

**CÔNG TY CỔ PHẦN  
PHÁT TRIỂN ĐÔ THỊ TỪ LIÊM**



**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM**  
**Độc lập - Tự do - Hạnh phúc**  
**THE SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

Số/No. 09/CBTT-LIDECO-2025

Hà Nội, ngày 13 tháng 04 năm 2025  
*Ha Noi, day 13 month 04 year 2025*

**CÔNG BỐ THÔNG TIN  
TRÊN CÔNG THÔNG TIN ĐIỆN TỬ  
CỦA SGDCK TP.HCM**

**DISCLOSURE OF INFORMATION ON  
THE HOCHIMINH STOCK EXCHANGE'S  
PORTAL**

Kính gửi/ To:

- Ủy ban Chứng khoán Nhà nước/ *The State Securities Commission*
- Sở Giao dịch Chứng khoán Việt Nam/ *Vietnam Exchange*
- Sở Giao dịch chứng khoán TP.HCM/ *Hochiminh Stock Exchange*
- Tên tổ chức / Organization name: Công ty cổ phần Phát triển Đô thị Từ Liêm/ *Tu liem urban development joint stock company*
- Mã chứng khoán/ Securities Symbol: NTL
- Địa chỉ trụ sở chính/ Address: Số 8 Đường Hoàng Tăng Bí – Quận Bắc Từ Liêm – Hà Nội/ *No.8 Hoang Tang Bi street, Dong Ngac ward, Bac Tu Liem District, Ha Noi city.*
- Điện thoại/ Telephone: 024.22213518
- Email: cbtt@lideco.vn
- Người thực hiện công bố thông tin/ Submitted by: Ông Lê Minh Tuấn / *mr Le Minh Tuan*
- Chức vụ/ Position: Chủ tịch HĐQT/ *Chairman of B.O.D*

Loại thông tin công bố: ☐ định kỳ ☐ bất thường ☒ 24h ☐ theo yêu cầu  
Information disclosure type: ☐ Periodic ☐ Irregular ☒ 24 hours ☐ On demand

**Nội dung thông tin công bố (\*)/ Content of Information disclosure (\*):**

- Biên bản họp ĐHĐCĐ thường niên năm 2025 và phụ lục đính kèm
- Nghị quyết ĐHĐCĐ thường niên năm 2025
- *Meeting minutes of the 2025 AGM & Attachment appendix*
- *Resolution of the 2025 AGM*

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 13/04/2025 tại đường dẫn: <http://lideco.vn/?p=7951>

*This information was disclosed on Company on date 13/04/2025 Available at:*  
<http://lideco.vn/?p=7951>



Tôi cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

*I declare that all information provided in this paper is true and accurate; I shall be legally responsible for any misrepresentation.*

*Đại diện tổ chức*

**Organization representative**

Người đại diện theo pháp luật/Người UQ CBTT

*Legal representative/Party authorized to disclose information*

(Ký, ghi rõ họ tên, chức vụ, đóng dấu)

*(Signature, full name, position, and seal)*



**CHỦ TỊCH HĐQT**  
*Lê Minh Xuân*



No.: 01/NQ-DHDCCD-LIDECO

Hanoi, April 12<sup>th</sup> 2025

## RESOLUTION

### 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS

*(Annual General Meeting of Shareholders dated April 12<sup>th</sup> 2025)*

#### GENERAL MEETING OF SHAREHOLDERS

##### TU LIEM URBAN DEVELOPMENT JOINT STOCK COMPANY

- Pursuant to the Enterprise Law No. 59/2020/QH14 of the Socialist Republic of Vietnam dated June 17<sup>th</sup> 2020;
- Pursuant to the Law on Securities No. 54/2019/QH14 of the Socialist Republic of Vietnam dated November 26<sup>th</sup> 2019
- Pursuant to the Charter of organization and operation of Tu Liem Urban Development Joint Stock Company;
- Pursuant to the Minutes of the 2025 Annual General Meeting of Shareholders of Tu Liem Urban Development Joint Stock Company No. 01/BB-DHDCCD-LIDECO dated April 12<sup>th</sup> 2025; appendices attached to the Minutes.
- Pursuant to the results of the minutes of the vote counting by electronic voting at the 2025 Annual General Meeting of Shareholders of Tu Liem Urban Development Joint Stock Company dated April 12<sup>th</sup> 2025
- Pursuant to the legality of the Meeting:

The General Meeting of Shareholders of Tu Liem Urban Development Joint Stock Company dated April 12<sup>th</sup> 2025 was held in the online form. The General Meeting location is at the Meeting Hall of the Company's Headquarter – No. 8 Hoang Tang Bi Street, Dong Ngac Ward, Bac Tu Liem District, Hanoi City

- Total number of shareholders convened: **9,668** shareholders, representing **121,979,900 voting shares**, accounting for 100% of total voting shares (according to the list of securities owners compiled by the Vietnam Securities Depository and Clearing Corporation on March 10<sup>th</sup> 2025).

(The maximum rate of foreign ownership is 49% charter capital)





- Total number of shareholders attending the meeting are: 187 people, owning 61.993.350 shares, 50,8226% equivalent to the total number of voting shares.

Of which:

- *Number of attending shareholders: 186 people, corresponding to 61.991.350 shares accounting for 50,821% % of total voting shares.*
- *Number of people authorized to attend: 1 people, corresponding to 2.000 shares accounting 0,0016% for the total number of voting shares.*
- *Each common share has one vote. Accordingly, the total number of votes of shareholders attending the meeting is 61.993.350 votes accounting for 50,8226% % of total voting shares.*

### HEREBY DECIDE

**Article 1.** Approve the following contents: List of the Vote Counting Committee of the General Meeting; agenda and content of the General Meeting; regulations on organizing the 2025 Annual General Meeting of Shareholders of the Company.

**Article 2.** Approve the full contents of the following Reports presented at the General Meeting:

1. Report of the Board of Directors on activities in 2024 and development orientation in 2025.
2. Report on activities of the Auditing Committee

(Report No. 01/BC-HDQT-LIDECO and Report No. 02/BC-TVDL-LIDECO dated April 12<sup>th</sup> 2025).

**Article 3.** Approve the selection of A&C Auditing and Consulting Company Limited - Hanoi Branch as the independent Auditor to audit and review the financial statements in 2025 of Tu Liem Urban Development Joint Stock Company.

(Report No. 01/TTr-UBKT-LIDECO dated January 12<sup>th</sup> 2025).

**Article 4.** Approve the consolidated financial statements for the financial year ending December 31<sup>st</sup> 2024 audited by A&C Auditing and Consulting Company Limited - Hanoi Branch and the business results in 2024.

#### 4.1 Some indicators in the balance sheet are as follows:

A	TOTAL ASSETS	2.178
1	<b>Current assets</b>	2.117
-	Cash and cash equivalents	577
-	Short-term financial investments	934,9
-	Short-term receivables:	104,8
-	Inventories (expenses of production and business in	500

	progress):	
2	<b>Non-current assets</b>	
-	Fixed assets:	60
-	Non-current assets in progress:	48
B	<b>TOTAL CAPITAL:</b>	10
1	<b>Liabilities</b>	2.178
	Current liabilities:	420
-	Taxes and other payables to the State	409
-	Other short-term payables	194,8
2	<b>Owner's equity:</b>	169,5
	- Owner's capital contribution	1.758
	- Undistributed profits after tax	1.219
		538

**4.2 Business results in 2024: (billion dong):**

a.	Total revenue :	
-	Revenue from sale and service supply:	1.489
-	Revenue from financial activities	1.441
-	Other income	47
b.	Total profit before tax:	1
c.	Corporate income tax payment:	838,9
d.	Undistributed profit after tax in 2024:	218,8
		620

(Attached Statement No. 02/TTr-HDQT-LIDECO dated April 12<sup>th</sup> 2025).

**Article 5.** Approve the business plan in 2025 with the following financial targets:

Expected business plan in 2025 (unit: billion dong)	
1.	Total revenue from sale and service supply, financial activities:
2.	Total profit before tax:
3.	Corporate income tax payment(20%):
4.	Profit after tax in 2025:
	24

(Attached Statement No. 02/TTr-HDQT-LIDECO dated April 12<sup>th</sup> 2025).

**Article 6.** Approve the plan for fund allocation, dividend payment, remuneration of the Board of Directors and subcommittees assisting the Board of Directors in 2024 and the expected plan for dividend payment, remuneration of the Board of Directors and subcommittees assisting the Board of Directors in 2025.

**6.1 Plan for fund allocation, dividend payment, remuneration of the Board of Directors and subcommittees assisting the Board of Directors in 2024:**

1.	Undistributed profit after tax of the previous year carried forward:	
2.	Profit after tax in 2024:	64.412.576.325 VND
3.	Total undistributed profit up to 31/12/2024	620.095.406.671 VND
[(3)=(1)+(2)]		684.507.982.996 VND



4. Provision for funds in 2025:	31.000.000.000 VND
- Provision for bonus and welfare fund (5% of profit after tax in 2024):	31.000.000.000 VND
5. Dividend payment in 2024	146.375.880.000 VND
- Chi trả cổ tức năm 2024 12%: (Đã chi tạm ứng cổ tức năm 2024 với mức 12% bằng tiền theo Nghị quyết số 24/2024/NQ-HĐQT-LIDECO ngày 20/9/2024 của HĐQT).	146.375.880.000 VND
6. Remuneration of the Board of Directors and subcommittees assisting the Board of Directors - deducted (2% of profit after tax ) according to the Resolution of the 2024 Annual General Meeting of Shareholders::	12.400.000.000 VND
7. Remaining profit transferred to the following year (8)=(3)-(4)-(5)-(6):	494.732.102.996 VND

**6.2 Expected dividend payment plan, remuneration of the Board of Directors, Auditing Committee and subcommittees assisting the Board of Directors in 2025.**

1. Expected dividend in 2025: 10% in cash.
2. Expected remuneration of the Board of Directors and subcommittees assisting the Board of Directors in 2025: 2% of profit after tax.
3. Operating expenses and remuneration of the Auditing Committee and subcommittees assisting the Board of Directors in 2025: 1,500,000,000 VND
4. Respectfully request the General Meeting of Shareholders to approve the authorization for the Company's Board of Directors to choose an appropriate time to implement decisions and procedures to pay interim cash dividends in 2025 to shareholders of up to 10% according to the above payment plan.

(According to the content of Statement No. 03/TTr-HDQT-LIDECO dated April 12<sup>th</sup> 2025).

**Article 7. Approve the authorization for the Board of Directors to consider and decide on investment projects and adjustment of project investment policies. Specifically as follows:**

Approve the authorization for the Board of Directors to consider and decide on approval of investment in new projects (including bidding, auctions, investment cooperation, investment in construction of projects, buildings, etc.), adjustment of investment projects (investment policies) for approved or ongoing projects with transaction value of 35% or more of the total asset value recognized in the Company's most recent Financial Statement based on risk assessment, ensuring safety for the Company. The progress of work implementation will be reported by the Board of Directors to the General Meeting of Shareholders at the nearest meeting.

7.1 Projects expected to be approved for investment: NO11 Building Project, Dich Vong New Urban Area, Cau Giay, Hanoi; Social housing projects, urban areas, industrial parks, residential areas in Hanoi city, Quang Ninh province, Hai Duong province, Bac Giang province and neighboring areas when the Company is the investor (employer), cooperates in investment implementation.

7.2 Projects requesting adjustment of investment projects (investment policy): Dich Vong new urban area project, North of National Highway 32 new urban area project. Contents of the request for adjustment: Extending project implementation progress; updating total project investment capital (updated according to current regulations at the time of adjustment); Updating scale, planning parameters according to new indicators approved by competent authorities (if any) or proposing, adding new investment items, expansion...

*(Statement No. 04/TTr-HDQT-LIDECO dated April 12<sup>th</sup> 2025 - Detailed table of project scale, total investment, total investment requested for adjustment in the attached Appendix 01).*

**Article 8.** Authorize the Board of Directors to consider, decide to approve, sign contracts, loan transactions, capital mobilization, credit granting, asset security (pledge, mortgage, guarantee...) with a transaction value of 35% or transactions leading to the total transaction value arising within 12 months from the date of the first transaction with a value of 35% or more of the total asset value, recognized in the Company's most recent Financial Statement with joint stock commercial banks, credit institutions and other legal sources.

Credit institutions, Banks expected to borrow capital: Vietnam Joint Stock Commercial Bank for Industry and Trade - Tay Ha Noi Branch and some joint stock commercial banks and credit institutions, other legal sources.

*(Statement No. 04/TTr-HDQT-LIDECO dated April 12<sup>th</sup> 2025 attached to the draft contracts)*

**Article 9.** Accept and approve the authorization for the Board of Directors to review, decide to approve, and sign economic contracts, contracts for the construction of projects, buildings, works, etc. with partners and contractors with a transaction value of 35% or more or transactions leading to a total transaction value arising within 12 months from the date of the first transaction with a value of 35% or more of the total asset value recognized in the Company's most recent Financial Statement when meeting the conditions for the construction of works, buildings, and projects according to regulations.

*(Statement No. 04/TTr-HDQT-LIDECO dated April 12<sup>th</sup> 2025 attached to the draft contracts)*



#### **Article 10. Implementation provisions:**

The Resolution was approved at the 2025 Annual General Meeting of Shareholders and took effect from April 12<sup>th</sup> 2025.

Members of the Board of Directors and the General Directorate shall, based on the Resolution, implement and organize the implementation according to their functions, tasks and powers in accordance with the provisions of current Law and the Charter of the organization and operation of Tu Liem Urban Development Joint Stock Company.

**ON BEHALF OF THE PRESIDIUM**

**CHAIRMAN**

**Recipients:**

- General Meeting of Shareholders;
- HSX, SSC (CBTT);
- Archives: VP, TL.



**LÊ MINH TUAN**







No.: 01/BB-DHDCD-LIDECO

*Hanoi, April 12<sup>th</sup> 2025*

## MINUTES

### 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS TU LIEM URBAN DEVELOPMENT JOINT STOCK COMPANY

#### DETAILS OF THE COMPANY

- Name of the company: Tu Liem Urban Development Joint Stock Company
- Business Registration Certificate No. 0101533886 first issued by Hanoi City Department of Planning and Investment on July 20<sup>th</sup> 2004, 17<sup>th</sup> change issued on July 24<sup>th</sup> 2025
- Headquarter address: No. 8 Hoang Tang Bi Street, Dong Ngac Ward, Bac Tu Liem District, Hanoi City.

#### TIME, LOCATION, FORM OF ORGANIZING THE GENERAL MEETING

- Time: The General Meeting starts from 08h45 on April 12<sup>th</sup> 2025.
- Form: Online meeting
- Location of the General Meeting: Meeting room of the Company's headquarter - No. 8 Hoang Tang Bi Street, Dong Ngac Ward, Bac Tu Liem District, Hanoi City.

#### MEETING PARTICIPANTS

- Members of the Company's Board of Directors, members of the Company's General Directorate.
- Valid authorized representatives of major shareholders
- Shareholders whose names are on the List of Securities Owners compiled by the Vietnam Securities Depository and Clearing Corporation on March 10<sup>th</sup> 2025 and authorized representatives of validly attending shareholders.

#### I. OPENING

##### 1. Checking eligibility of shareholders attending the General Meeting

- Mr. Nguyen Ngoc Thang - On behalf of the Organizing Committee of the General Meeting, reported the results of the procedures for convening and checking the eligibility of shareholders attending the Annual General Meeting of Shareholders of Tu Liem Urban Development Joint Stock Company at 08h45, specifically as follows:
- Total number of shareholders convened: **9,668** shareholders, representing **121,979,900 voting shares**, accounting for 100% of total voting shares (according to the list of securities owners compiled by the Vietnam Securities Depository and Clearing Corporation on March 10<sup>th</sup> 2025).

(The maximum rate of foreign ownership is 49% charter capital)

*The total number of shareholders and authorized persons attending the Meeting is: 157 people, represented 61.501.544 shares, equivalent to 50,4194% total number of voting shares of the Company.*

**Inclusion:**

- *Shareholders attending the General Meeting online are: 156 shareholders, representing 61.499.544 shares, accounting for 50,4178% total number of voting shares of the Company.*
- *Shareholders authorized to attend the Meeting are: 1 people, representing: 2.000 shares, accounting for 0,0016% total number of voting shares of the Company.*
- *Each common share has one vote. Accordingly, the total number of votes of shareholders attending the meeting is 61.501.544 votes accounting for 50,4194% % of total voting shares.*

Pursuant to the Enterprise Law 2020, the Charter of organization and operation of Tu Liem Urban Development Joint Stock Company, Tu Liem Urban Development Joint Stock Company is qualified to organize the 2025 Annual General Meeting of Shareholders.

**2. After the flag raising ceremony, the Organizing Committee declared the opening of the meeting and introduced the delegates.**

2.1 Mr. Nguyen Ngoc Thang - Head of the Organizing Committee of the General Meeting introduced the Chairman of the General Meeting, Mr. Le Minh Tuan - Chairman of the Board of Directors and invited the Presidium to run the General Meeting. The Presidium consists of the following members:

- Mr. Le Minh Tuan - Chairman of the Board of Directors – Chairman
- Mr. Dinh Quang Chien - Vice Chairman of the Board of Directors
- Mr. Tran Quang Hien - Independent Member of the Board of Directors

**The Chairman of the General Meeting introduced the General Meeting Secretariat consisting of 2 people:**

- Ms. Nguyen Thi Dieu Linh - In charge of Company Administration.
- Mr. Nguyen Hai Long - Accounting Specialist.

2.2 The Chairman of the General Meeting introduced the list of the Vote Counting Committee, including the following:

- Mr. Tran Xuan Cuong - Head of the Committee
- Mr. Nguyen Dang Hai – Member
- Ms. Do Thi Ngoc Kim – Member
- Ms. Nguyen Thuy Hanh - Member

**2.3 Agenda of the General Meeting**

Mr. Le Minh Tuan, on behalf of the Presidium, presented the agenda and content of the 2025 Annual General Meeting of Shareholders

**2.4 Regulations on organizing the 2025 Annual General Meeting of Shareholders**

Mr. Le Minh Tuan, on behalf of the Presidium, presented the main contents of the regulations on organizing the 2025 Annual General Meeting of Shareholders



2.5 Mr. Tran Xuan Cuong - Head of the Vote Counting Committee, instructed on how to vote electronically.

After finishing the voting for the opening content, Head of the Vote Counting Committee reported the specific vote counting results as follows:

*Shareholders attending the General Meeting online are: 156 shareholders, representing 61.499.544 shares, accounting for 50,4178% total number of voting shares of the Company.*

*Shareholders login but did not vote: 1.269.119 votes*

*Number of valid votes: 60.230.425 votes*

No.	Voting contents	Voting results
1	Vote to approve the list of the Vote Counting Committee of the General Meeting	<p><i>Number of valid votes: 60.230.425 votes</i></p> <p><i>Number of invalid votes: 0 votes</i></p> <p><i>Approval: 59.942.279 shares corresponding to 99,5216% total number of shares participating in the vote.</i></p> <p><i>Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.</i></p> <p><i>No opinion: 288.146 shares corresponding to 0,4784% total number of shares participating in the vote.</i></p>
2	Vote to approve the General Meeting agenda and content	<p><i>Number of valid votes: 60.230.425 votes</i></p> <p><i>Number of invalid votes: 0 votes</i></p> <p><i>Approval: 59.942.279 shares corresponding to 99,5216% total number of shares participating in the vote.</i></p> <p><i>Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.</i></p> <p><i>No opinion: 288.146 shares corresponding to 0,4784% total number of shares participating in the vote.</i></p>
3	Vote to approve the General Meeting regulations	<p><i>Number of valid votes: 60.230.425 votes</i></p> <p><i>Number of invalid votes: 0 votes</i></p> <p><i>Approval: 59.942.279 shares corresponding to 99,5216% total number of shares participating in the vote.</i></p> <p><i>Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.</i></p> <p><i>No opinion: 288.146 shares corresponding to 0,4784%</i></p>

		<i>total number of shares participating in the vote.</i>
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Thus, with the corresponding approval vote rate for the above contents, the General Meeting unanimously approved the List of the Vote Counting Committee, the General Meeting agenda and the Regulations on organizing the 2025 Annual General Meeting of Shareholders of Tu Liem Urban Development Joint Stock Company.

## **II. CONTENTS ON REPORTS TO THE GENERAL MEETING**

The contents were presented by the Presidium at the General Meeting, including:

<ul style="list-style-type: none"> <li>• Report of the Board of Directors on activities in 2024 and development orientation in 2025</li> </ul>
<ul style="list-style-type: none"> <li>• Report on the Auditing Committee's activities</li> </ul>
<ul style="list-style-type: none"> <li>• Statement on the approval of the audited financial statements in 2024 and the expected business plan in 2025</li> </ul>
<ul style="list-style-type: none"> <li>• Statement on the selection of an auditor for the financial statements in 2025</li> </ul>
<ul style="list-style-type: none"> <li>• Statement on the plan for fund provision, the plan for dividend payment and remuneration of the Board of Directors, remuneration of subcommittees assisting the Board of Directors in 2024 and the expected plan in 2025</li> </ul>
<ul style="list-style-type: none"> <li>• Statement on approval of the authorization for the Board of Directors to decide on project investment and sign contracts and transactions.</li> </ul>

## **III. DISCUSSION AND CONTRIBUTION OF SHAREHOLDERS' OPINIONS AT THE GENERAL MEETING**

The Presidium of the General Meeting conducted the discussion and contribution of opinions.

The General Meeting discussed with 25 opinions contributed by shareholders/shareholder representatives attending the meeting. (Summary of questions, discussions and answers of the Presidium in Appendix 01 attached to the Minutes of the Meeting)

After the Presidium answered the questions, the General Meeting agreed with the answers and had no further comments. The General Meeting agreed to move on to voting on the contents of the General Meeting's agenda.

## **IV. Voting on the contents of the reports and statements by electronic voting**

The previous General Meeting conducted electronic voting to vote on the contents of the reports and statements

The Head of the Vote Counting Committee reported on the status of attendance at the General Meeting at 10h55 minutes, The total number of shareholders and authorized persons attending the Meeting is: 187 people, represented 61.993.350 shares, equivalent to 50,8226% total number of voting shares of the Company.

*Inclusion:*



*Shareholders attending the General Meeting online are: 186 shareholders, representing 61.991.350 shares, accounting for 50,821% total number of voting shares of the Company.*

*Shareholders authorized to attend the Meeting are: 1 people, representing: 2.000 shares, accounting for 0,0016% total number of voting shares of the Company.*

*The General Meeting conducted voting by the electronic voting to approve the contents of the reports and proposals to the General Meeting according to the Regulations and instructions. The voting results were as follows:*

*Shareholders login but did not vote: 1.776.750 votes*

*Number of valid votes: 60.214.600 votes*

**1. Approve the Report of the Board of Directors on activities in 2024 and development orientation in 2025**

Contents: According to Report No. 01/BC-HDQT-LIDECO dated 12/04/2025

- *Number of valid votes: 60.214.600 votes*
- *Number of invalid votes: 0 votes*
- *Approval: 60.021.954 shares corresponding to 99,6801% total number of shares participating in the vote.*
- *Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.*
- *No opinion: 192.646 shares corresponding to 0,3199% total number of shares participating in the vote.*

**2. Approve the Report on Auding Committee's activities**

Contents: According to Report No. 02/BC-HDQT-LIDECO dated 12/04/2025

- *Number of valid votes: 60.214.600 votes*
- *Number of invalid votes: 0 votes*
- *Approval: 59.811.954 shares corresponding to 99,3313% total number of shares participating in the vote.*
- *Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.*
- *No opinion: 402.646 shares corresponding to 0,6687% total number of shares participating in the vote.*

**3. Approve the selection of an auditor for financial statements in 2025**

Contents: According to Statement No. 01/TTr-UBKT-LIDECO dated 12/04/2025

- *Number of valid votes: 60.214.600 votes*
- *Number of invalid votes: 0 votes*

- *Approval: 60.021.954 shares corresponding to 99,6801% total number of shares participating in the vote.*
- *Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.*
- *No opinion: 192.646 shares corresponding to 0,3199% total number of shares participating in the vote.*

**4. Approve the Consolidated Financial Statements for the financial year ending December 31<sup>st</sup> 2024 audited by A&C Auditing and Consulting Company Limited - Hanoi Branch and the business results in 2024.**

Contents: According to Statement No. 02/TTr-HDQT-LIDECO dated 12/04/2025

- *Number of valid votes: 60.214.600 votes*
- *Number of invalid votes: 0 votes*
- *Approval: 60.016.954 shares corresponding to 99,6718% total number of shares participating in the vote.*
- *Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.*
- *No opinion: 197.646 shares corresponding to 0,3282% total number of shares participating in the vote.*

**5. Approve the business plan in 2025 with some financial targets**

Contents: According to Statement No. 02/TTr-HDQT-LIDECO dated 12/04/2025

- *Number of valid votes: 60.214.600 votes*
- *Number of invalid votes: 0 votes*
- *Approval: 59.802.454 shares corresponding to 99,3155% total number of shares participating in the vote.*
- *Disapproval: 219.500 shares corresponding to 0,3645% total number of shares participating in the vote.*
- *No opinion: 192.646 shares corresponding to 0,3199% total number of shares participating in the vote.*

**6. Approve the plan for fund allocation, dividend payment, remuneration of the Board of Directors and subcommittees assisting the Board of Directors in 2024 and the expected plan for dividend payment, remuneration of the Board of Directors and subcommittees assisting the Board of Directors in 2025.**

Contents: According to Statement No. 03/TTr-HDQT-LIDECO dated 12/04/2025

- *Number of valid votes: 60.214.600 votes*
- *Number of invalid votes: 0 votes*



- *Approval: 60.014.354 shares corresponding to 99,6674% total number of shares participating in the vote.*
- *Disapproval: 1.600 shares corresponding to 0,0027% total number of shares participating in the vote.*
- *No opinion: 198.646 shares corresponding to 0,3299% total number of shares participating in the vote.*

**7. Approve the authorization for the Board of Directors to review and decide on investment projects, adjustment of project investment policies;**

Content: Statement No. 04/TTr-HDQT-LIDECO dated April 12<sup>th</sup> 2025 - Detailed table of project scale, total investment, total investment requested for adjustment in attached Appendix 01

- *Number of valid votes: 60.214.600 votes*
- *Number of invalid votes: 0 votes*
- *Approval: 57.521.354 shares corresponding to 95,5273% total number of shares participating in the vote.*
- *Disapproval: 2.495.600 shares corresponding to 4,1445% total number of shares participating in the vote.*
- *No opinion: 197.646 shares corresponding to 0,3282% total number of shares participating in the vote.*

**8. Authorize the Board of Directors to consider, decide to approve, sign contracts, loan transactions, capital mobilization, credit granting, asset security (pledge, mortgage, guarantee...) with a transaction value of 35% or transactions leading to the total transaction value arising within 12 months from the date of the first transaction with a value of 35% or more of the total asset value, recognized in the Company's most recent Financial Statement with joint stock commercial banks, credit institutions and other legal sources.**

Content: Statement No. 04/TTr-HDQT-LIDECO dated April 12<sup>th</sup> 2025 attached to the draft contracts

- *Number of valid votes: 60.214.600 votes*
- *Number of invalid votes: 0 votes*
- *Approval: 57.526.354 shares corresponding to 95,5356% total number of shares participating in the vote.*
- *Disapproval: 2.495.600 shares corresponding to 4,1445% total number of shares participating in the vote.*
- *No opinion: 192.646 shares corresponding to 0,3199% total number of shares participating in the vote.*

9. Accept and approve the authorization for the Board of Directors to review, decide to approve, and sign economic contracts, contracts for the construction of projects, buildings, works, etc. with partners and contractors with a transaction value of 35% or more or transactions leading to a total transaction value arising within 12 months from the date of the first transaction with a value of 35% or more of the total asset value recognized in the Company's most recent Financial Statement when meeting the conditions for the construction of works, buildings, and projects according to regulations.

Content: Statement No. 04/TTr-HDQT-LIDECO dated April 12<sup>th</sup> 2025 attached to the draft contracts

- *Number of valid votes: 60.227.900 votes*
- *Number of invalid votes: 0 votes*
- *Approval: 57.517.454 shares corresponding to 95,4997% total number of shares participating in the vote.*
- *Disapproval: 2.495.600 shares corresponding to 4,1436% total number of shares participating in the vote.*
- *No opinion: 214.846 shares corresponding to 0,3567% total number of shares participating in the vote.*

## **V. CLOSING PROCEDURES OF THE GENERAL MEETING**

Ms. Nguyen Thi Dieu Linh – On behalf of the General Meeting Secretariat presented the full contents of the General Meeting Minutes and the General Meeting Resolution. The General Meeting voted to approve the contents of the General Meeting Minutes and General Meeting Resolution at the closing session by electronic voting with the following results:

*Shareholders login but did not vote: 1.776.750 votes*

Number of valid votes: 59.292.762 votes

Number of invalid votes: 0 votes

Approval: 59.097.616 shares corresponding to 99,6709% total number of shares participating in the vote.

Disapproval: 1.000 shares corresponding to 0,0017% total number of shares participating in the vote.


No opinion: 194.146 shares corresponding to 0,3274% total number of shares participating in the vote.



Therefore, the General Meeting Minutes and the draft General Meeting Resolution were approved by the General Meeting. The Head of the Organizing Committee expressed his thanks to the Presidium and shareholders and declared the closing of the General Meeting.

The 2025 Annual General Meeting of Shareholders of Tu Liem Urban Development Joint Stock Company was successfully held and closed at 11h10 on April 12<sup>th</sup> 2025.

**ON BEHALF OF THE GENERAL  
MEETING SECRETARIAT**

  
*Nguyễn Thị Diễm Linh.*

**ON BEHALF OF THE PRESIDIUM  
CHAIRMAN**



**CHỦ TỊCH HĐQT**  
*Lê Minh Xuân*

*(Vertical stamp/seal)*



## APPENDIX 01 - DISCUSSION PART

No.

Shareholder Code

- |   |         |   |
|---|---------|---|
| 1 | NTL0189 | I would like to ask the Chairperson which projects in the 2025 plan have completed all the necessary legal procedures to start construction in 2025? Which projects will have products launched for sale in 2025?   |
| 2 | NTL8528 | I suggest that the Board of Directors clarify their assessment of the government's land policy in the coming period and its impact on the company's business, particularly regarding NTL's real estate projects. What is NTL's strategy for real estate development in the next 2-5 years?  |
| 3 | NTL8528 | Question 2: What is the total short-term investment in securities (including the 150 billion already invested)? Considering the current market volatility, particularly the global trade war, which has caused significant losses for many investors in the Vietnamese stock market, what is NTL's strategy for stock investment? How does the company manage its human resources for this investment to ensure capital preservation and profitability? |
| 4 | NTL8528 | Has the No11 project in the Dich Vong New Urban Area completed the compensation and site clearance process? What is the estimated total investment and projected profit for the project? What is the current progress of the North National Highway 32 project, and what are its expected investment and profit? Thank you.   |
| 5 | NTL0332 | How does the merger of localities and the US tariffs impact Lideco specifically and the real estate market in general?  |
| 6 | NTL0189 | The stock market has dropped significantly, and the company's shares have fallen. Does the Board of Directors have a plan to buy back and invest in the company's shares at the current price of 12-14k?  |
| 7 | NTL3111 | The company is asked about the procedures for obtaining a construction permit for No11. Besides waiting for the opinion of regulatory agencies, does the approval of the No11 project have any relation to the obligations of Ha Do Group in implementing projects in the urban area?   |
| 8 | NTL0614 | Please make the annex to the website available for shareholders to view.  |
| 9 | NTL0614 | 2. I would like to ask about the relationship between NTL and Ha Do Group. Is it a reasonable strategy to invest in securities in 2025? What are the company's investment selection criteria, and what stocks are currently held in the portfolio?  |



10	NTL3549	2. The 145 billion payables to HDG relate to the joint venture agreement for the HH land plot project. Could the BQT please clarify this? Thank you.
11	NTL4934	I would like to ask the Chairperson to provide more explanation regarding the 2025 business plan, including revenue and profit projections from each project. Additionally, in the 2025 documents, the company plans to distribute a 10% cash dividend. How will the remaining large unallocated profit be distributed? Will the Board of Directors distribute it in cash or stock for investment in future projects?
12	NTL9462	Could the Chairperson please provide more details on the plan to invest 300 billion VND in stocks?
13	NTL9462	Why is the company forecasting a significant reduction in revenue and profit for 2025 compared to 2024?
14	NTL7444	Dear Lideco, I would like to ask: The stock price is currently very low compared to the level after the 100% stock dividend. What specific measures does Lideco plan to take to raise the stock price to a more balanced level in 2025?
15	NTL8528	Question 4: What is the business development strategy for NTL in the next five years? Is real estate still the core business?
16	NTL3646	DISCLOSURE OF INVESTED STOCK CODES?
17	NTL3549	The company has invested 300 billion VND in securities and will invest an additional 150 billion VND, totaling 450 billion VND, or 30% of the company's total cash. Given the current market volatility, does the company perceive this as risky? Are the stocks still affordable?
18	NTL3549	The 145 billion payables to HDG are not actually due for payment, according to the Chairman. If there are no further obligations to HDG, why is this amount still listed on the financial statements?
19	NTL6715	The management is asked about the land at 8 Hoang Tang Bi where office buildings are being constructed. What is the company's long-term plan for this land?
20	NTL0332	How does the merger of localities and the US tariffs affect Lideco specifically and the real estate market in general?
21	NTL5439	The CT2 Xuan Dinh project is being broadcast on television. Lideco is the developer. Should Lideco be held accountable for violations of the joint venture partner?





Mr. Do Huy Khai - Chief Accountant: Regarding the corporate income tax (CIT) recovery, in 2024, the company allocated infrastructure investment costs for a 23ha project to 89,000 m<sup>2</sup> of residential land for sale but did not allocate costs for the infrastructure of 17,822 m<sup>2</sup> of social housing land. This land was handed over to Ha Long city for management and the selection of a developer. However, according to the tax authority's view, these costs should be excluded when calculating taxes, while the company's auditors consider these expenses part of the company's investment in infrastructure and thus recorded according to accounting standards. After excluding the costs, the total project investment was reduced by approximately 97 billion VND, with about 45 billion VND allocated to land sold in 2023. The tax recovery liability is estimated at 12 billion VND. Since early 2025, the tax authority has adjusted the tax figures in the Q4/2025 financial statements. This is due to the fact that when calculating taxes, the company cannot be reimbursed for the infrastructure investment for the social housing area.

Mr. Dinh Quang Chien - Vice Chairman of the Board of Directors: Real estate investment follows cycles. In 2025, we do not have any new projects available for commercial development. Currently, we have two ongoing projects, but several items have expired, requiring the company to apply for an extension. For the project in Ha Long city, we are waiting for a resolution from the National Assembly regarding the assignment of commercial projects to developers for further development into social housing projects. If approved, we will implement it to create jobs, but the actual profitability for the developer is only 10-13% based on the cost price.

In 2025, we will distribute dividends from unallocated retained earnings.

In 2026, the Board of Directors will consider proposing a dividend distribution at the 2026 General Meeting of Shareholders to ensure shareholders' benefits and income, depending on whether the company's projects can be implemented.

Currently, the company has bank deposits, but after careful research into many real estate projects being offered for sale, the company does not intend to M&A with existing projects because most of these projects face challenges, such as requiring policy adjustments or other conditions, especially with the new Land Law taking effect. Therefore, the company will focus on completing existing projects, collecting revenue, and reserving capital to look for new projects that comply with the new Land Law.

The company's personnel are not numerous; we will maintain our current workforce in the coming period. The company has also set up a strategy committee to research investments, including the securities investment segment, which involves several members of the Board of Directors and support staff. The criteria for selecting stocks are companies with stable and healthy financial conditions, with good prospects for revenue and profit growth in the future. The company's portfolio is not large, focusing only on a few stocks.

The company has disbursed approximately 300 billion VND into securities, and the remaining 150 billion VND (additional limit) has not been disbursed. The company's portfolio has a large proportion invested in TCH stocks. This is a real estate company, and they have new projects to sell, with relatively healthy finances and no major debt or large land holdings. Before the tax was applied, the portfolio was profitable, but after tax, the portfolio is temporarily losing around 7 billion VND.

Investment in securities cannot be said to be completely good because it often involves sudden fluctuations, like the recent US tariff situation. Investing in stocks obviously carries risks, but it also brings opportunities. Therefore, when we make investments and face losses, we must accept them. We are also striving to find stable stocks. We do not yet have a reward and penalty mechanism because many members take on multiple roles, not focusing solely on the securities investment segment.

Mr. Le Minh Tuan: The Dich Vong New Urban Area project is entrusted to Lideco as the investor. However, the company previously collaborated with Ha Do Group (HDG) under a joint investment and development model, with both parties contributing capital and sharing the products. The project has now allocated products to both parties, with some of Lideco's locations (N10, N11, CC2, DX4, DX5) still not yet developed for sale. HDG has land in CC3, DX1, DX2, ... Since Lideco is the main investor, all products allocated to HDG are accounted for under NTL. Therefore, the 145 billion VND mentioned is an expense related to HDG's products and is not actually payable to HDG.

The construction permit for the No11 residential project has no connection to HDG's obligations.

Mr. Dinh Quang Chien: We want to maintain stability, so we will keep the dividend payout for 2024 as is and not add the extra 5% as suggested by shareholders. The company needs to retain earnings for future years.



Real estate business is very difficult now because, under the new law, all commercial projects must go through bidding. Meanwhile, land prices in many localities have been adjusted to high levels. If Lideco wins the bid at a high land price, the project may not be profitable or might even suffer losses in a sluggish or stagnant real estate market. In the past, people thought that having a project meant making a profit, but when land price frameworks and land pricing were low, the company could benefit from land rent differences, but now it's much harder. At this point, it's not about having many projects to succeed. The company's five-year strategy still revolves around real estate, but we are currently focusing on social housing and low-income housing in accordance with government policy. These projects have low profits but are safer. The company strives to create jobs and maintain stability, so there is no specific strategy yet.

According to regulations, the company cannot buy back stocks for trading, as buybacks are considered capital reduction under current regulations.

We have renegotiated a 50-year land lease contract and will research investment directions later.

From the perspective of a business leader, I believe that the US tariff imposition will certainly affect the entire economy and industries. If manufacturing businesses struggle, it will lead to a reduction in income for many people, which will, in turn, impact the decision to buy homes.

The CT2 Xuan Dinh project: We are now negotiating with water electrical mechanical installation and construction JSC (the joint venture partner) and building management about the public areas and private ownership of their legally owner located the first floor.



**LIST OF SHAREHOLDERS/ REPRESENTATIVES OF SHAREHOLDERS  
ATTENDING THE 2025 AGM OF LIDECO**

STT	Mã Cổ đông/ ID	Cổ phần tham dự/ n	Hình thức tham dự
1	NTL0003	100	Trực tuyến
2	NTL0004	7500	Trực tuyến
3	NTL0020	4200	Trực tuyến
4	NTL0043	1300	Trực tuyến
5	NTL0068	3100	Trực tuyến
6	NTL0102	3900	Trực tuyến
7	NTL0104	63900	Trực tuyến
8	NTL0109	4000	Trực tuyến
9	NTL0142	10000	Trực tuyến
10	NTL0167	2600	Trực tuyến
11	NTL0189	100	Trực tuyến
12	NTL0221	50000	Trực tuyến
13	NTL0291	1500	Trực tuyến
14	NTL0325	500	Trực tuyến
15	NTL0332	10	Trực tuyến
16	NTL0357	7900	Trực tuyến
17	NTL0361	61000	Trực tuyến
18	NTL0435	98500	Trực tuyến
19	NTL0512	2600	Trực tuyến
20	NTL0614	3000	Trực tuyến
21	NTL0631	8000	Trực tuyến
22	NTL0796	100	Trực tuyến
23	NTL1003	600	Trực tuyến
24	NTL1023	41000	Trực tuyến
25	NTL1095	72600	Trực tuyến
26	NTL1150	205000	Trực tuyến
27	NTL1265	200000	Trực tuyến
28	NTL1345	64800	Trực tuyến
29	NTL1386	8100	Trực tuyến
30	NTL1401	726420	Trực tuyến
31	NTL1409	4101100	Trực tuyến
32	NTL1492	8	Trực tuyến
33	NTL1567	77000	Trực tuyến
34	NTL1645	200	Trực tuyến
35	NTL1658	120000	Trực tuyến
36	NTL1747	30000	Trực tuyến
37	NTL1764	10	Trực tuyến
38	NTL1785	74800	Trực tuyến
39	NTL1803	9200	Trực tuyến
40	NTL1818	343400	Trực tuyến
41	NTL1961	100	Trực tuyến
42	NTL2005	1000	Trực tuyến



43	NTL2007	4400	Trực tuyến
44	NTL2105	4180	Trực tuyến
45	NTL2111	200	Trực tuyến
46	NTL2148	10000	Trực tuyến
47	NTL2169	2800	Trực tuyến
48	NTL2231	7500	Trực tuyến
49	NTL2313	6000	Trực tuyến
50	NTL2355	72200	Trực tuyến
51	NTL2387	2200	Trực tuyến
52	NTL2422	8000	Trực tuyến
53	NTL2463	1136	Trực tuyến
54	NTL2552	143900	Trực tuyến
55	NTL2559	6936	Trực tuyến
56	NTL2649	378800	Trực tuyến
57	NTL2667	560	Trực tuyến
58	NTL2694	1850048	Trực tuyến
59	NTL2754	1023824	Trực tuyến
60	NTL2892	6880	Trực tuyến
61	NTL3061	860112	Trực tuyến
62	NTL3063	20000	Trực tuyến
63	NTL3068	660000	Trực tuyến
64	NTL3111	400	Trực tuyến
65	NTL3161	74000	Trực tuyến
66	NTL3171	1000	Trực tuyến
67	NTL3173	6600	Trực tuyến
68	NTL3276	80000	Trực tuyến
69	NTL3322	70000	Trực tuyến
70	NTL3339	100	Trực tuyến
71	NTL3450	100000	Trực tuyến
72	NTL3472	6000	Trực tuyến
73	NTL3510	3164688	Trực tuyến
74	NTL3549	15000	Trực tuyến
75	NTL3646	21	Trực tuyến
76	NTL3692	400	Trực tuyến
77	NTL3746	25000	Trực tuyến
78	NTL3768	2500	Trực tuyến
79	NTL3870	2100	Trực tuyến
80	NTL3971	3862880	Trực tuyến
81	NTL4011	98200	Trực tuyến
82	NTL4035	35600	Trực tuyến
83	NTL4125	6000	Trực tuyến
84	NTL4149	3640	Trực tuyến
85	NTL4392	1500	Trực tuyến
86	NTL4434	502072	Trực tuyến
87	NTL4443	6800	Trực tuyến
88	NTL4535	2500	Trực tuyến

89	NTL4627	215000	Trực tuyến
90	NTL4697	21000	Trực tuyến
91	NTL4704	3900	Trực tuyến
92	NTL4739	60000	Trực tuyến
93	NTL4865	7900	Trực tuyến
94	NTL4899	187946	Trực tuyến
95	NTL4934	2	Trực tuyến
96	NTL4957	26048	Trực tuyến
97	NTL4980	70000	Trực tuyến
98	NTL5045	20824	Trực tuyến
99	NTL5121	5300	Trực tuyến
100	NTL5129	2637	Trực tuyến
101	NTL5153	21300	Trực tuyến
102	NTL5207	15000	Trực tuyến
103	NTL5244	1700	Trực tuyến
104	NTL5298	39020	Trực tuyến
105	NTL5320	610000	Trực tuyến
106	NTL5381	4300	Trực tuyến
107	NTL5400	6000	Trực tuyến
108	NTL5424	309500	Trực tuyến
109	NTL5439	100	Trực tuyến
110	NTL5468	100000	Trực tuyến
111	NTL5499	2000	Trực tuyến
112	NTL5555	100000	Trực tuyến
113	NTL5629	113500	Trực tuyến
114	NTL5630	8900	Trực tuyến
115	NTL5633	200	Trực tuyến
116	NTL5647	140900	Trực tuyến
117	NTL5765	54800	Trực tuyến
118	NTL5793	4	Trực tuyến
119	NTL5983	400	Trực tuyến
120	NTL6036	700	Trực tuyến
121	NTL6111	34100	Trực tuyến
122	NTL6123	500	Trực tuyến
123	NTL6167	42000	Trực tuyến
124	NTL6189	50000	Trực tuyến
125	NTL6322	1500	Trực tuyến
126	NTL6355	200	Trực tuyến
127	NTL6558	59000	Trực tuyến
128	NTL6592	344800	Trực tuyến
129	NTL6629	63600	Trực tuyến
130	NTL6672	500	Trực tuyến
131	NTL6714	230000	Trực tuyến
132	NTL6715	210000	Trực tuyến
133	NTL6758	50	Trực tuyến
134	NTL6790	500	Trực tuyến



135	NTL6814	64700	Trực tuyến
136	NTL6913	730000	Trực tuyến
137	NTL6981	60000	Trực tuyến
138	NTL7060	234700	Trực tuyến
139	NTL7105	46500	Trực tuyến
140	NTL7110	98604	Trực tuyến
141	NTL7300	78056	Trực tuyến
142	NTL7403	3600	Trực tuyến
143	NTL7414	60000	Trực tuyến
144	NTL7444	2000	Trực tuyến
145	NTL7489	42720	Trực tuyến
146	NTL7515	3000	Trực tuyến
147	NTL7610	348100	Trực tuyến
148	NTL7692	57000	Trực tuyến
149	NTL7707	100	Trực tuyến
150	NTL7859	280000	Trực tuyến
151	NTL7979	100	Trực tuyến
152	NTL8024	1000200	Trực tuyến
153	NTL8136	7386624	Trực tuyến
154	NTL8162	13300	Trực tuyến
155	NTL8187	800	Trực tuyến
156	NTL8313	300	Trực tuyến
157	NTL8360	100000	Trực tuyến
158	NTL8417	90000	Trực tuyến
159	NTL8422	48900	Trực tuyến
160	NTL8480	76300	Trực tuyến
161	NTL8481	400	Trực tuyến
162	NTL8510	7300	Trực tuyến
163	NTL8514	5000	Trực tuyến
164	NTL8519	1300	Trực tuyến
165	NTL8528	28000	Trực tuyến
166	NTL8553	6800	Trực tuyến
167	NTL8593	2	Trực tuyến
168	NTL8601	15542300	Trực tuyến
169	NTL8738	60000	Trực tuyến
170	NTL8790	30000	Trực tuyến
171	NTL8845	372	Trực tuyến
172	NTL8922	16000	Trực tuyến
173	NTL9038	1000	Trực tuyến
174	NTL9154	7000	Trực tuyến
175	NTL9169	2000	Uy quyền
176	NTL9179	5000	Trực tuyến
177	NTL9220	20000	Trực tuyến
178	NTL9221	310000	Trực tuyến
179	NTL9246	395000	Trực tuyến
180	NTL9324	296	Trực tuyến
181	NTL9393	3400	Trực tuyến

182	NTL9416	1000	Trực tuyến
183	NTL9420	1500	Trực tuyến
184	NTL9426	3300	Trực tuyến
185	NTL9462	20	Trực tuyến
186	NTL9639	2495600	Trực tuyến
187	NTL9663	9493700	Trực tuyến
	<b>Tổng số</b>	<b>61.993.350</b>	<b>50,823%</b>







**BIÊN BẢN KIỂM TRA TƯ CÁCH CỔ ĐÔNG**  
**SHAREHOLDER STATUS VERIFICATION MINUTES**  
**ĐẠI HỘI ĐỒNG CỔ ĐÔNG THƯỜNG NIÊN NĂM 2025**  
**OF THE 2025 ANNUAL SHAREHOLDERS' MEETING**

Kính thưa Quý cổ đông!

*Dear Shareholders!*

Hôm nay, ngày 12/04/2025 Công ty cổ phần Phát triển Đô thị Từ Liêm tổ chức cuộc họp ĐHĐCĐ thường niên năm 2025, sau khi kiểm tra các thành phần cổ đông tham dự, thay mặt Ban Kiểm tra tư cách cổ đông, tôi xin báo cáo với toàn thể Đại hội kết quả kiểm tra tư cách cổ đông, như sau:

*Today, on the date 12/04/2025, Tu liem urban development joint stock company held the 2025 annual General Meeting of Shareholders. After checking and reviewing the attending shareholders, on behalf of the Shareholder Qualification Examination Committee, I would like to report to the entire General Meeting the results of the shareholder qualification examination, as follows:*

**I. Kết quả kiểm tra tư cách cổ đông, như sau:**

*The results of the shareholder qualification check are as follows:*

**1. Tổng số cổ đông của Công ty theo danh sách chốt quyền ngày 10/03/2025 là: 9.668 cổ đông.**

*The total number of shareholders of the Company according to the record date of 10/03/2025 is: 9.668 shareholders.*

**1.1 Tổng số cổ phần đang lưu hành của Công ty là: 121.979.900 cổ phần.**

*The total number of outstanding shares of the Company is: 121.979.900 shares.*

**1.2 Tổng số phiếu biểu quyết là: “Tổng số CP của công ty” phiếu - Mỗi cổ phần tương ứng với một phiếu biểu quyết.**

*Total number of votes is: “Total number of shares of the company” votes - Each share corresponds to one vote.*

**2. Tổng số cổ đông và người được ủy quyền tham dự Đại hội là: 187 người, đại diện cho 61.993.350 cổ phần, chiếm 50,8226% tổng số cổ phần có quyền biểu quyết của Công ty.**

*The total number of shareholders and authorized persons attending the Meeting is: 187 people, represented 61.993.350 shares, equivalent to 50,8226% total number of voting shares of the Company.*

**Trong đó:**

**Inclusion:**

- Cổ đông tham dự Đại hội trực tuyến là: 156 cổ đông, đại diện cho 61.499.544 cổ phần, chiếm 50,4178% tổng số cổ phần có quyền biểu quyết của Công ty.

*Shareholders attending the General Meeting online are: 156 shareholders, representing 61.499.544 shares, accounting for 50,4178% total number of voting shares of the Company.*

- Cổ đông ủy quyền tham dự Đại hội là: 1 người, đại diện cho: 2.000 cổ phần, chiếm 0,0016% tổng số cổ phần có quyền biểu quyết của Công ty.

*Shareholders authorized to attend the Meeting are: 1 people, representing: 2.000 shares, accounting for 0,0016% total number of voting shares of the Company.*

*Số phiếu tham dự họp nhưng không tham gia biểu quyết: 1.269.119 phiếu.*

*Shareholders login but did not vote: 1.269.119 votes*

Ban kiểm tra tư cách cổ đông đã thực hiện kiểm tra, đăng ký đại biểu tham dự Đại hội, tất cả các cổ đông và người được ủy quyền đều đủ tư cách tham dự Đại hội theo quy định.

*The Shareholder Qualification Examination Committee has conducted the examination and registration of delegates attending the General Meeting. All shareholders and authorized persons are qualified to attend the General Meeting according to regulations.*

Căn cứ vào các quy định của Luật Doanh nghiệp và Điều lệ công ty, Đại hội đã đáp ứng đủ điều kiện để tiến hành.

*Pursuant to the provisions of the Enterprise Law and the Company Charter, the Congress has met all the conditions to proceed.*

Kèm theo Biên bản này là danh sách cổ đông tham dự Đại hội.

*Attached to these Minutes is the list of shareholders attending the Meeting.*

Biên bản này được lập hồi: 8 giờ 35 phút ngày 12 tháng 04 năm 2025

*This record was made at: 8 hour 35 minute day 12 month 04 year 2025*

**T/M. BAN KIỂM TRA TƯ CÁCH CỔ ĐÔNG  
ON BEHALF OF THE SHAREHOLDER  
QUALITY INSPECTION COMMITTEE**

**TRƯỞNG BAN  
HEAD**



**PHÓ TỔNG GIÁM ĐỐC**  
*Nguyễn Ngọc Thắng*







LIDECO

Số/No. 03/2025/BB-LIDECO

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Ha Noi, ngày 12 tháng 04 năm 2025

Ha Noi, day 12 month 04 year 2025



**BIÊN BẢN KIỂM PHIẾU PHÂN KHAI MẠC ĐẠI HỘI**

**MINUTES OF VOTE COUNTING OPENING SECTION OF THE GENERAL MEETING**

**ĐẠI HỘI ĐỒNG CỔ ĐÔNG THƯỜNG NIÊN NĂM 2025  
2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

Ban kiểm phiếu đã thực hiện kiểm phiếu biểu quyết thông qua các thủ tục khai mạc Đại hội đồng Cổ đông thường niên năm 2025 của Công ty cổ phần Phát triển Đô thị Từ Liêm theo hình thức trực tuyến. Mỗi cổ phần tương ứng với một phiếu biểu quyết. Kết quả như sau:

*The congress's baloot counting committee has conducted the vote counting through the procedures for opening the 2025 Annual General Meeting of Shareholders of the Tu liem urban development joint stock company online. Each share corresponds to one vote. The results are as follows:*

**1. Biểu quyết thông qua danh sách Ban kiểm phiếu Đại hội**

*Vote to approve the list of the Congress's Ballot Counting Committee*

Số phiếu hợp lệ: 60.230.425 phiếu

Số phiếu không hợp lệ: 0 phiếu

Tán thành: 59.942.279 cổ phần tương ứng với 99,5216% tổng số cổ phần tham gia biểu quyết.

Không tán thành: 0 cổ phần tương ứng với 0% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 288.146 cổ phần tương ứng với 0,4784% tổng số cổ phần tham gia biểu quyết.

Number of valid votes: 60.230.425 votes

Number of invalid votes: 0 votes

Approval: 59.942.279 shares corresponding to 99,5216% total number of shares participating in the vote.

Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.

No opinion: 288.146 shares corresponding to 0,4784% total number of shares participating in the vote.

**2. Biểu quyết thông qua chương trình, nội dung Đại hội**

*Vote to approve the Congress agenda*

Số phiếu hợp lệ: 60.230.425 phiếu

Số phiếu không hợp lệ: 0 phiếu

Tán thành: 59.942.279 cổ phần tương ứng với 99,5216% tổng số cổ phần tham gia biểu quyết.

Không tán thành: 0 cổ phần tương ứng với 0% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 288.146 cổ phần tương ứng với 0,4784% tổng số cổ phần tham gia biểu quyết.



Number of valid votes: 60.230.425 votes

Number of invalid votes: 0 votes

Approval: 59.942.279 shares corresponding to 99,5216% total number of shares participating in the vote.

Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.

No opinion: 288.146 shares corresponding to 0,4784% total number of shares participating in the vote.

### 3. Biểu quyết thông qua quy chế Đại hội

*Vote to approve the Congress regulations*

Số phiếu hợp lệ: 60.230.425 phiếu

Số phiếu không hợp lệ: 0 phiếu

Tán thành: 59.942.279 cổ phần tương ứng với 99,5216% tổng số cổ phần tham gia biểu quyết.

Không tán thành: 0 cổ phần tương ứng với 0% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 288.146 cổ phần tương ứng với 0,4784% tổng số cổ phần tham gia biểu quyết.

Number of valid votes: 60.230.425 votes

Number of invalid votes: 0 votes

Approval: 59.942.279 shares corresponding to 99,5216% total number of shares participating in the vote.

Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.

No opinion: 288.146 shares corresponding to 0,4784% total number of shares participating in the vote.

**Ban kiểm phiếu cam kết về tính chính xác của việc kiểm phiếu trên.**

*The ballot counting committee commits to the accuracy of the above vote counting.*

### CHỮ KÝ CỦA CÁC THÀNH VIÊN BAN KIỂM PHIẾU

#### SIGNATURES OF MEMBERS OF THE VOTE COUNTING COMMITTEE

TRƯỞNG BAN  
HEAD



TRẦN XUÂN CƯỜNG

THÀNH VIÊN  
MEMBER



NGUYỄN ĐĂNG HAI

THÀNH VIÊN  
MEMBER



NGUYỄN THÚY HẠNH

THÀNH VIÊN  
MEMBER



ĐỖ THỊ NGỌC KIM







Số/ No.: 05 /2025/BB-LIDECO

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Ha Noi, ngày 12 tháng 04 năm 2025

Ha Noi, day 12 month 04 year 2025

**BIÊN BẢN KIỂM TRA TƯ CÁCH CỔ ĐÔNG**  
**SHAREHOLDER STATUS VERIFICATION MINUTES**  
**ĐẠI HỘI ĐỒNG CỔ ĐÔNG THƯỜNG NIÊN NĂM 2025**  
**OF THE 2025 ANNUAL SHAREHOLDERS' MEETING**

Kính thưa Quý cổ đông!

*Dear Shareholders!*

Hôm nay, ngày 12/04/2025 Công ty cổ phần Phát triển Đô thị Từ Liêm tổ chức cuộc họp ĐHĐCĐ thường niên năm 2025, sau khi kiểm tra các thành phần cổ đông tham dự, thay mặt Ban Kiểm tra tư cách cổ đông, tôi xin báo cáo với toàn thể Đại hội kết quả kiểm tra tư cách cổ đông, như sau:

*Today, on the date 12/04/2025, Tu liem urban development joint stock company held the 2025 annual General Meeting of Shareholders. After checking and reviewing the attending shareholders, on behalf of the Shareholder Qualification Examination Committee, I would like to report to the entire General Meeting the results of the shareholder qualification examination, as follows:*

**I. Kết quả kiểm tra tư cách cổ đông, như sau:**

*The results of the shareholder qualification check are as follows:*

**1. Tổng số cổ đông của Công ty theo danh sách chốt quyền ngày 10/03/2025 là: 9.668 cổ đông.**

*The total number of shareholders of the Company according to the record date of 10/03/2025 is: 9.668 shareholders.*

**1.1 Tổng số cổ phần đang lưu hành của Công ty là: 121.979.900 cổ phần.**

*The total number of outstanding shares of the Company is: 121.979.900 shares.*

**1.2 Tổng số phiếu biểu quyết là: “Tổng số CP của công ty” phiếu - Mỗi cổ phần tương ứng với một phiếu biểu quyết.**

*Total number of votes is: “Total number of shares of the company” votes - Each share corresponds to one vote.*

**2. Tổng số cổ đông và người được ủy quyền tham dự Đại hội là: 157 người, đại diện cho 61.501.544 cổ phần, chiếm 50,4194% tổng số cổ phần có quyền biểu quyết của Công ty.**

*The total number of shareholders and authorized persons attending the Meeting is: 157 people, represented 61.501.544 shares, equivalent to 50,4194% total number of voting shares of the Company.*

**Trong đó:**

**Inclusion:**



- Cổ đông tham dự Đại hội trực tuyến là: 186 cổ đông, đại diện cho 61.991.350 cổ phần, chiếm 50,821% tổng số cổ phần có quyền biểu quyết của Công ty.

*Shareholders attending the General Meeting online are: 186 shareholders, representing 61.991.350 shares, accounting for 50,821% total number of voting shares of the Company.*

- Cổ đông ủy quyền tham dự Đại hội là: 1 người, đại diện cho: 2.000 cổ phần, chiếm 0,0016% tổng số cổ phần có quyền biểu quyết của Công ty.

*Shareholders authorized to attend the Meeting are: 1 people, representing: 2.000 shares, accounting for 0,0016% total number of voting shares of the Company.*

*Cổ đông đăng nhập tham dự nhưng không tham gia biểu quyết: 1.776.750 phiếu*

*Shareholders login but did not vote: 1.776.750 votes*

Ban kiểm tra tư cách cổ đông đã thực hiện kiểm tra, đăng ký đại biểu tham dự Đại hội, tất cả các cổ đông và người được ủy quyền đều đủ tư cách tham dự Đại hội theo quy định.

*The Shareholder Qualification Examination Committee has conducted the examination and registration of delegates attending the General Meeting. All shareholders and authorized persons are qualified to attend the General Meeting according to regulations.*

Căn cứ vào các quy định của Luật Doanh nghiệp và Điều lệ công ty, Đại hội đã đáp ứng đủ điều kiện để tiến hành.

*Pursuant to the provisions of the Enterprise Law and the Company Charter, the Congress has met all the conditions to proceed.*

Kèm theo Biên bản này là danh sách cổ đông tham dự Đại hội.

*Attached to these Minutes is the list of shareholders attending the Meeting.*

Biên bản này được lập hồi: 10 giờ 55 phút ngày 12 tháng 04 năm 2025

*This record was made at: 10 hour 55 minute day 12 month 04 year 2025*

**T/M. BAN KIỂM TRA TƯ CÁCH CỔ ĐÔNG  
ON BEHALF OF THE SHAREHOLDER  
QUALITY INSPECTION COMMITTEE**

**TRƯỞNG BAN  
HEAD**



**PHÓ TỔNG GIÁM ĐỐC**  
*Nguyễn Ngọc Hằng*







Số/No.: 01/2025/BB-LIDECO

**BIÊN BẢN KIỂM PHIẾU THÔNG QUA CÁC NỘI DUNG ĐẠI HỘI**  
**MINUTES OF VOTING ON APPROVAL OF THE CONTENTS OF**  
**ĐẠI HỘI ĐỒNG CỔ ĐÔNG THƯỜNG NIÊN NĂM 2025**  
**THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

Ban kiểm phiếu Đại hội đồng Cổ đông thường niên năm 2025 của Công ty cổ phần phát triển đô thị Từ Liêm bao gồm các ông/bà sau:

*The 2025 Annual General Meeting of Shareholders' Counting Committee of Tu liem urban development joint stock company includes the following persons:*

- |                                  |                          |
|----------------------------------|--------------------------|
| 1. Ông Trần Xuân Cường<br>Mr/Mrs | - Trưởng Ban<br>- Head   |
| 2. Ông Nguyễn Đăng Hai<br>Mr/Mrs | - Thành viên<br>- Member |
| 3. Bà Nguyễn Thúy Hạnh<br>Mrs    | - Thành viên<br>- Member |
| 4. Bà Đỗ Thị Ngọc Kim<br>Mrs     | - Thành viên<br>- Member |

Đã thực hiện kiểm phiếu biểu quyết thông qua các Báo cáo và Tờ trình tại Đại hội đồng Cổ đông thường niên năm 2025 theo hình thức trực tuyến. Mỗi cổ phần tương ứng với một phiếu biểu quyết. Kết quả như sau:

*The voting for the Reports and Proposals at the 2025 Annual General Meeting of Shareholders was conducted online. Each share corresponds to one vote. The results are as follows:*

- Thông qua Báo cáo của HĐQT về hoạt động năm 2024 và định hướng phát triển năm 2025**
  - Số phiếu hợp lệ: 60.214.600 phiếu
  - Số phiếu không hợp lệ: 0 phiếu
  - Tán thành: 60.021.954 cổ phần tương ứng với 99,6801% tổng số cổ phần tham gia biểu quyết.
  - Không tán thành: 0 cổ phần tương ứng với 0% tổng số cổ phần tham gia biểu quyết.
  - Không có ý kiến: 192.646 cổ phần tương ứng với 0,3199% tổng số cổ phần tham gia biểu quyết.
  - Number of valid votes: 60.214.600 votes

- *Number of invalid votes: 0 votes*
- *Approval: 60.021.954 shares corresponding to 99,6801% total number of shares participating in the vote.*
- *Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.*
- *No opinion: 192.646 shares corresponding to 0,3199% total number of shares participating in the vote.*

## **2. Thông qua Báo cáo hoạt động của Ủy ban Kiểm toán**

- *Số phiếu hợp lệ: 60.214.600 phiếu*
- *Số phiếu không hợp lệ: 0 phiếu*
- *Tán thành: 59.811.954 cổ phần tương ứng với 99,3313% tổng số cổ phần tham gia biểu quyết.*
- *Không tán thành: 0 cổ phần tương ứng với 0% tổng số cổ phần tham gia biểu quyết.*
- *Không có ý kiến: 402.646 cổ phần tương ứng với 0,6687% tổng số cổ phần tham gia biểu quyết.*
- *Number of valid votes: 60.214.600 votes*
- *Number of invalid votes: 0 votes*
- *Approval: 59.811.954 shares corresponding to 99,3313% total number of shares participating in the vote.*
- *Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.*
- *No opinion: 402.646 shares corresponding to 0,6687% total number of shares participating in the vote.*

## **3. Thông qua lựa chọn đơn vị kiểm toán Báo cáo tài chính năm 2025**

- *Số phiếu hợp lệ: 60.214.600 phiếu*
- *Số phiếu không hợp lệ: 0 phiếu*
- *Tán thành: 60.021.954 cổ phần tương ứng với 99,6801% tổng số cổ phần tham gia biểu quyết.*
- *Không tán thành: 0 cổ phần tương ứng với 0% tổng số cổ phần tham gia biểu quyết.*
- *Không có ý kiến: 192.646 cổ phần tương ứng với 0,3199% tổng số cổ phần tham gia biểu quyết.*
- *Number of valid votes: 60.214.600 votes*
- *Number of invalid votes: 0 votes*
- *Approval: 60.021.954 shares corresponding to 99,6801% total number of shares participating in the vote.*
- *Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.*
- *No opinion: 192.646 shares corresponding to 0,3199% total number of shares participating in the vote.*

## **4. Thông qua Báo cáo tài chính tổng hợp cho năm tài chính kết thúc ngày 31/12/2024 được kiểm toán bởi Công ty TNHH Kiểm toán và Tư vấn A&C – Chi nhánh Hà Nội và kết quả hoạt động kinh doanh năm 2024**

- *Số phiếu hợp lệ: 60.214.600 phiếu*
- *Số phiếu không hợp lệ: 0 phiếu*
- *Tán thành: 60.016.954 cổ phần tương ứng với 99,6718% tổng số cổ phần tham gia biểu quyết.*
- *Không tán thành: 0 cổ phần tương ứng với 0% tổng số cổ phần tham gia biểu quyết.*



- Không có ý kiến: 197.646 cổ phần tương ứng với 0,3282% tổng số cổ phần tham gia biểu quyết.
- *Number of valid votes: 60.214.600 votes*
- *Number of invalid votes: 0 votes*
- *Approval: 60.016.954 shares corresponding to 99,6718% total number of shares participating in the vote.*
- *Disapproval: 0 shares corresponding to 0% total number of shares participating in the vote.*
- *No opinion: 197.646 shares corresponding to 0,3282% total number of shares participating in the vote.*

**5. Thông qua kế hoạch hoạt động kinh doanh năm 2025 với một số chỉ tiêu tài chính**

- *Số phiếu hợp lệ: 60.214.600 phiếu*
- *Số phiếu không hợp lệ: 0 phiếu*
- Tán thành: 59.802.454 cổ phần tương ứng với 99,3155% tổng số cổ phần tham gia biểu quyết.
- Không tán thành: 219.500 cổ phần tương ứng với 0,3645% tổng số cổ phần tham gia biểu quyết.
- Không có ý kiến: 192.646 cổ phần tương ứng với 0,3199% tổng số cổ phần tham gia biểu quyết.
- *Number of valid votes: 60.214.600 votes*
- *Number of invalid votes: 0 votes*
- *Approval: 59.802.454 shares corresponding to 99,3155% total number of shares participating in the vote.*
- *Disapproval: 219.500 shares corresponding to 0,3645% total number of shares participating in the vote.*
- *No opinion: 192.646 shares corresponding to 0,3199% total number of shares participating in the vote.*

**6. Thông qua Phương án trích lập các quỹ, chi trả cổ tức, mức thù lao HĐQT, các tiêu ban giúp việc HĐQT năm 2024 và dự kiến kế hoạch chi trả cổ tức, mức thù lao HĐQT và các tiêu ban giúp việc năm 2025**

- *Số phiếu hợp lệ: 60.214.600 phiếu*
- *Số phiếu không hợp lệ: 0 phiếu*
- Tán thành: 60.014.354 cổ phần tương ứng với 99,6674% tổng số cổ phần tham gia biểu quyết.
- Không tán thành: 1.600 cổ phần tương ứng với 0,0027% tổng số cổ phần tham gia biểu quyết.
- Không có ý kiến: 198.646 cổ phần tương ứng với 0,3299% tổng số cổ phần tham gia biểu quyết.
- *Number of valid votes: 60.214.600 votes*
- *Number of invalid votes: 0 votes*
- *Approval: 60.014.354 shares corresponding to 99,6674% total number of shares participating in the vote.*
- *Disapproval: 1.600 shares corresponding to 0,0027% total number of shares participating in the vote.*
- *No opinion: 198.646 shares corresponding to 0,3299% total number of shares participating in the vote.*

- 7. Thông qua việc ủy quyền cho Hội đồng quản trị xem xét, quyết định đầu tư các dự án, điều chỉnh chủ trương đầu tư dự án**
- Số phiếu hợp lệ: 60.214.600 phiếu
  - Số phiếu không hợp lệ: 0 phiếu
  - Tán thành: 57.521.354 cổ phần tương ứng với 95,5273% tổng số cổ phần tham gia biểu quyết.
  - Không tán thành: 2.495.600 cổ phần tương ứng với 4,1445% tổng số cổ phần tham gia biểu quyết.
  - Không có ý kiến: 197.646 cổ phần tương ứng với 0,3282% tổng số cổ phần tham gia biểu quyết.
  - *Number of valid votes: 60.214.600 votes*
  - *Number of invalid votes: 0 votes*
  - *Approval: 57.521.354 shares corresponding to 95,5273% total number of shares participating in the vote.*
  - *Disapproval: 2.495.600 shares corresponding to 4,1445% total number of shares participating in the vote.*
  - *No opinion: 197.646 shares corresponding to 0,3282% total number of shares participating in the vote.*
- 8. Thông qua việc ủy quyền cho Hội đồng quản trị xem xét, quyết định phê duyệt, ký kết các Hợp đồng, giao dịch vay vốn, huy động vốn, cấp tín dụng, bảo đảm tài sản (cầm cố, thế chấp, bảo lãnh...) có giá trị giao dịch từ 35% hoặc giao dịch dẫn đến tổng giá trị giao dịch phát sinh trong vòng 12 tháng kể từ ngày thực hiện giao dịch đầu tiên có giá trị từ 35% tổng giá trị tài sản trở lên, được ghi trong Báo cáo tài chính gần nhất của Công ty với các ngân hàng thương mại cổ phần, tổ chức tín dụng và các nguồn hợp pháp khác**
- Số phiếu hợp lệ: 60.214.600 phiếu
  - Số phiếu không hợp lệ: 0 phiếu
  - Tán thành: 57.526.354 cổ phần tương ứng với 95,5356% tổng số cổ phần tham gia biểu quyết.
  - Không tán thành: 2.495.600 cổ phần tương ứng với 4,1445% tổng số cổ phần tham gia biểu quyết.
  - Không có ý kiến: 192.646 cổ phần tương ứng với 0,3199% tổng số cổ phần tham gia biểu quyết.
  - *Number of valid votes: 60.214.600 votes*
  - *Number of invalid votes: 0 votes*
  - *Approval: 57.526.354 shares corresponding to 95,5356% total number of shares participating in the vote.*
  - *Disapproval: 2.495.600 shares corresponding to 4,1445% total number of shares participating in the vote.*
  - *No opinion: 192.646 shares corresponding to 0,3199% total number of shares participating in the vote.*
- 9. Chấp thuận, thông qua việc ủy quyền cho Hội đồng quản trị xem xét, quyết định phê duyệt, ký kết các Hợp đồng kinh tế, Hợp đồng giao thầu thi công các dự án, tòa nhà, công trình.. với các đối tác, các nhà thầu có giá trị giao dịch từ 35% hoặc giao dịch dẫn đến tổng giá trị giao dịch phát sinh trong vòng 12 tháng kể từ ngày**



thực hiện giao dịch đầu tiên có giá trị từ 35% tổng giá trị tài sản trở lên được ghi trong Báo cáo tài chính gần nhất của Công ty khi đủ điều kiện thi công xây dựng công trình, tòa nhà, dự án theo quy định

- Số phiếu hợp lệ: 60.227.900 phiếu
- Số phiếu không hợp lệ: 0 phiếu
- Tán thành: 57.517.454 cổ phần tương ứng với 95,4997% tổng số cổ phần tham gia biểu quyết.
- Không tán thành: 2.495.600 cổ phần tương ứng với 4,1436% tổng số cổ phần tham gia biểu quyết.
- Không có ý kiến: 214.846 cổ phần tương ứng với 0,3567% tổng số cổ phần tham gia biểu quyết.
- *Number of valid votes: 60.227.900 votes*
- *Number of invalid votes: 0 votes*
- *Approval: 57.517.454 shares corresponding to 95,4997% total number of shares participating in the vote.*
- *Disapproval: 2.495.600 shares corresponding to 4,1436% total number of shares participating in the vote.*
- *No opinion: 214.846 shares corresponding to 0,3567% total number of shares participating in the vote.*

Ban kiểm phiếu cam kết về tính chính xác của việc kiểm phiếu trên.

*The counting committee guarantees the accuracy of the above vote counting.*

CHỮ KÝ CỦA CÁC THÀNH VIÊN BAN KIỂM PHIẾU

SIGNATURES OF MEMBERS OF THE VOTE COUNTING COMMITTEE

TRƯỞNG BAN  
HEAD



TRẦN XUÂN CƯỜNG

THÀNH VIÊN  
MEMBER



NGUYỄN ĐĂNG HAI

THÀNH VIÊN  
MEMBER



NGUYỄN THÚY HẠNH

THÀNH VIÊN  
MEMBER



ĐỖ THỊ NGỌC KIM





Số/ Ng: 06/2025/BB-LIDECO

SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness

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Ha Noi, ngày 12 tháng 04 năm 2025

Ha Noi, day 12 month 04 year 2025

**BIÊN BẢN KIỂM PHIẾU PHẢN THÔNG QUA BIÊN BẢN VÀ  
NGHỊ QUYẾT**  
**MINUTES OF VOTE COUNTING ON THE APPROVAL OF THE  
MINUTES AND RESOLUTIONS**  
**TẠI ĐẠI HỘI ĐỒNG CỔ ĐÔNG THƯỜNG NIÊN NĂM 2025**  
**AT THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

Ban kiểm phiếu Đại hội đồng Cổ đông thường niên năm 2025 của Công ty cổ phần phát triển đô thị Từ Liêm, bao gồm các ông/bà sau:

*The 2025 Annual General Meeting of Shareholders' Counting Committee of Company ..., includes the following persons:*

- |                                  |                          |
|----------------------------------|--------------------------|
| 1. Ông Trần Xuân Cường<br>Mr/Mrs | - Trưởng Ban<br>- Head   |
| 2. Ông Nguyễn Đăng Hai<br>Mr/Mrs | - Thành viên<br>- Member |
| 3. Bà Nguyễn Thúy Hạnh<br>Mrs    | - Thành viên<br>- Member |
| 4. Bà Đỗ Thị Ngọc Kim<br>Mrs     | - Thành viên<br>- Member |



Đã thực hiện kiểm phiếu biểu quyết phản thông qua Biên bản và Nghị quyết Đại hội đồng Cổ đông thường niên năm 2025 theo hình thức trực tuyến. Mỗi cổ phần tương ứng với một phiếu biểu quyết. Kết quả như sau:

*The vote counting for the approval of the Minutes and Resolutions of the 2025 Annual General Meeting of Shareholders has been conducted online. Each share corresponds to one vote. The results are as follows:*

Số phiếu hợp lệ: 59.292.762 phiếu

Số phiếu không hợp lệ: 0 phiếu

Tán thành: 59.097.616 cổ phần tương ứng với 99,6709% tổng số cổ phần tham gia biểu quyết.

Không tán thành: 1.000 cổ phần tương ứng với 0,0017% tổng số cổ phần tham gia biểu quyết.

Không có ý kiến: 194.146 cổ phần tương ứng với 0,3274% tổng số cổ phần tham gia biểu quyết.



*Number of valid votes: 59.292.762 votes*

*Number of invalid votes: 0 votes*

*Approval: 59.097.616 shares corresponding to 99,6709% total number of shares participating in the vote.*

*Disapproval: 1.000 shares corresponding to 0,0017% total number of shares participating in the vote.*

*No opinion: 194.146 shares corresponding to 0,3274% total number of shares participating in the vote.*

**Ban kiểm phiếu cam kết về tính chính xác của việc kiểm phiếu trên.**

*The counting committee guarantees the accuracy of the above vote counting.*

**CHỮ KÝ CỦA CÁC THÀNH VIÊN BAN KIỂM PHIẾU**

**SIGNATURES OF MEMBERS OF THE VOTE COUNTING COMMITTEE**

**TRƯỞNG BAN  
HEAD**




**TRẦN XUÂN CƯỜNG**

**THÀNH VIÊN  
MEMBER**



**NGUYỄN THÚY HẠNH**

**THÀNH VIÊN  
MEMBER**



**NGUYỄN ĐĂNG HAI**

**THÀNH VIÊN  
MEMBER**



**ĐỖ THỊ NGỌC KIM**

