

No. 04/2026/KBC/BC-BKS

*Bac Ninh, March 27th, 2026*

## **REPORT TO THE GENERAL MEETING OF SHAREHOLDERS**

Regarding the supervising activities of the Supervisory Board in 2025

### **Dear Our Valued Shareholders!**

Hereafter, The Supervisory Board (“SB”) would like to report to the 2026 Annual General Meeting of Shareholders regarding its supervisory activities in 2025 and its proposals and recommendations as follows:

### **I. ACTIVITIES OF THE SUPERVISORY BOARD IN 2025**

#### **1. Activities of the Supervisory Board in 2025:**

During the year 2025, the Supervisory Board performed its core duties, including:

- The Supervisory Board inspected and reviewed data concerning transactions related to business operations and corporate governance; it also reviewed the contents and plans approved by the General Meeting of Shareholders (“GMS”) and the Board of Directors (“BOD”). Based on these reviews, the Supervisory Board also provided assessments and recommendations to the BOD and the Executive Board (“EB”).
- Supervised financial management activities and the preparation of Financial Statements to ensure the truth and fairness of the financial data presented; it also proactively communicated with the Independent Auditor during the auditing process of the Financial Statements whenever necessary.
- Reviewed and evaluated the management and internal governance activities of the BOD, its members, EB members, and senior executives, ensuring alignment with the best interests of the shareholders and the Corporation.
- Reviewed and evaluated the coordination among departments within the corporate management and operational processes.
- Supervised the implementation of Resolutions of the General Meeting of Shareholders and Resolutions of the BOD; while providing close supported the BOD and EB in the execution these Resolutions.

#### **2. Meetings of the Supervisory Board and self-assessment reports of the Supervisory Board members:**

In 2025, the Supervisory Board held 06 meetings with the following contents:

- Evaluate the results of performing the tasks of periodic financial reports on a quarterly, 6-month basis, and Report submitted to the 2025 AGM regarding the activities of the Supervisory Board in 2024 of the Corporation.
- Monitor and evaluate the implementation of the resolutions of the 2025 AGM.
- According to the direction and assignment of the Head of the Supervisory Board, all members of the Supervisory Board attended 100% of the meetings during the year. Each member, according to their area of expertise, proactively carried out supervisory and inspection tasks regarding the activities of the Board of Directors, the Executive Board, and the specialized departments of the Corporation. The Supervisory Board members self-assessed that they have fulfilled the functions and duties of Supervisory Board members as prescribed by law and the Corporation's Charter.

### **3. Remuneration, operating expenses of the Supervisory Board and salary, bonus and allowance expense of the Head of Supervisory Board**

The details of remuneration, operating expenses of the Supervisory Board and salary, bonus and allowance expenses of Head of Supervisory Board in 2025 are as follows:

No	Full name	Position	Remuneration of members of the SB/BOD	Total income of the Head of the SB, EB	Total income tax paid by KBC	Total expenses/benefits of the BOD and SB
1	Nguyen Bich Ngoc	Head of the SB	130,000,000	191,663,000	8,851,444	330,514,444
2	The Thi Minh Hong	Member of the SB	130,000,000		5,555,556	135,555,556
3	Tran Tien Thanh	Member of the SB	130,000,000		5,555,556	135,555,556
<b>Total</b>						<b>601,625,556</b>

## **II. SUPERVISION AND EVALUATION OF THE CORPORATION'S OPERATIONS**

### **1. Business performance and key financial indicators as of December 31<sup>st</sup>, 2025**

#### **1.1. Separate business performance:**

- Total Revenue: **VND 1,924.06 billion**, equivalent to **180.67%** compared to 2024.
- Total Profit After Tax: **VND 35.188 billion**, equivalent to **244.43%** compared to 2024.
- Total Assets: **VND 37,792.45 billion**, equivalent to **122.31%** compared to 2024.
- Total Equity: **VND 16,605.24 billion**, equivalent to **133.82%** compared to 2024.

## **1.2. Corporation's Consolidated business performance:**

- Total Revenue: **VND 7,890.54 billion**, equivalent to **239.64%** of 2024 results, reaching **78.91%** of the annual target.
- Consolidated profit after tax: **VND 2,208.14 billion**, equivalent to equivalent to **521.98%** of 2024 results, reaching **69%** of the annual target.
- Net profit attributable to Shareholders of the parent company: **VND 2,103.63 billion**, equivalent to **550.80%** compared to 2024.
- Total assets: **VND 69,581.17 billion**, equivalent to **155.56%** compared to 2024.
- Total equity: **VND 26,725.84 billion**, equivalent to **129.45%** compared to 2024.

The Supervisory Board confirms that the aforementioned business results have been verified for accuracy, legality, and compliance with prevailing financial reporting standards. All data reflect high levels of integrity and precision.

## **2. Supervisory results of the Corporation's financial status**

- The Corporation's financial activities in 2025 were transparent and in full compliance with legal regulations and the Corporation's Charter.
- Management processes for cash flow, capital, and assets have ensured maximum security and effectively mitigated corporate risks.
- Financial Statements (regardless of the Independent Auditor's assessment) reflected the Corporation's financial position in a transparent, fair, and reasonable manner.
- Financial Statements were issued and disclosed periodically in strict accordance with regulations.

## **3. Monitoring results for members of the Board of Directors, members of the Executive Board and executive members**

- Throughout the year, the Board of Directors conducted corporate governance activities according to the established plan. Members of the BOD and the Executive Board were assigned clear responsibilities to ensure work progress. Results were promptly reported or adjusted through regular meetings to align with practical requirements.
- All executive members properly and fully performed their functions, duties and assigned authorities, ensuring professionalism and efficiency in their work. Based on the implementation results of the planned policies, management officers maintained regular or ad-hoc reporting to the EB to seek timely resolutions.

## **4. Assessment on the coordination between the Supervisory Board, the Board of Directors and the Executive Board**

- The BOD, SB, and Executive Board have maintained close coordination based on a spirit of constructive cooperation. All Resolutions issued by the Board of Directors were

reviewed by the Supervisory Board to ensure their validity and correctness during the implementation process.

## **5. Other contents**

- The Supervisory Board reviewed and provided feedback on the draft documents to be submitted to the 2026 Annual General Meeting of Shareholders.
- Regarding transactions between the Corporation and related parties, the Supervisory Board has no opinions other than those regarding the related-party transactions already presented in detail in the Corporate Governance Report and the Audited Financial Statements.

## **6. Recommendations**

- The Supervisory Board recommends that the BOD and EB direct relevant departments to focus on implementing key projects to generate cash flow, such as: Nam Son Hap Linh IP, Tan Phu Trung IP, Hung Yen Industrial Clusters, Trang Due 3 IP, Loc Giang IP, Trang Cat Urban Area, and Social Housing in Nenh Town, etc. Particular emphasis should be placed on infrastructure investment and newly approved projects, including: Phu Binh IP, Binh Giang IP, and the Khoai Châu Urban, Eco-tourism, and Golf Course Complex.

The above is the Report on the Activities of the Supervisory Board for 2025. We respectfully submit it to the General Meeting of Shareholders for consideration and approval.

### **Recipients:**

- The shareholders;
- Members of Board of Directors;
- Members of Executive Board
- Members of Supervisory Board;
- Stored: Admin.

**ON BEHALF OF THE SUPERVISORY BOARD**

**HEAD OF THE BOARD**

**(Signed)**

**NGUYEN BICH NGOC**