

Hanoi, April ... 2026

**PROPOSAL OF THE BOARD OF DIRECTORS
Regarding the approval of amending, supplementing business lines
and amending the Company's Charter**

To: General Meetings of Shareholders

- Pursuant to the Enterprise Law No. 59/2020/QH14 dated June 17, 2020 and its guiding documents;
- Pursuant to the current Charter of Century Land Joint Stock Company ("the Company");
- Pursuant to the functions and duties of the Board of Directors (BOD),

Based on actual needs, the BOD respectfully submits to the General Meeting of Shareholders for consideration and approval the plan to amend, supplement the business lines and amend the current Charter of the Company, specifically as follows:

1. Amend, supplement, and update business lines in accordance with Decision No. 36/2025/QĐ-TTg dated September 29, 2025 of the Prime Minister on promulgating the Vietnam Standard Industrial Classification.
(Details in Appendix I attached to this proposal)
2. Amend Clause 1, Article 4 of the current Charter regulating the Company's business lines, in accordance with the adjustments in Article 1 above.
(Details in Appendix II attached to this proposal)
3. Assign the Chairman of the BOD of the Company to implement procedures related to amending the enterprise's business lines, implement procedures to change the enterprise registration contents, and amend the current Charter of the Company in accordance with the law.

Above is the proposal of the BOD, respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Recipient:

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

**ON BEHALF OF BOD
CHAIRMAN**

(signed)

Nguyen Trung Vu

APPENDIX I

(Attachment to proposal of the board of directors regarding the approval of amending, supplementing business lines and amending the Company's Charter)

List of amendments, supplements, and updates to business lines according to Decision No. 36/2025/QĐ-TTg dated September 29, 2025 of the Prime Minister on promulgating the Vietnam Standard Industrial Classification.

a) Supplement business lines:

No.	Name of supplemented business lines	Industry code	Main business line
1	Intermediary services for real estate activities Details: Real estate brokerage services (Article 61 of the 2023 Real Estate Business Law) (Excluding auction activities)	6821	X
2	Other real estate activities on a fee or contract basis Details: Consulting services; Real estate management services (Articles 66 and 67 of the 2023 Real Estate Business Law)	6829	
3	Other professional, scientific and technical activities not elsewhere classified Excluding: Securities consulting	7499	
4	Business management consulting activities and other management consulting activities Excluding legal consulting activities, legal services (Articles 4, 28, 30, Article 35 of the Law on Lawyers)	7020	
5	Web portal operations and other information services Details: - Web portal operations - Other information services	6390	
6	Other computer programming	6219	
7	Computer consultancy and computer infrastructure management	6220	
8	Other computer services and information technology activities	6290	
9	Information technology infrastructure, data processing, hosting and related activities	6310	
10	Other financial service activities not elsewhere classified (excluding insurance and pension funding)	6499	

b) Remove business lines:

No.	Name of business lines removed from the registered list	Industry code	Notes
1	Other professional, scientific and technical activities not elsewhere classified Details: E-commerce services	7490	
2	Real estate consultancy, brokerage, auction, land use right auction - Details: Real estate consultancy, brokerage; Real estate management services (Excluding real estate valuation services)	6820	X
3	Computer consultancy and computer systems management	6202	
4	Data processing, hosting and related activities	6311	
5	Web portals (Excluding press activities)	6312	

c) Update business line codes according to Decision No. 36/2025/QĐ-TTg, specifically as follows:

No.	Name of business lines amended in detail	Industry code	Main business line
1	Motion picture, video and television programme production activities Details: - Motion picture, video and television programme production activities. - Production of sports, entertainment, music, and game show information programs. Production of advertising programs. - Film production.	5911	
2	Motion picture, video and television programme post-production activities	5912	
3	Motion picture, video and television programme distribution activities. Excluding press activities (Article 14 of the Press Law)	5913	

d) Business lines unchanged under Decision No. 36/2025/QĐ-TTg dated September 29, 2025 of the Prime Minister promulgating the Vietnam Standard Industrial Classification shall remain unchanged.

APPENDIX II

(Attachment to proposal of the board of directors regarding the approval of amending, supplementing business lines and amending the Company's Charter)

The business lines as amended in Clause 1, Article 4 of the Company's Charter after amendment are as follows:

No.	Name of added business lines	Industry Code	Main business line
1	Real estate trading, land use rights belonging to the owner, user or leased Details: Real estate trading (Excluding investment in construction of cemetery and graveyard infrastructure to transfer land use rights associated with infrastructure)	6810	
2	Support activities for financial services not elsewhere classified Details: Investment consulting	6619	
3	Market research and public opinion polling Details: Market research and analysis	7320	
4	Other education not elsewhere classified Details: Consulting on training and training on real estate brokerage, real estate valuation, management and operation of real estate trading floors, and advanced knowledge training on real estate business	8559	
5	Construction of other civil engineering projects Details: Construction of other non-building projects such as: outdoor sports facilities	4299	
6	Sound recording and music publishing activities Details: Sound recording activities	5920	
7	Advertising (Excluding advertising of tobacco and products, goods, and services banned from advertising according to the Law on Advertising)	7310	
8	Photographic activities (Excluding aerial photography)	7420	
9	Organization of conventions and trade shows (Excluding press activities)	8230	
10	Motion picture, video and television programme production activities Details: - Motion picture, video and television programme production activities;	5911	

No.	Name of added business lines	Industry Code	Main business line
	- Production of sports, entertainment, and music information programs, and television games. Production of advertising programs. - Film production.		
11	Motion picture, video and television programme post-production activities	5912	
12	Motion picture, video and television programme distribution activities Excluding press activities (Article 14 of the Press Law)	5913	
13	Intermediary services for real estate activities Details: Real estate brokerage services (Article 61 of the Law on Real Estate Business 2023) (Excluding auction activities)	6821	X
14	Other real estate activities on a fee or contract basis Details: Consulting services; Real estate management services (Articles 66, 67 of the Law on Real Estate Business 2023)	6829	
15	Other financial service activities not elsewhere classified (Excluding insurance and pension funding)	6499	
16	Other professional, scientific and technical activities not elsewhere classified (Excluding activities of independent journalists; bill payment and quantity measurement information; securities consulting)	7499	
17	Management consultancy activities and other management consultancy activities Excluding legal consulting, legal services (Articles 4, 28, 30, Article 35 of the Law on Lawyers), tax, accounting, and auditing.	7020	
18	Web portal operations and other information services Details: - Web portal operations - Other information services	6390	
19	Other computer programming	6219	
20	Computer consultancy and computer facilities management	6220	
21	Other information technology and computer service activities	6290	
22	Information technology infrastructure, data processing, hosting and related activities	6310	