

**REPORT OF THE AUDIT COMMITTEE
IN 2025 AND PLAN FOR 2026**

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 2025 performance with the participation of the following members:

No.	Meeting attendees	Position	Number of meetings attended	Meeting attendance rate	Voting rate
1	Mr. Nguyen Duc Vui	Chairman of the Audit Committee	15/15	100%	100%
2	Ms. Nguyen Thi Hoang Oanh	Audit Committee Member	15/15	100%	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.
- Reviewed accounting books, audited Financial Statements for 2023; Financial Statements for Quarter I, Quarter II, Quarter III and Quarter IV of 2025; Reviewed interim financial statements for the six-month period ending June 30, 2025.
- 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 I, Quarter II, Quarter III, and Quarter IV of 2025 financial statements; and the reviewed interim financial statements for the six-month period ended June 30, 2025, 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, 2025.
- 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 2025 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 2025

- 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 is subordinated to the Board of Directors and is responsible to the Board of Directors for activities related to (i) operational audit; (ii) compliance audit; and (iii) audit of financial statements and management accounting reports of companies within the system.

In 2025, the Audit Committee performed its duties according to the provisions in the Audit Committee's Operating Regulations and the provisions of law, specifically as follows:

- Evaluated the implementation of the business plan, regulations, and policies of the Company;
- Reviewed and assessed adherence to accounting processes, regulations, policies, and standards;
- Reviewed accounting books; audited Financial Statements for 2024; Financial Statements for Quarter I, Quarter II, Quarter III, Quarter IV of 2025; reviewed interim financial statements for the six-month period ending June 30, 2025;
- 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.

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 management 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 2025 financial statements, the semi-annual and annual Corporate Governance Reports of 2025.
- The Company complied with relevant regulations regarding approval authority and information disclosure as required.

III. OBSERVATIONS AND RECOMMENDATIONS

1. Observations

In 2025, the general macroeconomic context and the real estate market in particular continued to experience significant fluctuations, especially the uneven recovery among segments, limited market liquidity, and cautious investor sentiment. These factors directly impacted the Company's core business operations, particularly in real estate brokerage and distribution.

In light of this situation, the Board of Directors and the Board of Management proactively managed and flexibly adjusted the business strategy to adapt to market developments; simultaneously focusing on consolidating the system, controlling costs, improving operational efficiency, and gradually diversifying revenue sources. However, due to the prolonged impact of the market and the specific reliance on project supply, the Company's business results in 2025, although improved compared to the previous difficult period, have not yet reached the expected level according to the proposed plan.

The Audit Committee recognized that the Company's governance and compliance system continued to be maintained and gradually improved, especially in cash flow management, cost control, and financial information transparency. The financial statements were prepared and presented fairly, in accordance with accounting standards and current regulations.

The members of the Audit Committee performed their duties with a high sense of responsibility, ensuring independence and objectivity in supervisory and appraisal activities, thereby contributing to enhancing transparency, governance efficiency, and protecting the legitimate interests of shareholders.

2. Recommendations of the Audit Committee

- Continue to maintain a prudent development orientation, prioritizing efficiency and risk control in the context of a highly volatile real estate market
- Focus on consolidating core business segments, improving the quality of brokerage services, and selecting product sources from reputable developers with clear legal status.
- Strengthen cash flow management, debt recovery, and cost control to improve operational efficiency and the enterprise's resilience.

- Accelerate the application of technology in business and management activities, contributing to increased productivity and transparency.
- Continue to perfect the governance system and enhance the sense of compliance throughout the system.

IV. ORIENTATION OF ACTIVITIES OF THE AUDIT COMMITTEE IN 2026

In 2026, the operational orientation of the Audit Committee is as follows:

- Continue to promote the role of independent supervision, fully perform the functions and duties in accordance with the Operating Regulations of the Audit Committee, the Company's Charter, and the provisions of law; complete the tasks assigned by the Board of Directors.
- Enhance the oversight of compliance with the provisions of law, the Company's Charter, resolutions of the General Meeting of Shareholders, and resolutions of the Board of Directors; monitor and evaluate the implementation of business goals and plans.
- Conduct appraisal of periodic financial statements (quarterly, semi-annual, annual) to ensure truthfulness, reasonableness, and transparency; coordinate with independent auditors and related departments to improve the quality of financial statements.
- Strengthen the inspection and supervision of the governance system, particularly in high-risk areas such as revenue management, debt recovery, distribution contracts, and cash flow.
- Proactively recommend solutions to perfect the governance system, risk management, and improve the Company's operational efficiency in the context of continuing market fluctuations.

Above is the report of the Audit Committee in 2025 and operation plan for 2026.

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

Sincerely thank you!

Recipient:

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

**ON BEHALF OF THE AUDIT COMMITTEE
CHAIRMAN**

(signed)

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.