

Hanoi, April ... 2025

REPORT OF THE AUDIT COMMITTEE IN 2024 AND PLAN FOR 2025

I. AUDIT COMMITTEE’S ACTIVITIES

1. Personnel

The current Audit Committee consists of 02 members:

- + Mr. Nguyen Duc Vui - Chairman of the Audit Committee.
- + Ms. Nguyen Thi Hoang Oanh - Member of the Audit Committee.

The Audit Committee operates according to the Audit Committee’s Operating Regulations approved by the Board of Directors on May 11, 2021.

2. Summary of meetings

The Audit Committee held regular and extraordinary meetings to report on the 2024 performance with the participation of the following members:

| No. | Meeting attendees | Position | Number of meetings attended | Meeting attendance rate |
|------------|---------------------------|---------------------------------|------------------------------------|--------------------------------|
| 1 | Mr. Nguyen Duc Vui | Chairman of the Audit Committee | 8/8 | 100% |
| 2 | Ms. Nguyen Thi Hoang Oanh | Audit Committee Member | 8/8 | 100% |

3. Activities of the Audit Committee

- Evaluated the implementation of the business plan and examined compliance with regulations and internal policies of the Company.
- Reviewed and assessed adherence to accounting processes, regulations, policies, and standards.
- Review accounting books, audited Financial Statements for 2023; Financial Statements for Quarter I, Quarter II, Quarter III and Quarter IV of 2024; Audited interim financial statements for the six-month period ending June 30, 2024.
- Verified compliance with the provisions of the Law and the Company’s Charter, and the implementation of resolutions of the General Meeting of Shareholders and resolutions of the Board of Directors.

II. RESULTS OF INSPECTION AND EVALUATION OF SOME MAIN ACTIVITIES

1. Financial statement assessment and review results

- The recording, storage of documents, the accounting information system, and the preparation of accounting books were generally carried out in accordance with current regulations. The items of the financial statements were classified in accordance with the

guidance of Circular 200/2014/TT-BTC and Circular 202/2014/TT-BTC issued by the Ministry of Finance

- The Audit Committee reviewed the audited 2023 financial statements; the Quarter 1, Quarter 2, Quarter 3, and Quarter 4 of 2024 financial statements; and the reviewed interim financial statements for the six-month period ended June 30, 2024, and agreed with the assessments of the independent auditor. The figures in the financial statements were prepared and presented fairly, in accordance with accounting standards and current regulations. In terms of materiality, the financial statements presented a true and fair view of the Company's financial position as of December 31, 2024.
- The Audit Committee recommended to the Board of Directors the selection of AASC Auditing Firm Company Limited as the independent auditing company to audit and review the 2024 financial statements of the Company. The selected auditing company ensures reliability, integrity, and compliance with the audit deadline.
- The financial situation was maintained healthily, and the indicators of solvency, capital structure, and operating capacity were kept at a stable level.

2. Results of monitoring the business performance in 2024

- The development strategy proposed by the Board of Directors has been consistent with the actual situation of the real estate industry in general and the Company's situation in particular. The direction of business operations was carried out systematically.
- The Board of Management (BOM) and functional departments have seriously implemented the Resolutions of the General Meeting of Shareholders and performed their functions and duties in accordance with the provisions of law and the Company's Charter.
- Regarding personnel, the BOM continued to consolidate and streamline the personnel apparatus in line with the Company's development orientation.

3. Supervisory activities of the Audit Committee on the Board of Directors and the Board of Management

- The Audit Committee directly attended in-person meetings and obtained written opinions from members of the BOD related to its activities in 2024.
- The BOD and the BOM have regularly monitored market developments, made forecasts, and proposed appropriate business plans to mitigate environmental, economic, legal, industry-specific, and other risks
- The Audit Committee carefully reviewed proposals and resolutions submitted to the BOD for approval in meetings. The work performed by the BOD during the year was consistent with the resolutions of the General Meeting of Shareholders and complied with the Company's Charter and Corporate Governance Regulations
- In 2024, the Audit Committee did not receive any complaints about violations by members of the BOD, the Audit Committee and the BOM, and did not detect any signs of violations by members of the BOD and the BOM.

4. Coordination of the Audit Committee with the activities of the Board of Directors, Board of Management and shareholders

- The BOM and operational management levels supported, coordinated, and provided information and documents as requested by the Audit Committee during the audit process to enable the Audit Committee to perform its functions, and also consulted with the Audit Committee during operations to minimize risks, enhance control efficiency, and improve management effectiveness to achieve the assigned goals and tasks.

- The Audit Committee exchanged and/or reported the results of inspections and audits, proposals, and recommendations to the BOD, the BOM, and operational levels in a timely manner to obtain appropriate solutions and action plans..

5. Report on transaction evaluation between the Company and related parties

- Transactions between the Company, its subsidiaries, companies in which the Company holds more than 50% of the charter capital, and members of the Board of Directors, Directors, other Executives of the Company, and related parties of those individuals; Transactions between the Company and companies in which members of the Board of Directors, the General Director, or other executives of the Company are founding members or enterprise managers in the 03 years prior to the time of the transaction were closely inspected and fully disclosed in the audited 2024 financial statements, the semi-annual and annual Corporate Governance Reports of 2024.
- The Company complied with relevant regulations regarding approval authority and information disclosure as required.

III. OBSERVATIONS AND RECOMMENDATIONS

1. Observations

In 2024, the general macroeconomic situation and the real estate market in particular faced significant fluctuations, requiring rapid and flexible adaptation. The BOD and the BOM proactively implemented responsive measures to minimize direct and indirect impacts on the Company's business operations. However, due to objective factors from the market and internal subjective reasons, the business results in 2024, despite being implemented in accordance with the strategic direction, did not achieve the planned efficiency.

The members of the Audit Committee demonstrated a high sense of responsibility in performing their duties. We always ensure integrity, objectivity, and impartiality in all inspection and evaluation activities, contributing to protecting the interests of shareholders and maintaining transparency in corporate governance.

2. Recommendations of the Audit Committee

- 2.1. Adhere firmly to the goal of safe, effective and sustainable development.
- 2.2. Continue to strengthen and develop the Company's core business segments, improve service quality, streamline and improve efficiency.
- 2.3. Develop specific and regularly implemented plans to ensure that employees fully understand documents related to individual and departmental responsibilities; cultivate a sense of compliance and contribute ideas during the performance of duties, thereby enhancing operational effectiveness.
- 2.4. Continue to apply technology to increase operational efficiency, develop and improve existing technology platforms for real estate and training services.
- 2.5. Research and explore new opportunities in international markets to complement domestic business operations.
- 2.6. Improve and enhance system management capacity, risk control, and apply technology to management.
- 2.7. Enhance market research efforts, seeking new distribution projects from investors with large and high-quality real estate portfolios.

IV. ORIENTATION OF ACTIVITIES OF THE AUDIT COMMITTEE IN 2025

The operational orientation of the Audit Committee in 2025 is as follows:

1. Promote a sense of responsibility to continue to fully perform the duties and complete the objectives of the Audit Committee in accordance with the Operating Regulations of the Audit Committee; Complete other tasks assigned by the BOD in accordance with the provisions of law, the Company's Charter, and internal corporate governance regulations.
2. Enhance the oversight of compliance with the provisions of law, the Company's Charter, resolutions of the General Meeting of Shareholders, resolutions of the BOD, and the internal corporate governance regulations; Inspect and supervise the implementation of goals and plans.
3. Conduct quarterly, semi-annual and annual financial statement audits as prescribed; Coordinate with the BOD, the BOM, and other units within the Company to improve and enhance the Company's internal control activities.
4. Regularly inspect and supervise the activities of units within the Company and provide recommendations to improve the Company's governance and risk management processes.

Above is the report of the Audit Committee in 2024 and operation plan for 2025.

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

Sincerely Thank you!

Recipient:

- Shareholders;
- BOD, BOM
- Save: Admin .

**ON BEHALF OF THE AUDIT COMMITTEE
CHAIRMAN**

Nguyen Duc Vui

Note : *This document may be amended, supplemented appropriately and submitted to the General Meeting of Shareholders for consideration and decision at the General Meeting.*