- Pursuant to the internal regulations on governance of Investment and Industrial Development Joint Stock Corporation.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the General Director's Report on business results in 2024 and business plan in 2025 with some main contents as follows:

1. Business results in 2024.

a. Business results of the parent company:

No.	Indicator	Plan for 2024 (Billion VND)	Implementation in 2024 (Billion VND)	Rate (%) (Actual/Plan)
1	Total revenue	7,569	4,764	63
2	Total expenses	5,452	2,740	50
3	Profit before tax	2,117	2,024	96
4	Profit after tax	1,700	1,797	106

b. Consolidated business results:

No.	Indicator	Plan for 2024 (Billion VND)	Implementation in 2024 (Billion VND)	Rate (%) (Actual/Plan)
1	Total revenue	9,000	7,383	82
2	Total expenses	6,300	4,824	77
3	Profit before tax	2,700	2,559	95



4	Profit after tax	2,350	2,395	102
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2. Business plan in 2025

a. Business plan of the parent company with key targets:

No.	Indicator	Implementation in 2024 (Billion VND)	Plan for 2025 (Billion VND)	Rate (%) (Plan/Actual)
1	Total revenue	4,764	7,786	163
2	Total expenses	2,740	5,751	210
3	Profit before tax	2,024	2,035	101
4	Profit after tax	1,797	1,845	103

b. Consolidated business plan with key targets:

No.	Indicator	Implementation in 2024 (Billion VND)	Plan for 2025 (Billion VND)	Rate (%) (Plan/Actual)
1	Total revenue	7,383	9,500	129
2	Total expenses	4,824	6,800	141
3	Profit before tax	2,559	2,700	105
4	Profit after tax	2,395	2,470	103

Submitted to the General Meeting of Shareholders for consideration and approval.

Sincerely submitted./.

Recipients:

- As above;
- File.

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



NGUYEN VAN HUNG



PROPOSAL

(Re: Approving the Profit Distribution Plan and Dividend Payment for 2024, Profit Distribution Plan and Dividend Payment Plan for 2025)

To: Annual General Meeting of Shareholders
Investment and Industrial Development Joint Stock Corporation

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020.Nam
- Pursuant to the Charter on Organization and Operation of Investment and Industrial Development Joint Stock Corporation;
- Pursuant to the internal regulations on governance of Investment and Industrial Development Joint Stock Corporation.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the Profit Distribution Plan and Dividend Payment for 2024, Profit Distribution Plan and Dividend Payment Plan for 2025 with some main contents as follows:

1. Profit distribution plan for 2024:

No.	Indicator	2024 Plan (VND)	2024 Implementation (VND)
1	Profit after tax in 2024	1,700,000,000,000	1,797,267,683,476
2	Appropriation for investment and development fund (30%/PAT)	510,000,000,000	539,180,305,043
3	Appropriation for bonus and welfare fund	104,696,000,000	113,308,000,000
4	Bonus appropriation for The Board of Management	1,654,350,000	1,819,790,000
5	Remaining profit after fund allocation	1,083,649,650,000	1,142,959,588,433
6	Profit carried forward from previous year	55,462,290,899	52,082,290,899
7	Charter capital	10,350,000,000,000	10,350,000,000,000
8	Dividend rate/Charter capital (%)	10	11
9	Dividend payout level	1,035,000,000,000	1,138,500,000,000
10	Undistributed profit		56,541,879,332



❖ Dividend payment time: in 2025.

2. Profit distribution plan for 2025:

No.	Indicator	2025 Plan
		(VND)
1	Profit after tax in 2025	1,845,000,000,000
2	Appropriation for investment and development fund (30%/PAT)	553,500,000,000
3	Appropriation for bonus and welfare fund	136,146,000,000
4	Bonus appropriation for The Board of Management	2,211,650,000
5	Remaining profit after fund allocation	1,153,142,350,000
6	Profit carried forward from previous year	56,541,879,332
7	Charter capital (expected)	11,488,500,000,000
8	Dividend rate/Charter capital (%)	10
9	Dividend	1,148,850,000,000
10	Undistributed profit	60,834,229,332

Sincerely submitted./.

- Recipients:**
- As above;
 - Save.

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



NGUYEN VAN HUNG



PROPOSAL

Re: Reporting on the results of private placement of bonds in 2024

**To: Annual General Meeting of Shareholders
Investment and Industrial Development Joint Stock Corporation**

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Viet Nam on June 17, 2020.Nam
- Pursuant to Decree 153/2020/ND-CP dated December 31, 2020, stipulating the offering and trading of privately placed corporate bonds in the domestic market and the offering of corporate bonds to the international market;
- Pursuant to Decree No. 65/2022/ND-CP dated September 16, 2022, amending and supplementing a number of articles of Decree No. 153/2020/ND-CP dated December 31, 2020;
- Pursuant to the Charter on Organization and Operation of Investment and Industrial Development Joint Stock Corporation;
- Pursuant to the Internal Regulations on Governance of Investment and Industrial Development Joint Stock Corporation.

The Board of Directors of the Corporation has organized the implementation of the issuance plan in accordance with the Company's Charter and relevant legal regulations with the implementation results as of December 31, 2024 as follows:

No.	BOD Resolution	Plan (billion VND)	Actual result (billion VND)	Completion rate
1	No. 15/NQ-HĐQT dated June 11, 2024	800	800	100%
2	No. 18/NQ-HĐQT dated June 28, 2024	1,500	1,320	88%
3	No. 42/NQ-HĐQT dated November 14, 2024	1,080	1,080	100%



- According to Resolution No. 15/NQ-HDQT of the Board of Directors dated June 11, 2024, on approving the bond issuance plan of the Corporation with a total face value of up to 800 Billion VND. Bonds were successfully issued to June 17, 2024, reaching 800 Billion VND.

- According to Resolution No. 18/NQ-HDQT of the Board of Directors dated June 28, 2024, on approving the bond issuance plan of the Corporation with a total face value of up to 1,500 Billion VND. Bonds were issued to October 09, 2024, reaching 1,320 Billion VND, with the remaining 180 Billion VND not fully issued.

- According to Resolution No. 42/NQ-HDQT of the Board of Directors dated November 14, 2024, on approving the bond issuance plan of the Corporation with a total face value of up to 1,080 Billion VND. Bonds were issued to December 02, 2024, reaching 1,080 Billion VND.

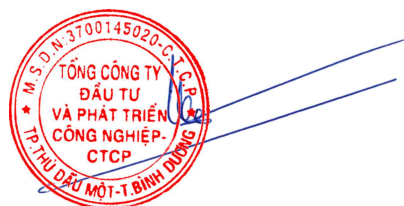
Other related contents are disclosed in detail in the explanatory notes to the 2024 audited consolidated financial statements.

Sincerely submitted./.

Recipients:

- As above;
- Save.

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



NGUYEN VAN HUNG



No: 05/2025/TTr-HĐQT

Binh Duong, May 15, 2025

PROPOSAL

Regarding Remuneration Payment to the Board of Directors in 2024 and Payment Plan for 2025

To: Annual General Meeting of Shareholders
Investment and Industrial Development Joint Stock Corporation

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Viet Nam on June 17, 2020.Nam
- Pursuant to the Charter on Organization and Operation of Investment and Industrial Development Joint Stock Corporation;
- Pursuant to the Internal Regulations on Governance of Investment and Industrial Development Joint Stock Corporation.

The Board of Directors of the Corporation reports to the General Meeting of Shareholders on the remuneration payment to the Board of Directors in 2024 and the specific remuneration payment plan for 2025 as follows:

1. In 2024: The Corporation paid remuneration to non-executive members at the Corporation with the amount of: 564,000,000 VND.
2. 2025 Plan: The Corporation will pay remuneration to non-executive members in the amount of: 530,000,000 VND.

Sincerely submitted./.

Recipients:

- As above;
- Save.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN**NGUYEN VAN HUNG**

PROPOSAL

Regarding Approving the list of independent auditing firms for 2025

**To: Annual General Meeting of Shareholders
Investment and Industrial Development Joint Stock Corporation**

- Pursuant to the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Viet Nam on June 17, 2020;
- Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019;
- Pursuant to Decree 155/2020/ND-CP dated December 31, 2020, of the Government detailing the implementation of several articles of the Law on Securities;
- Pursuant to the Charter on Organization and Operation of Investment and Industrial Development Joint Stock Corporation;
- Pursuant to the Internal Regulations on Governance of Investment and Industrial Development Joint Stock Corporation.

The Board of Supervisors of the Corporation respectfully submits to the General Meeting of Shareholders the selection criteria and list of independent auditing firms to be selected as the auditing unit in 2025 with the following main contents:

Selection criteria:

- Operating legally in Vietnam and approved by the State Securities Commission to audit listed companies and public companies;
- Having many years of auditing experience for public companies operating in the real estate sector in Vietnam;
- Having a reputation for audit quality;
- The audit team has skills and is rich of experience;
- Meeting the requirements for the scope and schedule of the Corporation's audit;
- Reasonable audit fees, in accordance with the quality and scope of the audit.

List of independent auditing firms proposed for selection:



Based on the above criteria, the Board of Supervisors of the Corporation respectfully submits to the General Meeting of Shareholders for approval the list of independent auditing firms to be selected to perform the semi-annual financial statement review, annual financial statement audit and approve the list of operating auditing firms (if necessary) of the Corporation in 2025 and authorize the Board of Directors to decide on the selection of the auditing firm according to the list below:

1. A&C Auditing and Consulting Co., Ltd.;
2. KPMG Vietnam Co., Ltd.;
3. Ernst & Young Vietnam Co., Ltd.;
4. PwC Vietnam Co., Ltd.;
5. Deloitte Vietnam Co., Ltd.

Sincerely submitted./.

Recipients:

- As above;
- Save.

**ON BEHALF OF THE BOARD OF SUPERVISORS
HEAD OF BOARD**

(Signed)

HO HONG THACH





DRAFT RESOLUTION
OF THE ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025
INVESTMENT AND INDUSTRIAL DEVELOPMENT JOINT STOCK
CORPORATION

- Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019;
- Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020; Nam
- Pursuant to Decree 155/2020/ND-CP dated December 31, 2020, of the Government detailing the implementation of several articles of the Law on Securities;
- Pursuant to the current Charter of Investment and Industrial Development Joint Stock Corporation;
- Pursuant to the Internal Regulations on Governance of Investment and Industrial Development Joint Stock Corporation.
- Pursuant to the Minutes of the Annual General Meeting of Shareholders No. 01/2025/BB-ĐHĐCĐ dated May 15, 2025.

GENERAL MEETING OF SHAREHOLDERS
INVESTMENT AND INDUSTRIAL DEVELOPMENT JOINT STOCK
CORPORATION

RESOLVES:

Article 1. Approving Proposal No. 01/2025/TTr-HDQT dated May 15, 2025, on approving the report on the activities of the Board of Directors and independent members of the Board of Directors, the report of the Board of Supervisors, and the audited financial statements for 2024, including consolidated and combined financial statements, with an approval rate of...%. (Reports are attached to the document).

Article 2. Approving Proposal No. 02/2025/TTr-HDQT dated May 15, 2025, on the General Director's report on the business results of 2024 and the business plan for 2025, with an approval rate of...% with the following main contents:

1. Business results for 2024.

- a. Business results of the parent company:



No.	Target	2024 Plan (Billion VND)	2024 Performance (Billion VND)	Rate (%) (AC/PL)
1	Total revenue	7,569	4,764	63
2	Total expenses	5,452	2,740	50
3	Profit before tax	2,117	2,024	96
4	Profit after tax	1,700	1,797	106

b. Consolidated business results:

No.	Target	2024 Plan (Billion VND)	2024 Performance (Billion VND)	Rate (%) (AC/PL)
1	Total revenue	9,000	7,383	82
2	Total expenses	6,300	4,824	77
3	Profit before tax	2,700	2,559	95
4	Profit after tax	2,350	2,395	102

2. Business plan for 2025.

a. Business plan of the parent company with key targets:

No.	Target	2024 Performance (Billion VND)	2025 Plan (Billion VND)	Rate (%) (PL/AC)
1	Total revenue	4,764	7,786	163
2	Total expenses	2,740	5,751	210
3	Profit before tax	2,024	2,035	101
4	Profit after tax	1,797	1,845	103

b. Consolidated business plan with key targets:

No.	Target	2024 Performance (Billion VND)	2025 Plan (Billion VND)	Rate (%) (PL/AC)
1	Total revenue	7,383	9,500	129
2	Total expenses	4,824	6,800	141
3	Profit before tax	2,559	2,700	105
4	Profit after tax	2,395	2,470	103

Article 3. Approving Proposal No. 03/2025/TTr-HĐQT dated May 15, 2025 on the plan for profit distribution and dividend payment in 2024, the plan for profit distribution and dividend payment in 2025, the approval rate is ...% with the following detailed contents:



1. Profit distribution plan for 2024:

No.	Target	2024 Plan (VND)	2024 Performance (VND)
1	Profit after tax in 2024	1,700,000,000,000	1,797,267,683,476
2	Appropriation for investment and development fund (30%/PAT)	510,000,000,000	539,180,305,043
3	Appropriation for bonus and welfare fund	104,696,000,000	113,308,000,000
4	Appropriation for the Management Board bonus	1,654,350,000	1,819,790,000
5	Remaining profit after fund appropriation	1,083,649,650,000	1,142,959,588,433
6	Profit from previous year carried forward	55,462,290,899	52,082,290,899
7	Charter capital	10,350,000,000,000	10,350,000,000,000
8	Dividend rate/Charter capital (%)	10	11
9	Dividend payout level	1,035,000,000,000	1,138,500,000,000
10	Remaining undistributed profit		56,541,879,332

Dividend payment time: in 2025.

2. Profit distribution plan for 2025:

No.	Target	2025 Plan (VND)
1	Profit after tax in 2025	1,845,000,000,000
2	Appropriation for investment and development fund (30%/PAT)	553,500,000,000
3	Appropriation for the bonus and welfare fund	136,146,000,000
4	Appropriation for the Management Board's bonus	2,211,650,000
5	Remaining profit after fund deduction	1,153,142,350,000
6	Profit carried forward from previous year	56,541,879,332
7	Charter capital	11,488,500,000,000



No.	Target	2025 Plan (VND)
8	Dividend rate/Charter capital (%)	10
9	Dividend payout level	1,148,850,000,000
10	Undistributed remaining profit	60,834,229,332

Article 4. Approving Proposal No. 04/2025/TTr-HĐQT dated May 15, 2025 on reporting the results of private placement of bonds in 2024 with an approval rate of ...% with the following main contents:

The Management Board of the Corporation has organized the implementation of the issuance plan in accordance with the provisions of the Company's Charter and relevant legal regulations with the implementation results as of December 31, 2024 as follows:

No.	BOM Resolution	Plan (Billion VND)	Actual results (Billion VND)	Completion rate
1	No. 15/NQ-HĐQT dated June 11, 2024	800	800	100%
2	No. 18/NQ-HĐQT dated June 28, 2024	1,500	1,320	88%
3	No. 42/NQ-HĐQT dated November 14, 2024	1,080	1,080	100%

- According to Resolution No. 15/NQ-HĐQT of the Management Board dated June 11, 2024 on approving the bond issuance plan of the Corporation with a total maximum par value of 800 Billion VND. The bonds were successfully issued by June 17, 2024, totaling 800 Billion VND.

- According to Resolution No. 18/NQ-HĐQT of the Management Board dated June 28, 2024 on approving the bond issuance plan of the Corporation with a total maximum par value of 1,500 Billion VND. The bonds were issued by October 09, 2024, totaling 1,320 Billion VND, and the remaining 180 Billion VND was not fully issued.

- According to Resolution No. 42/NQ-HĐQT of the Management Board dated November 14, 2024 on approving the bond issuance plan of the Corporation with a total



maximum par value of 1,080 Billion VND. The bonds were issued by December 02, 2024, totaling 1,080 Billion VND.

Other related contents are disclosed in detail in the explanatory notes to the audited consolidated financial statements for 2024.

Article 5. Approving Proposal No. 05/2025/TTr-HĐQT dated May 15, 2025 on the payment of remuneration to the Board of Directors in 2024 and the payment plan for 2025 with an approval voting rate of ...% with the following main contents:

1. In 2024: The Corporation paid remuneration to non-executive members at the Corporation with the amount of: 564,000,000 VND.

2. Plan for 2025: The Corporation will pay remuneration to non-executive members at the Corporation with the amount of: 530,000,000 VND.

Article 6. Approving Proposal No. 01/2025/TTr-BKS dated May 15, 2025 on Approving the list of independent auditing firms for 2025 with an approval voting rate of..% with the following main contents:

The list of independent auditing firms to be selected to perform the semi-annual financial statement review, annual financial statement audit and approve the list of operating auditing firms (if necessary) of the Corporation in 2025 and authorize the Board of Directors to decide on the selection of auditing firms according to the list below:

1. A&C Auditing and Consulting Co., Ltd.;
2. KPMG Vietnam Co., Ltd.;
3. Ernst & Young Vietnam Co., Ltd.;
4. PwC Vietnam Co., Ltd.;
5. Deloitte Vietnam Company Limited.

Article 7. The General Meeting of Shareholders shall assign the Board of Directors to direct and organize the thorough and effective implementation of the contents agreed upon by the shareholders at the 2025 Annual General Meeting of Shareholders in accordance with the Law, Charter, and Regulations of the Corporation.

Article 8. This resolution was approved by the General Meeting of Shareholders and takes effect from the date of signing.

Recipients:

- SSC
- HOSE
- BOD, BoS
- BCM Shareholders
- BOD Office.

**ON BEHALF OF GENERAL MEETING
OF SHAREHOLDERS
CHAIRMAN**

NGUYEN VAN HUNG





Ký số bởi: TỔNG CÔNG TY ĐẦU TƯ VÀ PHÁT TRIỂN CÔNG NGHIỆP - CTCP
Email: info@becamex.com.vn
Ngày ký: 23/04/2025 15:50:51+07:00
Xác thực bởi: VNPT-CA SHA-256



Investment and Industrial Development Joint Stock Corporation

Address: 9th Floor, WTC Tower, No 01 Hung Vuong street, Hoa Phu ward, Thu Dau Mot city, Binh Duong province.

Phone: (0274) 3822655. E-mail: quanhecodong@becamex.com.vn

Website: www.becamex.com.vn

DRAFT

VOTING BALLOT/ CARD

Shareholder's Name:

Shareholder Code:

Registered Ownership Number:

Number of Shares Owned:

Total Number of Voting Rights:



BM-05-04-25040008

No.	Voting Content	Agree	Disagree	Abstain
1	+ Proposal No. 01/2025/TTr-HDQT: Approval of the audited financial statements for 2024; the report of the Board of Directors and the independent member(s) of the Board of Directors; and the report of the Supervisory Board.			
2	+ Proposal No. 02/2025/TTr-HDQT: Approval of the General Director's report on the 2024 business results and the 2025 business plan			
3	+ Proposal No. 03/2025/TTr-HDQT: Approval of the plan for profit distribution and dividend payment in 2024, the plan for profit distribution and dividend payment in 2025.			
4	+ Proposal No. 04/2025/TTr-HDQT: Report on the results of private placement of bonds in 2024.			
5	+ Proposal No. 05/2025/TTr-HDQT on the payment of remuneration to the Board of Directors in 2024 and the payment plan for 2025.			
6	+ Proposal No. 01/2025/TTr-BKS Approving the list of independent auditing firms for 2025.			

Ghi chú:

- Shareholders are kindly requested to tick “✓” the appropriate box.

Binh Duong, May 15th, 2025
Shareholder/Authorized Representative
(Signature and full name)

