

**MINUTES
Annual General Meeting of Shareholders 2026**

I. ENTERPRISE NAME: Hoa Viet Joint Stock Company

- Headquarters address: Dieu Xien Street, Quarter 36, Long Binh Ward, Dong Nai Province.

- Business Registration Certificate No.: 3600262193 issued by the Business Registration Office of the Dong Nai Province Department of Finance on February 3, 2026 (11th amendment).

- **Enterprise Code:** 3600262193.

II. TIME AND VENUE

1. Time: 8:30 AM, April 17, 2026.

2. Venue: Hall of Hoa Viet Joint Stock Company, Dieu Xien Street, Quarter 36, Long Binh Ward, Dong Nai Province.

III. ORGANIZING COMMITTEE MEMBERS

1. Presiding Board

- Mr. Tran Quang Ha, Chairman of the Board of Directors (BOD) - Chairman

- Mr. Luong Huu Hung, Member of the BOD, Director - Member

- Mr. Phan Quoc Toan, Member of the BOD - Member

2. The Committee for Shareholder Eligibility Verification, Voting Ballot Inspection, and Vote Counting

- Mr. Ngo Quoc Dat, Head of Business Planning Department - Head of the Committee

- Mr. Nguyen Nguyen Quoc Vu, Deputy Head of Finance and Accounting Department - Member of the Committee

- Ms. Ngo Thi Van Ha, Deputy Head of Business Planning Department - Member of the Committee

3. Secretary Committee

- Mr. Nguyen Hoai Duyen, Company Secretary - Head of the Committee

- Ms. Nguyen Mai Huong, Staff of Finance and Accounting Department - Member

IV. SHAREHOLDERS ATTENDING



Mr. Ngo Quoc Dat, Head of the Shareholder Eligibility Verification Committee, presented the shareholder eligibility verification report.

Total number of shareholders attending the General Meeting: 19 shareholders, representing 11,052,213 shares, accounting for 85.99% of voting shares.

The Meeting is eligible to proceed legally in accordance with the Company's Charter and the provisions of law.

V. MEETING AGENDA AND CONTENTS

1. Approval of the Agenda of the General Meeting of Shareholders

After listening to the report of the Presidium of the Meeting on the working agenda of the General Meeting of Shareholders, all attending shareholders voted with a rate of 100% agreement to approve the working agenda proposed by the Presidium (Agenda attached).

2. Approval of Company Reports

2.1. Report on 2025 business performance results and 2026 business production orientations

Mr. Luong Huu Hung - Member of the Board of Directors (BOD), Director of the Company, presented the report on 2025 business performance results and 2026 business production orientations (Report attached).

2.2. Report on the activities of the Board of Directors

Mr. Tran Quang Ha - Chairman of the BOD presented the report on the Board's activities in 2025 (Report attached).

2.3. Report on the activities of the Supervisory Board

Mr. Dao Xuan Lap - Head of the Supervisory Board presented the report on the Supervisory Board's activities in 2025 (Report attached).

3. Submission of voting contents at the 2026 Annual General Meeting of Shareholders

Mr. Phan Quoc Toan - Member of the BOD presented Submission No. 137/TTr-CPHV dated March 25, 2026, from the Board of Directors of Hoa Viet Joint Stock Company regarding the contents of the 2026 Annual General Meeting of Shareholders.

4. Discussion and opinions from shareholders

Mr. Tran Quang Ha, on behalf of the Presidium, invited shareholders to contribute opinions on the contents submitted to the General Meeting of Shareholders (GMS) for approval.

Shareholder Opinions

- Mr. Luong Huu Hung: Through the review of the status of State budget payment obligations, the Company is currently continuing to work with the Provincial People's Committee and the departments of Dong Nai Province to

agree on and determine the land rental unit price, as a basis for the Company to complete its financial obligations to the state in accordance with regulations; Mr. Hung proposed to adjust the contents of the submission as follows:

a) Adjustment of the 2025 profit distribution plan: No appropriation to Company funds (value: 0 VND). No cash dividend payment for 2025 (value: 0 VND), specifically:

No.	Indicators	Proposed implementation	
		Percentage	Value (million VND)
1	Undistributed profit after tax		17,127.6
2	Appropriation for Company Funds		0
3	Cash dividend payment	0%	0
4	Undistributed profit after tax carried forward to the next period	100%	17,127.6
5	Undistributed profit after tax from the previous year		16,720.0
6	Total undistributed profit after tax carried forward to the next period		33,847.6

b) Adjustment of the 2026 Profit Distribution Plan: Proposal to temporarily suspend dividend payments until final results are available regarding the determination of the land rental unit price with the People's Committee of Dong Nai Province and the completion of financial obligations to the State in accordance with the law, specifically:

Content	Indicators
- Total Revenue:	1,147,000 million VND
- Profit before tax	21,200million VND
- Corporate income tax	4,392 million VND
- Profit after tax	16,800 million VND
- Profit after tax from the previous period carried forward	33,847.6 million VND
- <i>Total accumulated undistributed profit after tax (1)</i>	50,616.9 million VND
- Ratio of profit after tax for the year/Average owner's equity	11.1%
- Profit division for the Company's Funds (Development investment fund; bonus, welfare: bonus for the Board of Management) (2)	According to regulations
- Profit distributed as dividends (3) (*)	0
- Remaining undistributed profit	= (1) - (2) - (3)

- Mr. Nguyen Xuan Dan: Requested the Company to send documents early for shareholders' study; asked about the difficulties arising during operations that

affect the company's business and production activities; and noted that the company has not paid dividends for many years.

- Ms. Nguyen Thi Chung: Requested the Company to support shareholders in updating personal information (phone number, address, citizen identity card).

The Presidium's response to shareholders' opinions:

- Annual General Meeting (AGM) documents have been posted and updated (if any) on the Company's website since March 27, 2026, in accordance with regulations. Difficulties affecting business and production activities, as well as the reasons for not paying dividends, have been analyzed and clearly specified in the meeting documents (Report on the Supervisory Board's activities in 2025, Annual Report 2025).

- The Company acknowledges and takes note of Ms. Nguyen Thi Chung's comments.

Voting results on the approval of the adjustment to the 2025 profit distribution plan:

- Agree: 11,036,999 shares, representing 99.86% of the total voting shares.
- Disagree: 0 shares, representing 0% of the total voting shares.
- No opinion: 6,466 shares, representing 0.00058% of the total voting shares.

Voting results on the approval of the adjustment to the 2026 profit distribution plan:

- Agree: 11,036,999 shares, representing 99.86% of the total voting shares.
- Disagree: 0 shares, representing 0% of the total voting shares.
- No opinion: 6,466 shares, representing 0.00058% of the total voting shares.

The General Meeting unanimously approved the adjustments to the 2025 profit distribution plan and the 2026 profit distribution plan as proposed.

5. Shareholder Voting

Mr. Tran Quang Ha invited Shareholders to vote on the Content of the Proposals using Ballots. The Shareholder eligibility verification committee, Voting supervision committee, and vote counting committee proceeded to collect Ballots from Shareholders for vote counting.

6. Dismissal of members of the Board of Directors and Supervisors

6.1. Approval of the dismissal of 01 member of the Board of Directors

Mr. Phan Quoc Toan - Member of the Board of Directors for the 2021 - 2026 term: term expired.

Shareholders voted to approve the dismissal of Mr. Phan Quoc Toan as a Member of the Board of Directors of Hoa Viet Joint Stock Company with a 100% approval rate.

6.2. Approval of the dismissal of 3 members of the Supervisory Board

Mr. Dao Xuan Lap - Member of the Supervisory Board: based on resignation letter.

Mr. Le Hoan Vu - Member of the Supervisory Board for the 2021 - 2026 term: term expired.

Mr. Nguyen Huu Hong Son - Member of the Supervisory Board for the 2021 - 2026 term: term expired

7. Election of Members of the Board of Directors

7.1. Approval of nominations and candidacies for the Board of Directors

- Number of replacement members to be elected: 01 person.
- Personnel nominated to join the Board of Directors: 01 person.

Candidate for BOD	Nomination organization/individual
1. Mr. Phan Quoc Toan	Viet Nam National Tobacco Corporation

Voting results on the approval of nominated personnel for the Board of Directors, term 2026 - 2031:

- Agree: 11,052,213 shares, accounting for 100% of the total voting shares.
- Disagree: 0 shares, accounting for 0% of the total voting shares.

The Meeting agreed on the personnel nominated as a member of the Board of Directors with a quantity of 01 person being Mr. Phan Quoc Toan.

7.2. Replacement election for Members of the Board of Directors

Mr. Ngo Quoc Dat, Head of the Shareholder Status Examination, Voting, and Vote Counting Committee, presented the election rules for Members of the Board of Directors and instructed shareholders on voting

8. Election of Members of the Supervisory Board

8.1. Approval of nominations and candidacies for the Supervisory Board

- Number of replacement members to be elected: 3 people.
- Personnel nominated to participate in the Supervisory Board: 3 people.

Candidate for Supervisor	Nominating organization/individual
1. Ms. Tran Thi Hoang Dieu	Vietnam National Tobacco Corporation
2. Mr. Luong Van Lien	Vietnam National Tobacco Corporation
3. Mr. Nguyen Quoc Dung	Saigon Tobacco Company

Voting results on the approval of nominated personnel for the Supervisory Board, term 2026 - 2031:

- Agree: 11,052,213 shares, accounting for 100% of the total voting shares.
- Disagree: 0 shares, accounting for 0% of the total voting shares.

The Meeting agreed on the personnel nominated as members of the Supervisory Board with a quantity of 3 people, including Ms. Tran Thi Hoang Dieu, Mr. Luong Van Lien, and Mr. Nguyen Quoc Dung.

8.2. Additional election for Members of the Supervisory Board

Mr. Ngo Quoc Dat, Head of the Shareholder Status Examination, Voting, and Vote Counting Committee, presented the election rules for Members of the Supervisory Board and instructed shareholders on voting.

9. Voting results of the contents submitted to the General Meeting

Mr. Ngo Quoc Dat, Head of the Shareholder Status Examination, Voting, and Vote Counting Committee, announced the voting results for the contents submitted to the General Meeting for approval (Vote counting minutes attached).

10. Results of the replacement election for Members of the Board of Directors and the Supervisory Board

10.1. Election results for members of the Board of Directors

Mr. Ngo Quoc Dat - Head of the Shareholder Status Examination, Voting, and Vote Counting Committee, announced the results of the replacement election for the Board of Directors for Mr. Phan Quoc Toan as follows:

- Agree: 11,048,180 shares, accounting for 99.99% of the total voting shares.
- Disagree: 0 share, accounting for 0% of the total voting shares.

Result: Mr. Phan Quoc Toan was elected as a Member of the Board of Directors of Hoa Viet Joint Stock Company for the 2026 - 2031 term.

10.2. Election results for members of the Supervisory Board

Mr. Ngo Quoc Dat - Head of the Shareholder Status Examination, Voting, and Vote Counting Committee, announced the results of the replacement election for the Supervisory Board as follows:

a) Ms. Tran Thi Hoang Dieu

- Agree: 11,048,180 shares, accounting for 99.99% of the total voting shares.
- Disagree: 0 share, accounting for 0% of the total voting shares.

b) Mr. Luong Van Lien

- Agree: 11,048,180 shares, accounting for 99.99% of the total voting shares.
- Disagree: 0 share, accounting for 0% of the total voting shares.

c) Mr. Nguyen Quoc Dung

- Agree: 11,048,180 shares, accounting for 99.99% of the total voting shares.
- Disagree: 0 share, accounting for 0% of the total voting shares.

Result: Ms. Tran Thi Hoang Dieu, Mr. Luong Van Lien, and Mr. Nguyen Quoc Dung were elected as Members of the Supervisory Board of Hoa Viet Joint Stock Company for the 2026 - 2031 term.

11. Approval of the Minutes and Resolution of the 2026 Annual General Meeting of Shareholders

Mr. Nguyen Hoai Duyen, on behalf of the Secretariat, presented the Draft Minutes and Draft Resolution of the 2026 Annual General Meeting of Shareholders of Hoa Viet Joint Stock Company.

Voting:

- Agree: 11.052.213 shares, accounting for 100% of the total voting shares.
- Disagree: 0 shares, accounting for 0% of the total voting shares.
- No opinion: 0 shares, accounting for 0% of the total voting shares.

Result: Content approved.

12. Closing of the Meeting

Mr. Tran Quang Ha, on behalf of the Presidium, delivered the closing speech for the 2026 Annual General Meeting of Shareholders.

These minutes were completed at 11:45 AM on April 17, 2026, immediately upon the closing of the 2026 Annual General Meeting of Shareholders of Hoa Viet Joint Stock Company.

**ON BEHALF OF THE
SECRETARY COMMITTEE
HEAD OF THE COMMITTEE**

Nguyen Hoai Duyen

**ON BEHALF OF THE
GENERAL MEETING OF SHAREHOLDERS
CHAIRMAN**



Tran Quang Ha

Recipients:

- Hanoi Stock Exchange;
- Dear Shareholders;
- Board of Management, Board of Supervisors;
- Information Discloser;
- Save: Secretariat, Board of Directors.

**RESOLUTION
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

Pursuant to the Law on Enterprises dated June 17, 2020;

Pursuant to the Charter of Hoa Viet Joint Stock Company;

Pursuant to the content of the 2026 Annual General Meeting of Shareholders program of Hoa Viet Joint Stock Company dated April 17, 2026;

Pursuant to the Minutes of the 2026 Annual General Meeting of Shareholders dated April 17, 2026

**GENERAL MEETING OF SHAREHOLDERS (GMS)
HOA VIET JOINT STOCK COMPANY
RESOLVES:**

Article 1. Approve the Company's reports, including:

1. Report on business performance in 2025 and business production plan for 2026;
2. Report on the operations of the Board of Directors in 2025;
3. Report on the operations of the Members of the Board of Supervisors in 2025.

Article 2. Approve the audited 2025 financial statements with the following business performance:

Content	Unit	Amount
- Total Revenue:	Million VND	1,084,018.1
In which:		
+ Net revenue from sales and services	Million VND	1,083,097.7
+ Revenue from financial activities	Million VND	771.2
+ Other income	Million VND	149.2
- Profit before tax	Million VND	22,087.4
- Corporate income tax	Million VND	4,959.8
- Profit after tax	Million VND	17,127.6
- Profit after tax from the previous period carried forward	Million VND	16,720.0
- Total accumulated undistributed profit after tax	Million VND	33,847.6



Article 3. Approve the 2025 Profit distribution: appropriation of funds, retained undistributed profit

No.	Indicators	Proposed implementation	
		Percentage	Value (million VND)
1	Undistributed profit after tax		17,127.6
2	Appropriation for Company Funds		0
3	Cash dividend payment	0%	0
4	Undistributed profit after tax carried forward to the next period	100%	17,127.6
5	Undistributed profit after tax from the previous year		16,720.0
6	Total undistributed profit after tax carried forward to the next period		33,847.6

Article 4. Approve the 2026 business production plan with the following financial Indicators:

- Total revenue: 1,147,000 million VND
- Profit before tax: 21,200 million VND
- Profit after tax: 16,800 million VND

Article 5. Approve the 2026 Profit distribution plan

Content	Indicators
- Total Revenue:	1,147,000 million VND
- Profit before tax	21,200 million VND
- Corporate income tax	4,392 million VND
- Profit after tax	16,800 million VND
- Profit after tax from the previous period carried forward	33,847.6 million VND
- Total accumulated undistributed profit after tax (1)	50,616.9 million VND
- Ratio of profit after tax for the year/Average owner's equity	11.1%
- Profit division for the Company's Funds (Development investment fund; bonus, welfare: bonus for the Board of Management) (2)	According to regulations
- Profit distributed as dividends (3) (*)	0
- Remaining undistributed profit	= (1) - (2) - (3)

(*) Note: The Board of Directors proposes not to distribute dividends temporarily until the final results on determining the land lease price with the Dong Nai Provincial People's Committee are available to fulfill financial obligations to the state according to legal regulations.

Article 6. Remuneration paid in 2025 and proposed remuneration plan for 2026 for non-executive members of the Board of Directors and the Supervisory Board

- Total remuneration paid in 2025: 1,017,987,821 VND.

- Proposed remuneration plan for 2026 for non-executive members of the Board of Directors and Supervisors:

+ Chairman of the Board of Directors: 11,300,000 VND/person/month before personal income tax;

+ Member of the Board of Directors, Member of the Board of Supervisors: 9,100,000 VND/person/month before personal income tax.

(For 2026, a monthly advance payment of remuneration shall be made at the maximum level as stated above. At the end of the fiscal year, based on the Company's business performance, the actual remuneration level will be determined and finalized in accordance with regulations).

Article 7. Approve the selection of the Auditing firm for the 2026 financial year

The General Meeting of Shareholders (GMS) unanimously approved the list of Auditing firms including:

1. An Viet Auditing Co., Ltd.
2. VACO Auditing Co., Ltd. - Ho Chi Minh City Branch
3. International Auditing Co., Ltd. (ICPA)

Authorized the Board of Directors to select one of the proposed Auditing firms to perform the audit of the 2026 financial year of Hoa Viet Joint Stock Company, and assigned the Director to sign the contracts.

Article 8. Approve Contracts and Transactions between Hoa Viet Joint Stock Company and related parties *(Proposal No. 135/TTr-CPHV dated March 26, 2026 of Hoa Viet Joint Stock Company)*

Article 9. Approve the plan for rearranging, using, and handling the real estate facilities of Hoa Viet Joint Stock Company in localities according to the actual situation *(Proposal No. 136/TTr-CPHV dated March 26, 2026 of Hoa Viet Joint Stock Company)*

Article 10. Approval of the dismissal of members of the Board of Directors and the Supervisory Board

1. Mr. Phan Quoc Toan - Member of the Board of Directors for the 2021 - 2026 term: Term expired.

2. Mr. Dao Xuan Lap - Member of the Supervisory Board: Based on resignation letter.



3. Mr. Le Hoan Vu - Member of the Supervisory Board for the 2021 - 2026 term: Term expired.

4. Mr. Nguyen Huu Hong Son - Member of the Supervisory Board for the 2021 - 2026 term: Term expired.

Article 11. Approval of the election results for the Board of Directors

Mr. Phan Quoc Toan - Member of the Board of Directors for the 2026 - 2031 term.

Article 12. Approval of the election results for the Supervisory Board

1. Ms. Tran Thi Hoang Dieu - Member of the Supervisory Board for the 2026 - 2031 term.

2. Mr. Luong Van Lien - Member of the Supervisory Board for the 2026 - 2031 term.

3. Mr. Nguyen Quoc Dung - Member of the Supervisory Board for the 2026 - 2031 term.

Article 13. Implementation

- The Resolution takes effect from the date of signing and issuance.
- The Board of Directors of Hoa Viet Joint Stock Company is responsible for leading the Company in implementing the Content of this Resolution.
- The Resolution is sent to all Shareholders with Voting rights of Hoa Viet Joint Stock Company.

The meeting ended at 11:45 AM on the same date and this Resolution was unanimously approved by the meeting through voting./.

Recipients:

- Hanoi Stock Exchange;
- Shareholders;
- Board of Management, Board of Supervisors;
- Information disclosure officer;
- Archived: Secretariat, Board of Directors;

**ON BEHALF OF THE GENERAL
MEETING OF SHAREHOLDERS
CHAIRMAN**



Tran Quang Ha

REPORT

Evaluation of the 2025 production-business plan implementation and development of the 2026 production-business plan

I. EVALUATION OF THE 2025 PRODUCTION-BUSINESS PLAN IMPLEMENTATION

1. 2025 production-business operating environment

1.1. Advantages

- Support from the Corporation and local authorities:

+ The Company received support and guidance from the Corporation regarding Development orientations and acted as a bridge for raw material consumption.

+ The Corporation promotes policies to increase the localization percentage and encourages the use of internal supplies.

+ Local authorities support and create conditions for tobacco cultivation due to the achieved socio-economic efficiency.

- Proactive management during investment, procurement, and consumption processes:

+ Implementing flexible investment policies according to actual needs, the Company and its branches are proactive in investment, Cost control, and Decision-making on purchase prices, adapting quickly to market fluctuations.

+ Partner enterprises cooperate well in production and supply raw materials that meet schedules and requirements. Large orders focus on properly ripe to over-ripe raw materials, which is favorable for production orientation.

+ Most cigarette manufacturing companies fulfill their Contracts well, and many partners have registered to purchase more, creating favorable conditions for consumption.

- Operational efficiency and application of scientific and technical advances:

+ Professional units coordinate smoothly in dispatching goods, processing, sampling, and delivery; providing capital and supplies in a timely manner according to investment and procurement schedules for the Company's production units and partners.

+ Applying achievements (drip irrigation, semi-automatic/automatic drying kilns) helps reduce pressure on labor costs during peak periods, partially reduces production costs, and creates conditions for area expansion.

-Resources and natural conditions:

+ The weather and climate for the 2024-2025 crop season were quite favorable, helping crop yields reach high levels compared to the same period last year.

+ The workforce is skilled and experienced, meeting the requirements for production-business development goals.

1.2. Difficulties

- Increased competition and procurement costs:

+ Although the 2025 procurement process was not as intense as the previous season, the tobacco leaf procurement market still faced competition from the beginning of the season.

+ Raw material purchase prices tend to fluctuate upwards, so to recover investment debts and ensure sufficient Supplies for orders, the Company had to increase purchase prices from the beginning of the season.

- Raw material quality control:

+ Competition in buying and selling causes some tobacco farmers to only care about immediate Profit, chasing quantity while neglecting or paying little attention to quality.

+ Increasing planting area beyond kiln capacity leads to kiln-pressing, which reduces the quality of raw materials after drying.

+ Excessive moisture content of raw materials after drying (spraying water, dew exposure, etc.) to increase weight has affected raw material quality and poses risks of mold, nicotine reduction, grade reduction, increased loss, and biological combustion during storage.

- Production cost pressure:

+ Most production costs have increased: labor costs increased by 12.2%, prices of materials, fertilizers, and chemicals rose sharply, and land rental prices increased by 22.4%.

+ Shortage of agricultural labor and scarcity of fuel materials (firewood, rice husks) increase production costs and reduce economic efficiency for growers.

- Operational and personnel issues:

+ Operations are seasonal, so labor productivity has not been fully exploited.

+ Difficulties in recruiting and building a succession team, especially for the agricultural technical team.

2. Results of the 2025 production-business plan implementation

No.	Indicators	Unit	Actual 2024	Year 2025		Actual 2025/	
				KH	Actual	Plan 2025	Actual 2024
A	B	C	1	2	3	$4=3/2*100$	$5=3/1*100$
1	Sales volume	Tonnes	6,825	8,727	8,478	97.1	124.2

No.	Indicators	Unit	Actual 2024	Year 2025		Actual 2025/	
				KH	Actual	Plan 2025	Actual 2024
A	B	C	1	2	3	$4=3/2*100$	$5=3/1*100$
2	Processing volume	Tonnes	13,632	8,651	15,828	183.0	116.1
3	Financial indicators						
	- Total revenue	Billion VND	854.3	985.0	1,084.0	110.1	126.9
	- Budget contribution	Billion VND	4.4	4.7	8.6	182.7	194.6
	- Profit before tax	Billion VND	16.2	17.5	22.1	126.2	136.3
	- Profit after tax	Billion VND	12.7	13.8	17.1	124.1	134.7
4	Average equity	Billion VND	150.6	150.6	150.6	100.0	100.0
5	Profit after tax ratio/ Average equity	%	8.4	9.2	11.4	124.1	135.4
6	Average income/person	Million VND/person/month	16.6	17.2	22.3	129.9	134.7

3. Evaluation of operational areas in 2025

3.1. Production organization work

- Due to the nature of tobacco raw material production and Stemming processing, operations are seasonal. In 2025, the Company's production operations lasted approximately 10 months. During production downtime, the Company arranged personnel to perform maintenance and repair of machinery and equipment to ensure readiness for production Operations.

- During peak periods, the Company implemented 2-shift production to meet delivery schedules. Personnel were regulated between departments and Services for labor supply were used to serve Stemming production. In 2025, production reached 15,751 tonnes (an increase of 182.1% compared to the plan). As a result, downtime in 2025 was only 120 hours (equivalent to 13 underemployed workers), a decrease of 84.69% compared to 2024.

3.2. Investment, procurement, and raw material inventory work

3.2.1. Investment in raw material area development

The tobacco planting area for the 2024-2025 crop season reached 3,095.4 ha, an increase of 5.6% over the plan and 16.6% compared to the previous season. Reasons for exceeding the plan:

- The area for indirectly invested flue-cured tobacco increased by 9.8% and the Madole brown tobacco area increased by 23%, offsetting the slight decrease in the area for directly invested flue-cured tobacco and Burley.

- The purchase price from the previous season increased, improving growers' income, and combined with a 33% increase in raw material orders in 2025 compared to the same period last year, this prompted the Company to expand the area to meet customer demand.

3.2.2. Raw material procurement work

a) Investment raw material procurement

- Output: Reached nearly 8,552 tonnes, an increase of 4.9% over the plan and nearly 24.4% compared to the same period last year.

- Reasons: The Company directed its branches to organize timely procurement, with purchase prices closely following the Market, and accelerated the progress of direct procurement from HT3 partners in Gia Lai to ensure sufficient supply for orders.

b) Commercial raw material procurement

The Company grasped the needs of cigarette companies, organized the procurement of 1,040 tonnes of commercial raw materials, and sold them all, leaving no inventory. This activity contributed significantly, helping to increase Revenue by 154.6 billion VND.

3.3. Consumption and market work

- Domestic consumption structure: Domestic consumption mainly consists of flue-cured raw materials, accounting for 87% of the total estimated consumption output.

- Quality trend: Medium and high-grade raw material types tend to increase, consistent with the shift in the cigarette product structure towards higher medium and high-end groups by customers.

- Contract efficiency: The implementation of framework Contracts and investment linkage Contracts with partners is increasingly positive. The compliance and execution rate of Contracts reached a high level. Notably, there was an increase from large-scale cigarette companies.

3.4. Science and technology work

a. Agricultural sector: effectively implemented many advanced scientific and technical programs:

- Irrigation and drying: Investment in drip irrigation (Dak Lak 650 ha, Gia Lai 450 ha); gradual transition to semi-automatic drying kilns; testing of 02 fully electric drying kilns.

- Quality and harvesting: Implemented proper harvesting of leaves on the entire 650 ha in Dak Lak to produce flavored raw materials; implemented procurement of raw materials already sorted on conveyor belts (650 ha).

- Sustainable development: Used sustainable drying fuel (firewood) (1,510 ha).

- Research: Coordinated with BAT Vinataba to test fertilizers and with Hung Thinh to test 01 solar-powered irrigation model. Coordinated with the Tobacco Institute to research pests and diseases, monitor raw material quality in growing areas nationwide, and test new varieties (VTL1.25) in Gia Lai.

b. Industrial sector

- Improvement initiatives: The Stemming factory registered 14 technical improvement initiatives, of which 10 have been completed and applied.

- Efficiency: The initiatives helped increase labor productivity, reduce downtime due to machine clogging, and control Product quality better, which was highly appreciated by customers.

- Initiatives under completion: Installing humidity/temperature sensors at Cylinder A and C; Equipping automatic leaf blending silos; Installing electric steam and water valves for Cylinder C; Making trolleys for holding sorted leaves at the Blending conveyor.

3.5. Finance - accounting and inspection - control work

The group of Capital Representatives at Hoa Viet Joint Stock Company submitted a request for the Corporation's opinion to approve the revised content of the Financial Management Regulations in Proposal No. 175/TTr-CPHV dated 03 April 2025.

The Company issued Notice No. 553/TB-CPHV dated 26 September 2025, assigning departments to implement the remedial requests of the Board of Supervisors of Vietnam National Tobacco Corporation (Working Minutes dated 01 July 2025 according to document No. 322/TLVN-BKS dated 15 May 2025) and the Internal Board of Supervisors of Vietnam National Tobacco Corporation (Working Minutes No. 01/BB-CPHV dated 22 August 2025 according to Decision No. 157/QĐ-TLVN dated 23 May 2025) through the results of work at Hoa Viet Joint Stock Company.

3.6. Organization - labor and salary work

- Submitted to the Board of Directors for approval the report on the implementation of labor, salary, and remuneration in 2024, and the development of the labor, salary, and remuneration plan for 2025.

- The Company paid severance allowances to 09 Employees in the amount of 511,365,250 VND.

- The average number of Employees in 2025 was 261.8, reaching 97.5% of the plan and 98.6% compared to the same period last year; the estimated average salary of Employees was 22,322,000 VND/person/month, reaching 129.9% compared to the plan and 134.7% compared to the same period last year.

- Conducted a review and consolidated 42 Boards, Councils, and assisting groups for the Company's Board of Management.

- Conducted anti-corruption inspections at 03 Branches (Tay Ninh, Ninh Thuan, and Gia Lai); no cases of corruption or misconduct were detected during the inspections.

3.7. Corporate governance, restructuring, and business reorganization

- Conducted reviews of labor norms, utilizing labor reasonably and effectively to increase labor productivity.

- Regarding the reorganization and handling of housing and land facilities: Currently, the Commission for the Management of State Capital at Enterprises has concluded its duties in accordance with Resolution No. 58/NQ-CP dated 21 March 2025 of the Government and has transferred its functions and duties to the

Ministry of Finance, specialized ministries, and relevant agencies. Following the provincial reorganization, the Company is contacting and working with local authorities to manage, use, and handle housing and land in accordance with the corresponding provisions of Decree 03/2025/NĐ-CP dated 01 January 2025, land laws, and other relevant laws.

- Report No. 445 dated 29 July 2025 has been submitted to the Corporation regarding the implementation of the Public Asset Management Department's content.

- Continue to review plans for the reorganization and handling of housing and land facilities; evaluate the usage needs of the plans for the Capital Representative group to submit to the Corporation for approval of the implementation policy in accordance with the regulations on capital representatives.

3.8. Information technology and digital transformation

- The Company is accelerating digital transformation, focusing on perfecting the management platform and expanding automation to core business processes.

- Continue to optimize the use of Base software in management – operations and the digitization of records and documents. The focus is on implementing expansion phases, especially in the human resources management system.

- Successfully implemented human resources record management, timekeeping, and payroll modules. As a result, 100% of human resources records have been digitized on the system, completely eliminating manual management.

- The payroll process has reached a 90% automation level, based on automatic timekeeping data using facial recognition technology and GPS on mobile phones. This allows for real-time data extraction, minimizing paper-based timekeeping operations, and enhancing accuracy and transparency.

- Optimized digital modules in phases 3 and 4, completing the conversion of 138 paper forms and 11 key administrative processes to the digital platform. This activity helps reduce paper usage, shorten processing time, and improve work efficiency.

- Parallel to the office sector, automation in the stemming processing line is being implemented according to the roadmap, focusing on digitizing operational data:

- + Officially put into use the production data recording automation system, completely replacing manual recording methods.

- + Continue to optimize the Phase 1 system to improve data collection quality. Simultaneously, preparations for Phase 2 implementation are underway, focusing on the automation of machinery and equipment (MMTB) management.

- + To serve the increasing demand for digital transformation, the Company has focused on investing in and upgrading information technology infrastructure and human resource capacity.

+ A Network Attached Storage (NAS) system has been deployed to enhance the ability to back up, manage, and share data centrally.

+ The Internet network system has been comprehensively upgraded with two independent lines from two different providers, increasing stability and redundancy.

+ Work equipment is being gradually replaced with new-generation technology solutions that have compact designs, save energy, and optimize office space usage.

+ Successfully organized in-depth training and user guide sessions, helping employees master new digitization tools and management software.

3.9. Status of labor productivity improvement and competitiveness

- The Company has implemented the Phase 1 production automation program at the Stemming Enterprise with the goal of digitizing the production process from raw materials to finished products; increasing management and production operation efficiency; supporting data-based decision-making in real-time; optimizing electronic data storage; saving time and costs for document and data management; and increasing management and production operation efficiency.

- The Company is developing a plan to implement Phase 2 automation at the Stemming Enterprise to control, collect operating equipment data, and control equipment in real-time.

- Estimated labor productivity for 2025 is 321.9 million VND, reaching 116.5% of the target, an increase of 22% compared to the same period last year.

4. Some content related to shareholders

a) Shares

- Total outstanding shares: 12,853,052 shares.

- Type of outstanding shares: 12,853,052 common shares.

b) Shareholders structure

No	Shareholders	As of 23 March 2026		
		Quantity Shareholders	Number of shares owned	Percentage held
I	Domestic shareholders	482	12,661,852	100
1	State (Vietnam National Tobacco Corporation)	1	9,778,162	77.2
2	Individual members: Board of Directors, Executive Board, Member of the Board of Supervisors, Chief Accountant	3	17,207	0.1
3	Individuals	476	1,668,286	13.2
4	Domestic organizations	2	1,198,197	9.5

No	Shareholders	As of 23 March 2026		
		Quantity Shareholders	Number of shares owned	Percentage held
II	Foreign shareholders	3	191,200	0
	TOTAL	485	12,853,052	100

Major shareholders information

- List of major shareholders (Percentage of ownership $\geq 5\%$)

No.	Shareholder name	Address	Number of shares owned	Percentage (%) owned
1	Vietnam National Tobacco Corporation	30 Nguyen Du Street, Cua Nam Ward, Ha Noi	9,778,162	76.08
2	Saigon Tobacco Company Limited	Lot C45/I-C50/I, C58/I-C63/I and C65/I-C70/I, Street No. 7, Vinh Loc Industrial Park, Vinh Loc Commune, HCMC	838,738	6.53
	TOTAL		10,616,900	82.61

c) Changes in owner's investment capital

The Company did not increase its share capital in 2025.

d) Treasury stock transactions

Number of treasury shares: 0 shares.

e) Other securities: None.

II. PRODUCTION AND BUSINESS AND INVESTMENT DEVELOPMENT PLAN FOR 2026

1. Forecast of the business environment

1.1. Advantages

- Orientation and support from the Corporation: The Company continues to receive close attention and direction from the Corporation. The Corporation always maintains its role as a bridge between production units and raw material users within the group.

- Internal policies: The Corporation continues to create conditions for implementing the raw material localization orientation and encourages the use of internal raw materials.

- Cooperation: Especially the promotion of signing investment cooperation contracts for production and consumption of raw materials.

1.2. Difficulties

- The Draft Law on Amended Special Consumption Tax (passed by the

National Assembly on 14 June 2025) regarding the addition of an absolute tax rate from 2027 to 2031 will reduce cigarette consumption volume, change the product structure of cigarette factories, and seriously affect the demand for volume and quality of tobacco raw materials.

- The 5% VAT on fertilizers from 01 July 2025 increases the production cost of raw materials, reducing the economic efficiency for tobacco growers.

- Other enterprises are increasing flexible investments (cash, new drying kilns, etc.) in growing areas, affecting the area mobilization and the implementation of the Company's investment plan.

- Directly competing enterprises, small traders, and other organizations (not investing in production) continue to collect raw materials in key areas (Gia Lai, Tay Ninh, Dak Lak, Quang Nam, and Ninh Thuan), causing price instability and increasing risks for investment debt recovery and product procurement.

- Fertilizer investment value increased by 7-11%, fuel sources for drying kilns (firewood, rice husks, etc.) continue to be scarce, and the cost is forecast to increase, leading to an increase in total production costs and a decrease in economic efficiency for tobacco growers.

- Erratic weather patterns in recent years; raw material growing areas at branches have potential risks of pest survival, causing difficulties for production and potential risks of crop failure.

- Regional minimum wage increased by 7.2% (from 01 January 2026) and the expansion of social insurance participation subjects according to the 2024 Social Insurance Law increase labor costs, affecting the cost of goods sold.

- Obstacles regarding the determination of land rent unit prices remaining at Quarter 36, Long Binh Ward, Dong Nai Province due to unreasonable local adjustments between periods. The handling process continues to be prolonged, posing legal risks and has not been definitively resolved.

- Housing and land facilities that have no usage demand but have not been handled still require depreciation, maintenance costs, and land tax payments, increasing pressure on costs and legal risks in land management and usage.

- Pressure to pay severance allowances due to employees terminating labor contracts before reaching retirement age as prescribed by current law.

- Reduced demand from major customers: BAT-Vinataba is expected to reduce raw material purchase volume in 2026 by 1,100 tonnes, equivalent to 31% compared to 2025. This decline in demand will significantly affect the Company's key business indicators, including: Investment area, consumption volume, revenue, and profit.

2. Production and business plan for 2026

Based on the assessment of advantages, difficulties, the Company's existing resources, and the Corporation's direction, the Company has developed the 2026 production and business plan indicators as follows:

No .	Indicators	Unit	Actual 2025	Plan 2026	Plan 2026/ Actual 2025
A	B	C	1	2	3=2/1*100
1	Investment area	Ha	3,095.4	2,510.0	81.1
2	Procurement volume	Tonnes	9,592	7,690	80.2
3	Sales volume	Tonnes	8,478	8,377	98.8
4	Processing volume	Tonnes	15,828	7,690	48.6
5	Financial indicators				
	- Total revenue	Billion VND	1,084.0	1,147.0	105.8
	- Budget contribution	Billion VND	8.6	8.4	97.8
	- Profit before tax	Billion VND	22.1	21.2	95.8
	- Profit after tax	Billion VND	17.1	16.8	97.9
6	Average equity	Billion VND	150.6	150.6	100.0
7	Profit after tax ratio/ Average equity	%	11.4	11.1	97.9
8	Average income/person	Million VND/person/mont h	22.3	21.0	94.0

3. Solutions for implementing the 2026 plan

3.1. Solutions for production organization

- Coordinate closely between departments/branches to build reasonable import and stemming processing plans, suitable for production capacity, ensuring effective labor use and meeting delivery schedules promptly.

- Implement automation and digital transformation in management and production, focusing on increasing labor productivity and reducing machine downtime.

- Regularly implement Occupational Safety and Health and Fire Prevention and Fighting work, striving to prevent accidents and fire incidents throughout the Company.

3.2. Solutions for investment and raw material procurement

3.2.1. Solutions for investment in raw material area development

Continue implementing solutions to improve raw material quality and increase the rate of meeting customer standards. Specifically:

- Selection of strategic planting areas: Prioritize selecting areas with high quality and good cultivation conditions, eliminating areas with poor burn/quality and a history of disease (virus) to mitigate risks. Select reputable suppliers who comply with cultivation and primary processing procedures.

- Cultivation technique control (Increase Nicotine & Quality):

+ Strictly control farmers' fertilizer applications regarding quantity and method to limit losses due to leaching or evaporation.

+ Increase Nicotine content by recommending that farmers survey soil pH (determining the application of lime for soil improvement), control planting density, apply fertilizer correctly and in sufficient quantities according to norms and techniques, and effectively control topping and sucker removal...

+ Technicians regularly inspect, provide, and guide farmers on the correct use of plant protection products to ensure residues remain within permissible thresholds.

- Drying process control:

+ Only sign investment contracts with households that ensure drying kiln capacity.

+ Maintain reasonable yellowing time (limiting green-dead/green-tail leaves), avoid raising temperatures too high during the stem-drying phase (avoiding sugar burning), and avoid closing exhaust vents/extinguishing fires early (reducing the stem survival rate). Especially for the upper leaf layers.

- Selection of raw material suppliers: Choose suppliers with a reputation for fulfilling contracts and correctly implementing cultivation, primary processing, and grading procedures, especially in the raw material trading phase for cooperation.

3.2.2. Solutions for raw material procurement

a) Solutions for investment raw material procurement

- Develop flexible procurement plans and pricing to respond promptly to unhealthy raw material procurement competition and price fluctuations among enterprises in the same area as the Branches/Company's investment enterprises.

- Continue effective coordination between the Branch and units within the Company to manage investment and procurement activities, build finished raw material samples early, and ensure fast and efficient delivery, processing, and sales.

- Continue to promote and improve several effective solutions currently in use at the unit, such as: Proactively purchasing quickly in the early stages to avoid subsequent price fluctuations; organizing and arranging primary processing stages reasonably to overcome grade mixing during bale pressing, reducing labor costs and losses due to breakage from repeated screening operations.

b) Solutions for commercial raw material procurement

The Company strives to focus on market research and strengthening relationships with domestic and export customers to procure and consume 920 tonnes of commercial raw materials to achieve revenue indicators.

3.3. Solutions for consumption and market

3.3.1. Market and product solutions

- Continue to prioritize framework contracts with major partners such as BAT Vinataba, Saigon, Thang Long, VPM, etc., to ensure consumption volume as a foundation for revenue.

- Proactively expand customers outside the Corporation's system, especially units such as Dofico, CNS, Binh Duong Tobacco Company, etc., in terms of consumption, processing, and warehouse leasing.,

- Focus on producing high-grade, high-value raw materials: optimize the structure of high-grade flue-cured tobacco categories in procurement to meet customer needs; minimize the proportion of low-grade, hard-to-sell goods by adjusting output and purchase prices for each grade right from the planning stage, building investment contracts, to the procurement process.

- Classify customers to prioritize procurement, production, and consumption to accelerate capital turnover. Develop flexible sales pricing policies between high-grade and low-grade raw materials.

- Develop flexible purchase and sales pricing mechanisms: to purchase good products quickly and sell goods quickly.

- Improve demand forecasting by integrating historical sales data with major customers' inventory indicators to adjust procurement and consumption plans, avoiding raw material inventory accumulation.

3.3.2. Promote processing - exploit stemming capacity

- Expand processing customers: in addition to strategic customers, research and add to the list of potential processing customers to reach out and further promote the Company's image.

- Develop a processing pricing model for each period (peak, off-peak): to attract customers, minimize machine downtime, and increase stemming capacity.

- Create detailed monthly production plans, arrange shifts flexibly, and plan preventive maintenance during off-peak periods to minimize passive machine downtime.

- Maintain and improve safety, goods preservation, and strict processing standards for processing operations to consolidate reputation with customers. Reputation regarding goods safety and quality is the deciding factor in maintaining large processing contracts.

3.4. Solutions for science - technology work

a) Agricultural sector

Continue to effectively implement programs such as: Investment in drip irrigation (Dak Lak 550 ha, Gia Lai 450 ha); continue to gradually transition to semi-automatic drying kilns and fully electric drying kilns in planting areas; harvest leaves at the correct ripeness to produce aromatic raw materials across the entire area in Dak Lak (550 ha); procure raw materials already sorted on conveyor belts (550 ha); commit to using sustainable drying fuel (firewood) (1,040 ha).

b) Industrial sector

- In 2026, the Company focuses on the goal of ensuring product quality, increasing labor productivity, increasing production hours, and reducing downtime hours.

- To achieve the above goals, several solutions are implemented at the stemming factory as follows:

+ Solutions for automation and line operation optimization: invest in upgrading the automation system for critical stages, controlling critical motors, and installing vibration sensors to provide early warnings of overload or damage risks, etc., to have maintenance plans that reduce passive downtime hours.

+ Optimize the control interface to support team leaders and operators in monitoring parameters easily, improving production stability.

+ Automate weighing and output recording to help standardize data, reduce reconciliation time, and improve accuracy.

3.5. Solutions for finance - accounting and inspection - control

- Continue working with the People's Committee of Dong Nai Province on determining and adjusting land rental unit prices at Quarter 36, Long Binh Ward, Dong Nai Province, based on legal regulations, the Company's recommendations, and the basis of Decree No. 291/2025/ND-CP dated 06 November 2025 (amending and supplementing Decree No. 103/2024/ND-CP dated 30 July 2024) and the guidance document on determining land rental unit prices No. 8062/BTC-QLCS dated 10 June 2025 of the Ministry of Finance.

- Continue to review the need for using existing housing and land facilities in the new situation to submit plans for approval regarding the management, use, and handling of housing and land in accordance with land laws and other relevant laws to recover capital for production-business, focus the Company's resources effectively, avoid legal risks related to State policies on land management, and improve the Efficiency of assets usage.

- Continue to coordinate closely with commercial Banking to access suitable credit packages and credit limits, referring to information from multiple banks to select and negotiate competitive preferential interest rates;

- Continue to recover debts for a number of debts according to decisions and agreements of competent Courts. Continue to evaluate, classify, supplement dossiers, and proceed with bad debt handling according to current regulations.

- Develop raw material reserve plans closely aligned with production needs and apply software to monitor and warn of abnormal inventory, aiming to optimize working capital and limit storage costs.

- Restructure the cost price structure for each product, review and adjust cost norms and consumption norms in production. Strengthen control of production losses and improve processing efficiency;

- Research and build flexible commercial discount policies, negotiate with customers on early payment or deferred payment terms in economic contracts to optimize costs and create financial revenue sources for the Company;

- Implement effective measures to accelerate the recovery of receivables, especially debts arising from stemming processing and raw material trading activities, thereby improving cash flow, resolving payment difficulties, fully

exploiting all possible capital sources to ensure sufficient capital for production-business and reduce financial costs, limit capital appropriation, and improve the Efficiency of assets usage;

- Find solutions to increase financial revenue and reduce financial costs, and consider using sources to optimize Profit.

- Manage capital in accordance with State, Corporation, and Company regulations.

3.6. Solutions for organization - labor and salary

- Build a suitable and effective labor usage plan to serve production-business operations.

- Conduct a review and consolidate the Boards, Councils, and Assistance Groups for the Company's Board of Management.

- Conduct a review, amend, and supplement the Company's regulations and rules to ensure transparency, standardization, and improved quality of management work.

- Conduct inspections of anti-corruption work at units according to the plan established at the beginning of the year to promptly detect, remind, address, and prevent violations.

- Continue to strengthen control over the implementation of labor norms throughout the Company; promote personnel management, performance evaluation, and emulation-reward work in accordance with current regulations.

- The 2026 plan projects an average number of Employees of approximately 268, reaching 102.4% compared to the 2025 performance; the average salary is approximately 20,971,961 VND/person/month, corresponding to 94% compared to the 2025 performance.

3.7. Solutions for information technology and digital transformation (digitization, application of science and technology in production-business and management)

In the late 2025 and 2026 period, the Company continues to focus on promoting digital transformation, concentrating on the implementation of the following specific tasks:

- Continue to focus on expanding the application of Base software in operations, aiming to complete and automate 100% of tasks related to timekeeping, payroll, and personnel record management, ensuring data is synchronized, transparent, and minimizing manual operations.

- Conduct research, evaluation, and implementation of electronic contract solutions with partners to shorten the time for searching and processing documents.

- In parallel, the Company will research and apply in-depth cybersecurity solutions to meet system protection requirements in the context of expanding digitalization. These measures aim to enhance data safety, limit cyberattack risks, and ensure the continuity of information technology system operations.

- The Company continues to focus on investing in, upgrading, and developing the digital capacity of personnel as well as information technology infrastructure, meeting the increasing demand for digital transformation and creating a solid foundation for subsequent development stages.

- Implement Phase 2 of the production automation project, focusing on the management and monitoring of machinery and equipment, updating operational status in real-time, incident alerts, maintenance, replacement, and standardization of operational data for monitoring and analysis purposes.

3.8. Other work

- Improve the Quality Management System and maintain its application across all Company operations.

- Regularly maintain the Company's website, creating links with the Parent Company and member units to enrich the Company's website. Promote the application of information technology in management and administration.

- Strengthen internal solidarity within the Company. Maintain good relationships with local authorities where the Company is headquartered and where it has invested in planting areas. - Actively direct the practice of thrift and anti-waste in the procurement of materials and equipment for production.

- Propose solutions to minimize the impact of objective factors such as epidemics; pay attention to caring for and ensuring the livelihood, employment, and social security for employees.

- The Trade Union coordinates with the Administration to launch production emulation movements, technical improvement initiatives, etc., with clear evaluation criteria and appropriate reward regimes.

- Thoroughly grasp that Employees must strictly comply with State regulations, regimes, and the Company's internal rules and regulations.

- Regularly pay attention to occupational safety, industrial hygiene, fire prevention, and security and order throughout the Company.

The above is the report evaluating the estimated results of the 2025 production-business plan and the development of the 2026 production-business plan of Hoa Viet Joint Stock Company./.

Recipients:

- Dear Shareholders;
- Board of Directors, Board of Directors, Board of Supervisors;
- Archived: Secretariat, Business Planning.

DIRECTOR



Luong Huu Hung

No: 194/BC-CPHV

Dong Nai, April 17, 2026

REPORT
ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025

In 2025, against the backdrop of an international landscape marked by significant instability-such as the Russia-Ukraine conflict entering its fourth year; the Middle East conflict spreading from Gaza to Lebanon, the Red Sea, and Iran; and ongoing complex trade tensions with U.S. tariff policies impacting global economic relations-the supply of energy, basic raw materials, and essential goods became scarce, driving up prices and causing inflation. This forced countries worldwide to utilize monetary policies to adjust, with the FED and ECB cutting interest rates.

Domestically, the raw material market was not as intense as in the previous season, but competition existed from the beginning of the season. Procurement prices tended to fluctuate upwards, requiring the Company to increase purchase prices from the start of the season to ensure supplies for orders and debt recovery.

Weather and climate conditions in cultivation areas were quite favorable, helping field yields to be 3.3% higher than the same period last year.

In the context of 2025, with the aforementioned challenges and advantages, the Board of Directors, the Board of Management, and the entire staff of the Company have united and are determined to exceed the production and business operations targets assigned by the General Meeting of Shareholders (GMS) in 2025, specifically:

Total revenue reached 1,084.02 billion VND, achieving 110.1% of the plan; profit after tax reached 17.12 billion VND, achieving 121.1% of the plan.

To achieve these successful results in 2025, the Board of Directors would like to express our sincere gratitude for the invaluable cooperation of our partners, customers, and suppliers who have always trusted, cooperated with, and accompanied the Company, contributing significantly to the results achieved by the Company over the past year.

The Board of Directors, in its role and responsibilities, has organized the management, direction, and supervision of the Company's Board of Management to execute the tasks assigned by the General Meeting of Shareholders (GMS), and hereby reports the activities during the year to the General Meeting of Shareholders (GMS) as follows:

**I. REMUNERATION, OPERATING EXPENSES, AND OTHER BENEFITS
OF THE BOARD OF DIRECTORS**

The total remuneration (including salary, bonuses, and other benefits) of the members of the Board of Directors in 2025 was 3,022,746,823 VND, with details as follows:

Unit: VND



No.	Name	Position	Salary, remuneration, and other benefits	Executive Board bonus	Total income
1	Chau Tuan	Former Chairman of the Board of Directors	92,762,269	49,894,351	142,656,620
2	Tran Quang Ha	Chairman of the Board of Directors	172,924,036	33,262,901	206,186,937
3	Luong Huu Hung	Member	1,250,691,190	34,648,855	1,285,340,045
4	Phan Quoc Toan	Member	1,096,499,020	27,719,084	1,124,218,104
5	Dinh Tien Loc	Member	152,054,825	33,262,901	185,317,726
6	Nguyen The Long	Member	79,027,391	-	79,027,391

II. SUMMARY OF BOARD OF DIRECTORS MEETINGS AND DECISIONS OF THE BOARD OF DIRECTORS

In 2025, the Board of Directors held 4 meetings and issued 30 Resolutions (the list of Resolutions and Decisions has been announced by the Board of Directors in Report No. 55/BC-CPHV dated January 29, 2026, regarding the corporate governance situation of Hoa Viet Joint Stock Company in 2025) with the following main decided contents:

1. Organization and human resource

- Approved the shareholders' proposals regarding the personnel of the Board of Directors to be submitted to the General Meeting of Shareholders (GMS) for the dismissal and election of members of the Board of Directors at the 2025 Annual General Meeting of Shareholders (GMS):

- + Dismissal of Mr. Chau Tuan as a Member of the Board of Directors;
- + Election of Mr. Nguyen The Long as a Member of the Board of Directors;
- + Dismissal of Mr. Luong Huu Hung as a Member of the Board of Directors;
- + Re-election of Mr. Luong Huu Hung as a Member of the Board of Directors;
- + Election of Mr. Tran Quang Ha as Chairman of the Board of Directors of the Company.

- Approved the transfer and appointment of Mr. Ha Thanh Duoc as Director of the Gia Lai Branch from January 15, 2025.

- Approved the re-appointment of Mr. Phan Quoc Toan as Deputy Director of the Company from July 01, 2025.

- Approved the re-appointment of Mr. Luong Huu Hung as Director of the Company from September 01, 2025.

- Approved the appointment of Mr. Ho Quoc Dat as Chief Accountant of the Company from September 30, 2025.

- Approved the appointment of Mr. Ha Thanh Duoc as Deputy Director of the Company from December 02, 2025.

- Approved the assignment of Mr. Nguyen Hong Phong to be in charge of the Gia Lai Branch from December 02, 2025.

2. Issuance and amendment of internal regulations of the Company

- Issued the Regulations on personnel work of Hoa Viet Joint Stock Company;

- Issued the inventory norms for raw materials of Hoa Viet Joint Stock Company.

3. Production and business operations

- Approved the 2025 financial plan;

- Approved the salary fund plan/settlement; market costs;

- Approval of the policy to purchase additional pre-processed, stem-stripped flue-cured tobacco from Dak Lak, Gia Lai, and Bac Son;

- Approved the investment plan for tobacco raw material production for the 2025-2026 season.

4. Finance

- Approved the policy to liquidate damaged assets, unused assets, unnecessary assets, and technically obsolete assets.

- Approved the policy for short-term loan agreements with a value of less than 50% of the Charter capital;

- Approved the policy for loans exceeding 50% of the Charter capital.

5. Investment

- Approval of the policy to convert warehouse 14B from a standard warehouse to a cool storage facility;

- Approved the adjustment of the plan for converting warehouse 14B from a standard warehouse to a cool storage facility.

6. Responsibilities to shareholders

- Approved the program, documents, and organization of the 2025 Annual General Meeting of Shareholders (GMS).

III. REPORT ON TRANSACTIONS BETWEEN THE COMPANY AND MEMBERS OF THE BOARD OF DIRECTORS AND AFFILIATED PERSONS

- Regarding individual members of the Board of Directors: The Company had no transactions.

- Regarding affiliated persons: The Company had related transactions with units that are members of the Vietnam National Tobacco Corporation, as listed in

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Report No. 55/BC-CPHV dated January 29, 2026, regarding the corporate governance situation of Hoa Viet Joint Stock Company in 2025.

IV. ACTIVITIES OF THE BOARD OF DIRECTORS INDEPENDENT MEMBERS AND EVALUATION RESULTS OF THE BOARD OF DIRECTORS INDEPENDENT MEMBERS ON THE ACTIVITIES OF THE BOARD OF DIRECTORS

Hoa Viet Joint Stock Company is an unlisted public company operating under the model stipulated in Point a, Clause 1, Article 137 of the 2020 Law on Enterprises, therefore it does not have independent members of the Board of Directors.

V. ACTIVITIES OF THE AUDIT COMMITTEE UNDER THE BOARD OF DIRECTORS

The Company operates under the model stipulated in Point a, Clause 1, Article 137 of the 2020 Law on Enterprises, therefore the Board of Directors has not established an Audit Committee.

VI. ACTIVITIES OF OTHER SUB-COMMITTEES OF THE BOARD OF DIRECTORS

The Company does not have sub-committees under the Board of Directors.

VII. SUPERVISION RESULTS OF THE BOARD OF DIRECTORS OVER THE BOARD OF MANAGEMENT

Despite facing many difficulties in 2025, the Company still achieved positive results. Based on the results achieved by the Company, through supervision, the Board of Directors evaluates the Board of Management's performance in 2025 as follows:

- The Board of Management has exceeded the production and business operations indicators assigned by the General Meeting of Shareholders (GMS) and the Board of Directors;

- The Board of Management has fully complied with the provisions of the law and the Company's Charter, and complied with the internal regulations issued by the Board of Directors in managing production and business operations;

- The Board of Management has organized the full and serious implementation of the contents of the Resolutions and Decisions of the Board of Directors, and deployed them to each manager, professional department, and Branch.

- Fully complied with the provisions of the law, and the regulations and rules of the Company in the management of production and business operations.

- Applied digital transformation to work management and human resource management, thereby helping the administration and management of business operations to be timely and effective.

VIII. PLANS AND ORIENTATION OF THE BOARD OF DIRECTORS

1. Medium and long-term plans and orientation

- Focus on developing professional, dynamic, and creative human resources

with a high sense of responsibility for work, meeting the needs of innovation and keeping up with the development momentum of the industry and society.

- Given the current context of the industry, the Company identifies improving the quality of products and services as a prerequisite for the Company to survive and develop, specifically as follows:

+ Investment in raw material production: Improve farming processes and control the production process well to create raw materials suitable for customer tastes. Minimize the levels of raw materials that may be in stock.

+ In the field of stem-stripped pre-processing: Research and improve machinery and equipment to create stability and uniformity for recovered finished goods, ensuring product quality meets the technical parameters required by customers. Control foreign matter well during the stem-stripped pre-processing process. Continue to research and improve the working environment at the Stem-stripping Factory.

+ Design stem-stripped pre-processing service product packages suitable for the current practical situation. Leverage strengths in warehousing, support services, or preferential price policies for traditional and large customers to compete with competitors.

- Sales of raw materials: This is one of the key tasks of the Company. Actively seek domestic and export customers to sell the Company's raw materials. Maintain relationships with traditional export customers and proactively seek new customers to expand the market.

2. Plans and orientations for 2026

- Based on the results achieved in 2025, the assessment and analysis of advantages, difficulties, and potential scenarios in 2026, as well as current market demand, the Board of Directors proposes the 2026 production and business operations plan to the General Meeting of Shareholders (GMS) as follows:

- + Total revenue: 1,147 billion VND
- + Profit before tax: 21.2 billion VND
- + Profit after tax: 16.8 billion VND

- The Board of Directors directs and supervises the solutions for implementing the 2026 production and business operations plan of the Board of Management to complete the assigned tasks and plans. Simultaneously, the Board of Directors directs and supervises the Company in implementing the following:

+ Effectively implement the Resolution of the General Meeting of Shareholders (GMS) and the Resolution of the Board of Directors;

+ Comply with the Charter, internal regulations, and policies, and strictly adhere to State laws and regulations and policies;

+ Maintain and strengthen relationships with traditional customers, proactively coordinate with existing partners to offer new product codes, and seek new export partners to increase sales volume. Promote research and



implementation of processing plans (stem-stripped, leaf-stripped) to diversify the product portfolio.

+ Continue to build and expand the cultivation area for Burley and Madole tobacco varieties to gradually meet orders. Continue to select suitable cultivation areas with high-quality raw materials; select reputable enterprises, investors, and farmers who are committed to the Company to sign raw material production investment contracts.

+ Continue to apply science and technology, digital transformation, and automation to work to increase labor productivity.

+ Implement the plan for rearranging, using, and handling the real estate assets of Hoa Viet Joint Stock Company in localities according to the actual situation.

The Board of Directors anticipates that in 2026, the Company's production and business operations will face even greater difficulties than in 2025 regarding the market, customers, loan interest rate fluctuations, etc., and especially the rising costs of labor and fuel materials (firewood, rice husks, etc.), which are becoming increasingly scarce, leading to higher production costs for raw materials. However, with the Company's internal advantages, the Board of Directors believes that the determination of the staff and the consensus of all shareholders will be the driving force to help us complete the targets assigned by the General Meeting of Shareholders (GMS) and strive to achieve the best possible results.

Sincerely thank you.

Respectfully./.

Recipients:

- Dear Shareholders;
- Board of Management, Board of Supervisors;
- Information Discloser;
- Archived: Secretariat, Board of Directors.

**ON BEHALF OF THE BOARD OF
DIRECTORS
CHAIRMAN**



Tran Quang Ha

No: 192/BC-BKS

Dong Nai, April 17, 2026

REPORT

Report on the Activities of the Board of Supervisors at the 2026 Annual General Meeting of Shareholders of Hoa Viet Joint Stock Company

Pursuant to the Law on Enterprises and the Law amending and supplementing a number of articles of the Law on Enterprises;

Pursuant to the Charter and the Regulations on Operations of the Supervisory Board of Hoa Viet Joint Stock Company

The Supervisory Board of the Company (abbreviated as SB) reports on the activities of the SB and the results of production-business (abbreviated as P&B) in 2025 of Hoa Viet Joint Stock Company (abbreviated as the Company) to the General Meeting of Shareholders (abbreviated as GMS) as follows:

PART ONE

REPORT ON ACTIVITIES OF THE SUPERVISORY BOARD AND SUPERVISORS IN 2025

I. Organization, meetings, and working regulations of the SB

1. The Company's SB has 03 members including:

- | | |
|---------------------------|---------------------------------|
| - Mr. Dao Xuan Lap | Head of the Supervisory Board |
| - Mr. Le Hoan Vu | Member of the Supervisory Board |
| - Mr. Nguyen Huu Hong Son | Member of the Supervisory Board |

2. Meetings of the SB: In 2025, the SB held two (02) meetings to approve the implementation results as well as the work program and plan for inspection and supervision according to its functions and tasks.

3. Working regulations of the SB: The SB works on a collective principle, in accordance with the work program approved at the Annual GMS. The Members of the Supervisory Board are individually responsible for their assigned tasks and are collectively responsible before the GMS and before the law for the work and decisions of the SB.

II. Salaries, bonuses, remuneration, and other benefits of the SB

Income from salaries, bonuses, remuneration, other benefits, as well as operating expenses of the SB are implemented in accordance with the Salary and Bonus Regulations; Internal Expenditure Regulations, the Resolution of the 2025 Annual GMS of the Company as approved, and relevant legal regulations. The total income of the SB in 2025 was 1,090.401 million VND. In which

- | | |
|----------------------------|---------------------|
| - Mr. Dao Xuan Lap : | 754,853 million VND |
| - Mr. Le Hoan Vu : | 167,774 million VND |
| - Mr. Nguyen Huu Hong Son: | 167,774 million VND |

III. Main activities of the SB in 2025

1. Preparing the 2025 inspection and supervision and the 2026 inspection and supervision work plan of the Company's SB;
2. Reviewing and preparing the results of P&B and operations of the Company's SB for the year 2024;
3. Preparing the 2025 Annual GMS of the Company;
4. Inspecting the implementation of Labor and Salary (abbreviated as L&S) in 2024 and developing the 2025 L&S plan at the Company;
5. Inspecting and reviewing loan dossiers for P&B activities at the Company;
6. Reviewing and preparing the appraisal of the Financial Statements (abbreviated as FS) of the Company for the operating period from January 1, 2024 to December 31, 2024;
7. Preparing the monthly P&B target implementation status of the Company at the request of the Vietnam National Tobacco Corporation;
8. Participating in proposing the list of units to audit the 2025 Financial Statements and preparing the proposal for the 2025 Annual GMS of the Company;
9. Reviewing the implementation of production investment, purchasing, and delivery for the 2024-2025 crop season at the Company's branches;

IV. Supervisory activities of the SB regarding the Board of Directors (abbreviated as BOD) and the Board of Management (abbreviated as BOM) of the Company

The 2025 Annual GMS of the Company held on June 25, 2025 issued Resolution No. 111/NQ-CPHV, dated June 25, 2025. To organize the implementation of the GMS Resolution; according to its authority, during the year, it held 04 meetings, issued 16 Resolutions and 14 Decisions (details in the Report on Corporate Governance status No. 55/BC-CPHV, dated January 29, 2026).

The BOD and BOM of the Company operated according to their functions and tasks, in accordance with the Law on Enterprises and the Company's Charter. In 2025, the BOD and BOM implemented amendments, supplements, and timely issuance of new regulations and rules to organize implementation suitable to the current situation of the Company, based on legal regulations.

The BOD and BOM organized the effective implementation of the GMS Resolutions; directed, supervised, and supported the BOM in managing the Company's P&B operations, exceeding the P&B plan targets for 2025 that the 2025 Annual GMS Resolution No. 111/NQ-CPHV, dated June 25, 2025, had established.

In addition, the SB participates in meetings with the BOD and BOM of the Company upon invitation to promptly grasp the status of P&B operations; regularly inspects and supervises the implementation of principles and regimes of financial management, accounting and statistical regimes in the use, preservation and development of capital, use and management of assets, management of Revenue, management of Cost and production costs, accounting and preparation of Financial Statements; at the same time, controls a number of other contents depending on the actual situation at the Company, based on the functions and tasks of the SB to meet the requirements of the GMS/group of shareholders (as prescribed).

V. Assessment of the coordination of activities between the SB and the BOD and BOM of the Company

The SB operates based on the provisions of the law, the Company's Charter of Organization and Operation, the Regulations on Organization and Operation of the SB at the Company, and other relevant regulations.

In 2025, the SB coordinated closely with the BOD and BOM of the Company, based on its functions, tasks, and powers to ensure development goals, improve P&B efficiency, preserve and develop capital, and for the interests of shareholders on the basis of compliance with legal regulations. During the performance of its duties, the Company's SB was always facilitated by the BOD and BOM to collect information and access records and documents during the inspection and supervision process. When requested by the SB, the units and subjects under inspection are responsible for explaining and providing complete and timely records to serve the inspection and supervision process in order to effectively implement the SB's work program and plan as well as requirements arising from the grassroots, to meet the SB's tasks and the requirements of the BOD and GMS.

VI. Self-assessment of the SB's performance results in 2025

Based on the SB's performance results in 2025, the SB self-assesses as follows:

- SB collective: Completed tasks well.
- Members of the Supervisory Board: Completed tasks well 3/3 (100%).

VII. SB's 2026 work plan

Based on the production-business tasks of Hoa Viet Joint Stock Company, the Company's Board of Supervisors has drafted a work program for 2026 to submit to the General Meeting of Shareholders as follows:

1. Appraising the 2025 Financial Statements, the Financial Statements for the first 6 months of 2026, and the Financial Statements for the first and third quarters of 2026;
2. Reviewing the implementation of the 2025 plan and the 2026 plan;
3. Preparing for the 2026 Annual General Meeting of Shareholders;
4. Reviewing and preparing the results of production-business as well as the operations of the Board of Supervisors for 2025 and the first 6 months of 2026;
5. Preparing the monthly implementation status of production-business targets in 2026 for the Company as requested by the Corporation;
6. Supervising the implementation of production-business tasks at the Company's branches for the 2025-2026 crop season;
7. Inspecting and supervising the mobilization and use of loans for the Company's production-business, as well as supervising the activities of the Board of Directors and the Board of Management regarding compliance in issuing and organizing the implementation of resolutions and decisions of the General Meeting of Shareholders;
8. Coordinating to propose a list of units to participate in the audit of the Financial Statements for the 2026 financial year at the Company;
9. Inspecting and supervising the asset inventory work at the end of 2026 and investment activities in construction, procurement, and asset repair at the Company;

10. Coordinating to participate in reviewing, amending, and supplementing the Charter, Regulations, and economic-technical norms of the Company in accordance with regulations;

11. Controlling the implementation of principles and regimes of financial management, accounting and statistical regimes in the use, preservation and development of capital, use and management of assets, management of Revenue, management of Cost and production costs, accounting and preparation of Financial Statements in accordance with regulations;

12. Participating in meetings with the Board of Directors and the Board of Management upon invitation, while controlling a number of other contents based on actual occurrences, based on the functions and tasks of the Board of Supervisors, to meet the requirements of the General Meeting of Shareholders or a group of shareholders as prescribed. Coordinating to inspect and supervise a number of contents according to the plan of the State Audit, the control plan of the Corporation's Internal Audit, as well as the Party Committee and the Inspection Committee of the Company.

PART TWO

RESULTS OF BUSINESS OPERATIONS IN 2025

A. Results of the implementation of the Company's production-business plan in 2025

I. Results of the implementation of production-business targets in 2025

No	Indicators	Unit	Actual 2025 2024	KH 2025 2025	Actual 2024 2025	Comparison of Actual 2025 with	
						Plan 2025	Actual 2024
1	Owner's Equity, of which:	million VND	181,398		191,858		106%
	Owners' equity and development investment fund		150,580	150,580	150,580	100%	100%
2	Total Revenue	million VND	854,261	985,000	1,084,018	10%	127%
3	Total Expenses	million VND	838,058		1,061,930		127%
4	Profit before tax	million VND	16,203	17,500	22,087	126%	136%
5	Profit after tax	million VND	12,711	13,800	17,128	124%	136%
6	Profit/contributed Owner's Equity and development investment fund ratio	%	8.44	9.20	11.37	124%	135%

II. Evaluation of the efficiency of production-business operations in 2025

1. Regarding Total revenue (2025 plan is 985,000 million VND)

Compared to the 2025 plan, Total revenue in 2025 increased by 10%, corresponding to an increase of 99,018 million VND.

Compared to SPLY, actual revenue in 2025 increased by 27%, corresponding to an increase of 229,767 million VND. The Company has actively sought orders to increase net revenue from sales and service provision realized during the period. Compared to SPLY, revenue in all business areas has shown high growth.

2. Total Cost incurred

Compared to SPLY, the Company's revenue in 2025 increased by 27%, thereby causing the Cost incurred in the period to increase by 27%, corresponding to an increase of 223,873 million VND.

3. Profit before tax (2025 plan is 17,500 million VND)

Compared to the 2025 plan, profit before tax in the period increased by 26%, corresponding to an increase of 4,587 million VND.

Compared to SPLY, profit before tax in the period increased by 36%, corresponding to an increase of 5,885 million VND.

4. Profit after tax (2025 plan is 13,800 million VND)

Compared to the 2025 plan, profit after tax in the period increased by 24%, corresponding to an increase of 3,328 million VND.

Compared to SPLY, profit after tax in the period increased by 35%, corresponding to an increase of 4,417 million VND.

B. Financial situation of Hoa Viet Joint Stock Company in 2025

I. Some financial indicators

Stt	Indi- cators	Đvt	Year 2024	Year 2025	Com- parison
1	Financial autonomy				
-	Total liabilities/Total assets	times	0.43	0.63	0.20
-	Total assets/Owner's Equity (Excluding contributed capital and development investment fund)	times	1.74 2.10	2.73 3.48	0.99 1.38
-	Total liabilities/Average Owner's Equity (Excluding contributed capital and development investment fund)	times	0.74 0.89	1.73 2.21	0.99 1.32
2	Solvency ratio				
-	Current ratio	times	1.97	1.42	(0.55)
-	Quick ratio	times	0.62	0.55	(0.07)
3	Capital efficiency				
-	Profit after tax/Total Revenue	%	1.49	1.58	0.09
-	Asset profitability	%	4.42	4.08	(0.34)
-	Return on Equity (ROE)	%	7.19 8.44	9.18 11.37	1.99 2.93

Stt	Indi- cators	Đvt	Year 2024	Year 2025	Com- parison
	<i>(Excluding contributed capital and development investment fund)</i>				
-	Profit before tax/Charter capital ratio	%	12.61	17.18	4.57
-	Profit after tax/Charter capital ratio	%	9.89	13.33	3.44
4	Capital efficiency				
-	Inventory turnover	times	4.59	3.51	(1.08)
	<i>Average inventory period</i>	<i>days</i>	78	103	25
-	Receivables turnover	times	11.24	7.07	(4.17)
	<i>Average collection period</i>	<i>days</i>	32	51	19
-	Working capital turnover	times	3.19	2.42	(0.77)
	<i>Working capital cycle</i>	<i>days</i>	113	149	36
-	Total asset turnover	times	2.70	2.17	0.53)
	<i>Average total asset turnover period</i>	<i>days</i>	134	166	32
5	Capital maintenance ratio	Capital preservation ratio	1.05	1.06	0.01

II. Analysis of some financial indicators

1. Solvency ratio

a) Current solvency ratio

Compared to the beginning of the period, the current solvency ratio as of December 31, 2025 decreased by 0.55 times. However, with this Solvency ratio, the Company is still capable of paying short-term Debts by actively collecting due Debts, handling Bad Debt, having a reasonable plan for purchasing raw tobacco materials, as well as promoting the consumption of inventory to create cash flow for payment.

b) Quick ratio

Compared to the beginning of the period, the Company's Quick ratio in the period decreased by 0.07 times.

The Company has actively promoted the consumption of raw materials during the period, significantly reducing inventory; however, due to high accounts receivable from customers (the balance as of December 31, 2025 was 176,386 million VND, equal to 16% of net revenue from sales and service provision in the period). Meanwhile, with short-term payables at the end of the period increasing by 2.48 times compared to the beginning of the year, corresponding to an increase of 198,326 million VND; in which, as of December 31, 2025, some payables had high balances compared to the beginning of the year, such as payables to credit institutions increasing by 1.85 times, corresponding to an increase of 55,684 million VND, or payables to suppliers increasing by 3.68 times, corresponding to an increase of 120,779 million VND; therefore, the Company's Quick ratio as of December 31, 2025 is low.

The Company has been approved by the Board of Directors for the policy of increasing the limit for bank loan mobilization to meet the payment of due Debts as well

as the needs of production-business activities (Resolution No. 85/NQ-CPHV dated April 28, 2025).

As of December 31, 2025, compared to Owner's Equity, the Company's credit balance is 0.63 times (compared to Owner's contributed capital, it is 0.94 times) and compared to total liabilities, it is 0.36 times. The above index still ensures the Quick ratio for due Debts; However, the Company needs to promote the consumption of remaining inventory (especially finished raw tobacco material inventory), handle Provision for Doubtful Debts well, actively collect accounts receivable, thereby improving cash flow, and promptly meet the payment of debts that need to be paid quickly or the occurrence of unexpected payments outside the plan.

2. Profit after tax to revenue ratio

Compared to SPLY, the Company's profit after tax to revenue ratio in the period increased by 0.09 percentage points. Although this indicator has improved, it is still low compared to the industry. The main Reasons are the costs incurred under the general difficult conditions of the industry as well as the increase in production input costs.

The Company has made efforts to increase revenue (actual revenue increased by 27%) but the growth rate of costs incurred in the period compared to SPLY also increased corresponding to the revenue growth rate (total Cost incurred increased by 27%), leading to the profit after tax to revenue ratio increasing but not significantly.

3. Asset profitability

Compared to SPLY, the profit earned on the Company's average total assets in the period decreased by 0.99 percentage points.

Currently, the Company faces many difficulties in production-business, the scale is shrinking, and it does not fully exploit the capacity of machinery and equipment. During the period, the output of tobacco stem separation reached 15,751 tons, an increase of 16% compared to SPLY, but only reached 66% of the Design Capacity (Design Capacity: 24,000 tons/year). For the reconstituted tobacco production line, in 2025 it reached 82 tons, equal to 83% of SPLY, only reaching 21% of the Design Capacity (Design Capacity: 400 tons/year);

Currently, assets that are not in use at dissolved or suspended planting areas have not been processed, which has significantly affected the efficiency of asset utilization, thereby reducing the return on assets compared to SPLY.

The Company needs to actively retain and seek customers to effectively exploit the production capacity of machinery and equipment, increase Revenue and profit; promptly dispose of unused assets, and restructure investment capital sources reasonably to improve the efficiency of asset utilization.

4. Return on Owner's Equity (abbreviated as OE)

Compared to SPLY, the average return on OE of the Company in the period increased by 1.99 percentage points.

If calculated separately for owner's contributed capital and development investment funds, the average return on OE in 2025 increased by 2.93 percentage points compared to SPLY and increased by 2.17 percentage points compared to the 2025 plan.

The Company has significantly improved its return on OE; however, compared to other units in the same industry, this index is still low. The Company needs to thoroughly save costs, increase Revenue to boost profits, and improve the efficiency of using OE.

5. Receivables turnover

Compared to SPLY, the receivables turnover in the period decreased by 4.17 times, equivalent to an increase of 19 days/turnover;

The Company has actively sold goods and increased realized Revenue. However, because short-term receivables in the period increased by 2.34 times, corresponding to an increase of 95,581 million VND compared to SPLY, the receivables turnover in the period decreased.

The Company needs to promote the sale of goods as well as actively collect payments for goods and other receivables to improve receivables turnover, thereby helping the Company improve cash flow and enhance the efficiency of capital utilization.

6. Working Capital turnover (abbreviated as WC)

- Comment: Compared to SPLY, the WC turnover in the period decreased by 4.17 times, corresponding to an increase of 19 days/turnover.

The Company has actively sold goods, so net Revenue in the period increased by 27% compared to SPLY, corresponding to an increase of 230,598 million VND. However, due to a rise in short-term receivables of VND 95,581 million, corresponding to an increase of 19 days in the average collection period, and an increase in inventories of VND 111,009 million, corresponding to an increase of 25 days in the average inventory holding period, the working capital turnover has declined compared to the SPLY.

The Company needs to accelerate the sale of goods to reduce inventory, actively collect receivables, and process provisions for doubtful debts to improve WC turnover, ensure capital for production-business activities, and enhance the efficiency of using working capital, thereby increasing the efficiency of production-business activities.

7. Inventory turnover

Compared to SPLY, the inventory turnover in the period decreased by 1.08 times, equivalent to an increase of 25 days/turnover.

The Company has actively sold goods, and the cost of goods sold in the period increased by 26% compared to SPLY, corresponding to an increase of 197,645 million VND. However, due to the high volume of ending inventory, which increased by 61% compared to SPLY, corresponding to an increase of 111,009 million VND, the inventory turnover was lower than SPLY. The Company needs to accelerate the sale of inventory, especially finished NLTL products, increase inventory turnover, and recover capital to serve production-business activities.

8. Asset turnover

Compared to SPLY, the asset turnover in the period decreased by 0.53 times, equivalent to an increase of 32 days/turnover.

Although net Revenue in the period increased by 27% compared to SPLY, corresponding to an increase of 230,598 million VND; however, compared to SPLY, the average total assets in the period increased by 58%, corresponding to an increase of 182,870 million VND, leading to a decrease in asset turnover.

Regarding short-term assets, the Company must accelerate the sale of goods to reduce inventory, actively collect receivables, promptly process provisions for doubtful debts, and reduce credit outstanding balances.

Regarding long-term assets, the Company needs to urgently liquidate and dispose of unused assets to recover capital, serve production-business activities, and improve the efficiency of asset and OE utilization.

9. Capital preservation ratio

Compared to SPLY, the capital preservation ratio in the period of the Company increased by 0.01 times. The Company maintains and preserves capital, but this ratio is still low compared to the industry, so it needs to be further improved so that OE can be preserved and developed.

III. Comments of the Board of Supervisors on the financial situation and business results of the Company in 2025

In 2025, despite many difficulties in production-business activities, production input costs all increased, especially the purchase price of raw materials, which rose sharply due to unhealthy competition in planting areas. With great effort and determination, the Company was flexible in management, overcame difficulties, sought orders to increase Revenue, and reduced costs to improve business efficiency. In 2025, the main targets for the Company's production-business activities all exceeded the plan and showed high growth compared to SPLY; Specifically:

Total realized Revenue in the period increased by 10% compared to the plan and increased by 27% compared to SPLY;

Profit before tax increased by 26% compared to the plan and increased by 36% compared to SPLY;

Profit after tax increased by 24% compared to the plan and increased by 35% compared to SPLY;

The ratio of profit after tax to owner's equity (calculated on owner's contributed capital and development investment funds) increased by 2.17 percentage points compared to the plan and increased by 2.93 percentage points compared to SPLY.

Based on the review results, we, the Board of Supervisors, believe that the Company's Financial Statements from January 1, 2025 to December 31, 2025 are presented fairly and reasonably, in all material respects. The results of production-business activities and cash flows for the operating period from January 1, 2025 to December 31, 2025 are in accordance with accounting standards, the Vietnamese enterprise accounting regime, and legal regulations related to the preparation and presentation of Financial Statements. Regarding the factor related to outstanding land rent debt as well as the handling of bad debt at the Company; the Supervisor has not yet collected sufficient appropriate evidence to assess the impact of the above issue on the figures and information being presented in the Company's Financial Statements at the time of review.

From the above situation, the Company needs to continue to report and seek direction from the Corporation, and urgently work with the authorities to re-determine a reasonable land rent unit price, as a basis for signing the land lease contract appendix and paying land tax as prescribed. The Company needs to proactively develop a plan to arrange, restructure, and use land-based assets as well as existing land funds reasonably and effectively to improve the efficiency of using assets and leased land, avoiding financial risks as well as legal violations in land management and use. In addition, the

Company needs to be proactive in balancing cash flow to control receivables well, avoid being passive in allocating capital to serve production-business activities, save costs, especially financial costs, and at the same time promptly provide correct and effective solutions to handle long-standing bad debts to preserve and develop OE.

C. Some issues of concern in capital and asset management

1. Regarding the situation of bad debt management

As of 31 December 2025, the Company's bad debt was 15,666 million VND, and a provision for doubtful debts has been made for this bad debt in the amount of 15,666 million VND (a 100% provision rate).

These debts arose a long time ago and are uncollectible; some have not been written off in accordance with regulations, posing a risk of capital loss. The Company needs to continue assigning personnel to monitor and urge debt collection (in 2025, the Company reversed a provision of 192 million VND, of which 89 million VND was for bad debt processing), regularly evaluate, classify, supplement documentation, and propose more active and effective measures to recover this bad debt soon, and proceed with bad debt processing in accordance with regulations to limit damage and loss of Owner's Equity.

2. Regarding the arrears of land rent at the Company's Office area.

a) Arrears of land rent for the period from 01 January 2011 to 31 December 2015

Because the local authority adjusted the land rent for the period from 01 January 2011 to 31 December 2015 to be too high compared to the adjacent period (7.75 times higher than the period from 01 January 2006 to 31 December 2010), the appendix to the land lease contract, which serves as the basis for calculating the land rent payable for this period, has not yet been signed.

Annually, the Company declares, pays, and records in the accounting books the land rent for the period from 01 January 2011 to 31 December 2015 based on the unit price applied for the period from 2006 to 2010 (Contract No. 47/HĐTĐ dated 12 October 2009).

The difference in land rent that the Company must pay additionally for this period (according to the notice from the Dong Nai Provincial Tax Department) is: 22,636 million VND, in which:

- Hoa Viet Joint Stock Company must pay an additional: 16,742 million VND.
- Saigon Tobacco Company must pay an additional: 5,894 million VND.

b) Arrears of land rent for the period from 01 January 2021 to 31 December 2025

Because the local authority adjusted the land rent unit price from 01 January 2021 to 31 December 2025 to be too high (6.60 times higher than the period from 01 January 2016 to 31 December 2020), the Company has not yet signed the Contract appendix to serve as a basis for fulfilling financial obligations for this period.

Currently, the Company is declaring, paying, and recording in the accounting books the land rent for the period from 2021 to 2025 based on the land rent unit price in Notice No. 5380/TB-CT dated 27 June 2016 of the Dong Nai Provincial Tax Department

regarding the land rent unit price for the period from 01 January 2016 to 31 December 2020, with the amount of: 1,757 million VND/year.

As of 31 December 2025, if the land rent must be paid according to the notice of the Dong Nai Provincial Tax Department, the Company still owes land rent of 71,847 million VND, in which:

- Land rent remaining to be paid from 2011 to 2015: 22,636 million VND;
- Land rent remaining to be paid from 2021 to 2025: 49,211 million VND.

The obstacles in determining the land rent at the Long Binh land area that the Company is managing and using have not been thoroughly resolved, which is a major financial risk that needs to be addressed promptly so that the Company can stabilize and develop production-business and preserve Owner's Equity.

3. Regarding the management and use of unused housing and land facilities in raw material growing areas that have ceased operations

On 05 March 2026, the Company prepared Proposal No. 103/TTr-CPHV and sent it to the Parent Company to report and request consideration and opinions so that the Representative of the capital portion can vote in agreement at the Board of Directors and submit to the 2026 Annual General Meeting of Shareholders regarding the plan for arranging and handling housing and land at the Company according to the actual situation in the localities where the Company manages housing and land facilities. Specifically:

a) The number of housing and land facilities the Company proposes to retain for continued use is 17 facilities. In which, the Commission for the Management of State Capital at Enterprises (CMSC) has approved the retention for continued use of 05 facilities (02 facilities in Khanh Hoa province (formerly Ninh Thuan province), 02 facilities in Dak Lak province, and 01 facility in Gia Lai province).

b) The number of housing and land facilities for which the plan for handling assets on land and returning land to the local authority for management has not yet been approved is 36 facilities.

c) Assessment of the current status of management and use of housing and land facilities: In raw material growing areas, due to scale reduction as well as significant changes in the quality requirements of customers for raw materials, it is forced to stop production or dissolve, leaving a large number of assets (mainly houses and architectural structures) unused but still requiring depreciation, land rent, asset guarding costs, etc., which have not been thoroughly resolved because the competent authority has not approved the plan for arranging and liquidating these assets (The total number of housing and land facilities proposed for asset handling on land and returning land to the local authority for management is 36 facilities). This existence causes many difficulties for the Company in handling assets on land, recovering capital for production-business, and poses major financial and legal risks in the management and use of housing and land.

4. Regarding the execution of Transactions and Contracts with affiliated persons.

The status of Transactions and Contracts with affiliated persons of the Company as of 31 December 2025 is as follows:

- Short-term receivables as of 31 December 2025: 122,433 million VND.
- Short-term payables as of 31 December 2025: 25,855 million VND (excluding prepayments from buyers of 7,000 million VND).
- Sales revenue from 01 January 2025 to 31 December 2025: 931,613 million VND.
- Purchase volume from 01 January 2025 to 31 December 2025: 38,779 million VND.

The Company needs to strengthen inspection and supervision of the approval of Contracts and Transactions between the Company and companies under the same Parent Company, which is the Vietnam National Tobacco Corporation (Vinataba). Develop and supplement Regulations to avoid risks and violations of regulations on information disclosure responsibilities as well as Transactions with affiliated organizations/persons.

D. Proposals and recommendations of the Board of Supervisors

1. Regarding the handling of unused assets at facilities that have been dissolved or ceased operations due to production downsizing: The Company regularly organizes reassessments of the management and use of land and assets, and actively contacts the Parent Company for guidance on completing the approval of the plan for arranging and handling housing and land in accordance with regulations. Timely supplement and complete legal documents related to land management and use in accordance with regulations (Land Use Right Certificates, Land Lease Contracts, etc.) as well as fulfill financial obligations regarding land within the scope of management. Proactively implement the plan for managing and using these assets when they have not been approved by the competent authority to improve the efficiency of capital and asset use, reduce arising costs such as hiring security guards, land taxes, and asset depreciation, as well as prevent legal risks arising in the management and use of land.

2. Regarding the outstanding legal procedures for determining financial obligations for land rent in Long Binh Ward, Dong Nai Province: It is recommended that the Company proactively and actively contact the Corporation and competent authorities to support, resolve difficulties, and definitively handle the obstacles regarding the determination of land rent here in order to sign the Land Lease Contract addendum, serving as a basis for fulfilling financial obligations as well as accounting and bookkeeping, in accordance with accounting standards for the period from January 1, 2011 to December 31, 2015 and from January 1, 2021 to December 31, 2025.

The Company needs to promptly report and request guidance from the Corporation and the Company's Board of Directors regarding the developments of the case in order to minimize financial losses related to the payment of land rent here, to stabilize production-business as well as the preservation and development of Owner's Equity.

3. Regarding the management of outstanding and difficult-to-collect debts: It is recommended that the Company regularly review and classify types of liabilities, supplement dossiers for doubtful debts, especially long-standing bad debts that have not been handled, and actively propose solutions for management, handling, and urging debt collection according to the Company's regulations and the law to limit risks of capital loss as well as create cash flow to serve production-business activities. Actively review and handle bad debts that are uncollectible according to regulations.

The above is the report on the activities of the Board of Supervisors and the production-business performance of Hoa Viet Joint Stock Company in 2025, respectfully submitted to the 2026 Annual General Meeting of Shareholders./.

Recipients:

- GMS (for reporting);
- Board of Members of Vietnam National Tobacco Corporation (for reporting);
- Internal Audit Board of Vietnam National Tobacco Corporation (for reporting);
- Board of Directors;
- Archived: Office, Board of Supervisors.

**ON BEHALF OF THE BOARD OF
SUPERVISORS**

HEAD OF THE BOARD



Dao Xuan Lap



PROPOSAL
Regarding the contents of the 2026 Annual General Meeting of
Shareholders

Pursuant to the Law on Enterprises dated June 17, 2020;

Pursuant to the Charter of Hoa Viet Joint Stock Company;

Pursuant to the documents submitted to the 2026 Annual General Meeting of Shareholders;

The Board of Directors of Hoa Viet Joint Stock Company respectfully submits to the 2026 Annual General Meeting of Shareholders for consideration and approval of the following contents:

I. Summary reports of the Company

1. Report on Business Production Results for 2025 and business production plan for 2026 (Draft report attached).

- Report on the activities of the Board of Directors (Draft report attached).

- Report on the activities of the Board of Supervisors (Draft report attached).

2. Audited financial statements for 2025 with the following Business Production Results

2.1. Business Production Results

Pursuant to the 2025 Financial statements of Hoa Viet Joint Stock Company audited by An Viet Auditing Company Limited under No. 16/2026/KT-AVI-TC2 dated March 16, 2026:

Content	Unit	Amount
- Total Revenue:	Million VND	1,084,018.1
In which:		
+ Net revenue from sales and services	Million VND	1,083,097.7
+ Revenue from financial activities	Million VND	771.2
+ Other income	Million VND	149.2
- Profit before tax	Million VND	22,087.4
- Corporate income tax	Million VND	4,959.8
- Profit after tax	Million VND	17,127.6
- Profit after tax from the previous period carried forward	Million VND	16,720.0
- Total accumulated undistributed profit after tax	Million VND	33,847.6

2.2. Profit distribution plan for 2025

No.	Indicators	Proposed implementation	
		Percentage	Value (million VND)
1	Undistributed profit after tax		17,127.6
2	Appropriation for Company Funds		0
3	Cash dividend payment	0%	0
4	Undistributed profit after tax carried forward to the next period	100%	17,127.6
5	Undistributed profit after tax from the previous year		16,720.0
6	Total undistributed profit after tax carried forward to the next period		33,847.6

3. Business production plan for 2026

- Total revenue: 1,147,000 million VND
- Profit before tax: 21,200 million VND
- Profit after tax: 16,800 million VND

4. Profit distribution plan for 2026

Content	Indicators
- Total Revenue:	1,147,000 million VND
- Profit before tax	21,200 million VND
- Corporate income tax	4,392 million VND
- Profit after tax	16,800 million VND
- Profit after tax from the previous period carried forward	33,847.6 million VND
- Total accumulated undistributed profit after tax (1)	50,616.9 million VND
- Ratio of profit after tax for the year/Average owner's equity	11.1%
- Profit division for the Company's Funds (Development investment fund; bonus, welfare: bonus for the Board of Management) (2)	According to regulations
- Profit distributed as dividends (3) (*)	0
- Remaining undistributed profit	= (1) - (2) - (3)

Note: The Board of Directors proposes not to distribute dividends temporarily until the final results on determining the land lease price with the Dong Nai Provincial People's Committee are available to fulfill financial obligations to the state according to legal regulations.

5. Remuneration paid in 2025 and proposed remuneration plan for 2026 for non-executive members of the Board of Directors and the Supervisory Board

- Total remuneration paid in 2025: 1,017,987,821 VND.

- Proposed remuneration plan for 2026 for non-executive members of the Board of Directors and Supervisors:

+ Chairman of the Board of Directors: 11,300,000 VND/person/month before personal income tax;

+ Member of the Board of Directors, Member of the Board of Supervisors: 9,100,000 VND/person/month before personal income tax.

(For 2026, a monthly advance payment of remuneration shall be made at the maximum level as stated above. At the end of the fiscal year, based on the Company's business performance, the actual remuneration level will be determined and finalized in accordance with regulations).

6. Selection of an auditing firm for the 2026 financial year

Pursuant to the provisions of the law, after consideration and evaluation, the Board of Supervisors proposes the following reputable auditing firms to be selected to perform the audit of the 2026 Financial statements of Hoa Viet Joint Stock Company:

1. An Viet Auditing Company Limited;
2. VACO Auditing Company Limited - Ho Chi Minh City Branch;
3. International Auditing Company Limited (ICPA).

The Board of Supervisors respectfully submits to the General Meeting of Shareholders to approve the list of auditing firms as mentioned above; authorizes the Board of Directors to select one of the proposed auditing firms and assigns the Director to sign the Contracts.

7. Approval of Contracts and Transactions between Hoa Viet Joint Stock Company and related parties

(Attached to Proposal No. 135/TTr-CPHV dated March 26, 2026 of Hoa Viet Joint Stock Company)

8. Approval of the plan for reorganization, use, and handling of land and housing facilities of Hoa Viet Joint Stock Company in localities according to the actual situation

(Attached to Proposal No. 136/TTr-CPHV dated March 26, 2026 of Hoa Viet Joint Stock Company)

9. Election of members of the Board of Directors

The General Meeting of Shareholders will proceed to elect 01 member of the Board of Directors.

The procedure for electing members of the Board of Directors shall be carried out in accordance with the election regulations.

10. Election of members of the Board of Supervisors

The General Meeting of Shareholders will proceed to elect 03 members of the Board of Supervisors.

The procedure for electing members of the Board of Supervisors shall be carried out in accordance with the election regulations.

11. Other issues proposed by the General Meeting

Proposals from Shareholders or groups of Shareholders (if any) will be discussed and approved by the General Meeting of Shareholders.

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

Recipients:

- Shareholders;
- Board of Management, Board of Supervisors;
- Finance & Accounting Dept, Administration & Human Resources Dept;
- Archive: Secretariat, Board of Directors;

**ON BEHALF OF THE BOARD OF
DIRECTORS
CHAIRMAN**



Tran Quang Ha

No.: 135/TTr-CPHV

Dong Nai, March 25th, 2026

PROPOSAL

**Regarding the approval of contracts and transactions between
Hoa Viet Joint Stock Company and affiliated persons**

Pursuant to the Law on Enterprises dated June 17, 2020;

Pursuant to the Law on Securities dated November 26, 2019;

Pursuant to Decree No. 155/2020/ND-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities;

Pursuant to the Charter of Hoa Viet Joint Stock Company;

Pursuant to the 2026 business plan.

Based on the provisions of the Law on Enterprises and relevant legal documents, the Board of Directors of Hoa Viet Joint Stock Company hereby submits to the 2026 Annual General Meeting of Shareholders (GMS) for consideration and approval the policy on signing and executing contracts, transactions, and contract appendices (If any) between Hoa Viet Joint Stock Company and enterprises and affiliated persons in accordance with the provisions of Clause 1 and Clause 2, Article 167 of the Law on Enterprises; Point b, Clause 4 and Clause 5, Article 293 of Decree No. 155/2020/ND-CP and the Company Charter, specifically as follows:

1. Enterprises and affiliated persons participating in signing/executing transactions/contracts with the Company:

No.	Affiliated persons	Address	Content	Relationship with the Company	Quantity, total transaction value (excluding VAT)
1	Saigon Tobacco Company Limited	Lot C45/I-C50/I, C58/I-C63/I and C65/I-C70/I, Road No. 7, Vinh Loc Industrial Park, Vinh Loc Commune, Ho Chi Minh City	Sale of tobacco raw materials	Affiliated person of Major shareholders - Vietnam National Tobacco Corporation	363,113,500,000
2	Thang Long Tobacco Company Limited	Lot CN01, Thach That - Quoc Oai Industrial Park, Tay Phuong Commune, Hanoi City, Vietnam	Sale of tobacco raw materials		215,802,450,000

No.	Affiliated persons	Address	Content	Relationship with the Company	Quantity, total transaction value (excluding VAT)
3	BAT Vinataba Tobacco Joint Venture	Dieu Xien Road, Quarter 36, Long Binh Ward, Dong Nai Province	Trading of tobacco raw materials, stem separation processing, warehouse rental Services		262,721,720,000

2. Value of contracts and transactions to be approved: the total value of contracts and transactions with each specific affiliated person within 12 months from the date of the first transaction reaching 35% or more of the total value of assets recorded in the most recent Financial statements of the Company at the time of signing the contract/transaction and/or adjustment or supplementary appendices, and contracts and transactions under the authority of the Board of Directors.

3. Execution time for contracts and transactions: Within 12 months from the date of approval by the General Meeting of Shareholders (GMS).

4. Authorize the Director of the Company to proactively negotiate with affiliated persons and decide on the details, terms, and conditions of the contract; contract value; contract execution time and other contents of the contract; sign the contract and perform other procedures and tasks related to the signing and execution of the contract/transaction with the affiliated person throughout the contract execution period (including adjustments to the originally signed contents (If any)) to ensure compliance with the law, the Charter, Regulations, and for the best interests of the Company.

The Board of Directors of Hoa Viet Joint Stock Company respectfully submits to the General Meeting of Shareholders (GMS) for consideration and approval./.

Recipients:

- General Meeting of Shareholders (GMS);
- Board of Management, Member of the Board of Supervisors;
- Archived: Secretariat Dept, Board of Directors.

**ON BEHALF OF THE BOARD OF
DIRECTORS
CHAIRMAN**



Tran Quang Ha

PROPOSAL

Seeking approval for the plan on rearrangement, use, and handling of land and real estate facilities of Hoa Viet Joint Stock Company in various localities in accordance with actual conditions

A. BASIS FOR SUBMISSION

Pursuant to Decree No. 03/2025/NĐ-CP dated January 1, 2025 of the Government on regulations on rearrangement and disposal of public assets being land and buildings;

Pursuant to the Land Law No. 31/2024/QH15 and the current guiding decrees and circulars;

Pursuant to Decision No. 199/QĐ-TLVN dated June 10, 2014 of Vietnam National Tobacco Corporation on promulgation of the Regulation on activities of representatives managing the capital portion of Vietnam National Tobacco Corporation invested in enterprises;

Pursuant to Official Letter No. 1454/DNNN-ĐDCSH dated July 18, 2025 of the Department of State-Owned Enterprise Development (Ministry of Finance) regarding the review and consolidation of the situation of management and use of land and real estate facilities of agencies, organizations and state-owned enterprises to prepare for thematic inspection by the Government Inspectorate;

Pursuant to Official Letter No. 505/TLVN-ĐT dated July 18, 2025 of Vietnam National Tobacco Corporation regarding the implementation of Official Letter No. 1454/DNNN-ĐDCSH of the Department of State-Owned Enterprise Development (Ministry of Finance);

Pursuant to Report No. 92/BC-CPHV dated March 3, 2026 of Hoa Viet Joint Stock Company on the review and plan for rearrangement, use, and handling of land and real estate facilities of Hoa Viet Joint Stock Company in various localities in accordance with actual conditions;

Pursuant to the Charter of Hoa Viet Joint Stock Company,

The Board of Directors respectfully submits to the 2026 Annual General Meeting of Shareholders for consideration and approval the plan for rearrangement, use, and handling of land and real estate facilities of Hoa Viet Joint Stock Company in various localities, as follows:

B. CONTENT OF SUBMISSION

I. Current status

1. Current status of management and use of land and real estate facilities

In addition to the land and real estate facilities currently being used and exploited for production and business activities, the Company is also managing a number of land and real estate facilities and assessing their current status as follows:



- The land and real estate facilities recovered under land acquisition decisions issued by provincial-level People's Committees have been handed over, and compensation and support have been received when the State recovers land in accordance with the provisions of law on land management.

- The land and real estate facilities that are not in demand for use in raw material production areas, due to downsizing as well as significant changes in customers' demand for quality, have been resulting in mandatory production suspension or dissolution, leaving a large number of assets (mainly buildings and structures) unused but still subject to depreciation, land rent, asset guarding costs, etc., which have not been completely handled. This situation causes many difficulties for the Company in handling assets on land, recovering capital for production and business, and poses significant financial as well as legal risks in managing land and real estate facilities.

- Demand for land use for the Company's production and business plans and investment development for the period 2025–2030: The ability to restore, maintain and develop raw material areas at these locations is very difficult due to downsizing as well as significant changes in customers' demand for quality, therefore production must be suspended or dissolved in these areas, and there is competition from other crops, along with the impact of labor structure shifts in localities. The Company's restructuring plan for the period 2025 - 2030 does not include a list of investment projects or production and business plans associated with the land and real estate facilities proposed for "recovery". Therefore, the recovery of these land and real estate facilities will not affect the efficiency of the Company's production and business activities in the current as well as long-term periods.

2. Process of rearrangement and disposal of land and real estate facilities of the Company under Decrees from October 2022 to December 2024

Implementing Decree No. 167/2017/NĐ-CP dated December 31, 2017 (as amended and supplemented by Decree No. 67/2021/NĐ-CP dated July 15, 2021) and documents of the Committee for Management of State Capital at Enterprises, documents of the Corporation. The Company has actively coordinated with the Committee for Management of State Capital at Enterprises, the Corporation and localities to inspect, assess the current status and propose handling plans. At the same time, it has submitted rearrangement plans according to guidance. Results are as follows:

- The number of land and real estate facilities not subject to rearrangement and disposal under Clause 2, Article 1 of Decree No. 67/2017/NĐ-CP due to having land acquisition decisions issued by competent authorities, perennial crop land, land leased from commune-level People's Committees that cannot be continued to be leased is 06 facilities.

- The number of land and real estate facilities proposed by the Company to be retained for continued use is 14 facilities. Of which, the Committee for Management of State Capital at Enterprises has approved retention for continued use of 04 facilities, including 02 facilities in Ninh Thuan province¹ and 02 facilities in Dak Lak province².

¹ Decision No. 592/QĐ-UBND dated 20/10/2023 of the committee for management of state capital at enterprises.

² Decision No. 705/QĐ-UBND dated 08/12/2023 of the committee for management of state capital at enterprises.

The remaining facilities have not yet received decisions from the Committee for approval of rearrangement plans.

- The number of land and real estate facilities voluntarily returned under the provisions at Point g, Clause 9, Article 1 and Clause 9, Article 1 of Decree No. 67/2021/NĐ-CP and proposed for local recovery with compensation and support in accordance with land law is 37 facilities. All proposed facilities have not yet received approval decisions.

3. Changes in legal regulations on rearrangement and disposal of land and real estate facilities

The Committee for Management of State Capital at Enterprises has completed its functions under Resolution No. 58/NQ-CP dated March 21, 2025 of the Government, and its functions and duties have been transferred to the Ministry of Finance, line ministries and relevant agencies. The management, use and handling of land and real estate are carried out in accordance with the relevant laws on land and other related laws.

Decree No. 03/2025/NĐ-CP dated January 1, 2025 has replaced Decree No. 167/2017/NĐ-CP and Decree No. 67/2021/NĐ-CP. Accordingly, Hoa Viet Joint Stock Company is not subject to the regulations on rearrangement and disposal of land and real estate under the previous framework³.

II. Demand and necessity

- There remain land and real estate facilities that are not in demand for use in raw material production areas due to downsizing and significant changes in customer requirements for quality, leading to suspension or dissolution of operations, leaving many unused assets (mainly buildings and structures) that still incur depreciation, land rent, and asset guarding costs, which have not been completely handled, causing many difficulties for the Company in handling assets on land, recovering capital for production and business, and posing significant financial as well as legal risks.

- Demand for land use for the Company's production and business and development investment plans for the period 2025–2030: The ability to restore, maintain and develop raw material areas is very difficult. The Company's restructuring plan for the period 2025–2030 does not include investment projects or business plans associated with these facilities.

- Assets on land such as temporary houses, working houses, classification warehouses, toilets, and other works serving the investment, cultivation, and purchase of tobacco raw materials have been constructed and put into use since the 1990s and have now deteriorated and are no longer needed. Up to now, most have been fully depreciated.

There have been changes in legal regulations on rearrangement and disposal of land and real estate facilities to create conditions for enterprises to proactively rearrange and handle land and real estate to ensure efficient management and use and avoid waste.

Therefore, reviewing the plan for rearrangement, use, and handling of land and real estate facilities in accordance with actual conditions is necessary to optimize production and business activities, ensure efficient asset use, better meet production and

³ Prescribed in Clause 1, Article 2, applicable subjects and transitional provisions in Section 2, Chapter III of Decree No. 03/2025/NĐ-CP dated 01/01/2025.

business needs, and comply with land management laws. It does not affect the Company's production and business plans and development investment in the current as well as long-term periods.

III. Proposed plan

To focus the Company's resources effectively, avoid legal risks related to State land management policies, and align with local requirements for land use for socio-economic development purposes, the Company proposes the following plan:

1. Land and real estate facilities with land acquisition decisions issued by competent authorities: **Total of 06 facilities**⁴

2. Land and real estate facilities proposed to be retained for continued use: **Total of 17 facilities**⁵

3. Voluntary return of land and real estate facilities when no longer needed, requesting local authorities to "recover"⁶: **Total of 36 facilities**⁷

4. Detailed contents are presented in Appendices 1 and 2 attached to this Submission Report.

IV. Costs, benefits and funding sources

1. Costs

Costs are covered by the Company's production and business expenses for asset handling. Proceeds from asset disposal are fully accounted for in accordance with current regulations after deducting related expenses.

2. Benefits

- Concentrate the Company's resources effectively, avoid legal risks related to State land management policies, and align with local requirements for land use for socio-economic development purposes, in compliance with land management regulations.

- Rearrange the use of land and real estate facilities and assets to minimize waste and costs for maintaining and managing assets at production sites of branches that have been dissolved or ceased operations due to inefficiency, where assets are unused, damaged, and deteriorated over time.

- Reduce financial pressure, save annual land rental costs and asset guarding costs for unused and deteriorated facilities. Recover capital for production and business through liquidation of assets on land.

3. Funding sources

⁴ Total of 06 facilities, including: Tay Ninh province (02 facilities); Khanh Hoa province (02 facilities); Gia Lai province (01 facility); Dong Nai province (01 facility).

⁵ Total of 17 facilities, including: Ho Chi Minh city (01 facility); Dong Nai province (01 facility); Khanh Hoa province (02 facilities); Gia Lai province (05 facilities); Tay Ninh province (05 facilities); Dak Lak province (03 facilities).

⁶ Prescribed in Clause 2, Article 82 of Land Law No. 31/2024/QH15 and current guiding decrees and circulars.

⁷ Total of 36 facilities, including: Dong Nai province (05 facilities); Khanh Hoa province (07 facilities); Tay Ninh province (09 facilities); An Giang province (02 facilities); Dak Lak province (05 facilities); Ho Chi Minh city (01 facility); Lam Dong province (04 facilities); Gia Lai province (03 facilities).

Most assets on land have been fully depreciated. Disposal is accounted for as a reduction in assets, and recovered values are recorded in accordance with regulations; compensation and support (if any) are implemented in accordance with land laws. Therefore, this does not result in any increase or decrease in the Company's charter capital.

V. Forecast, risk analysis and other notes

- Assets on land are mainly long-used structures with low remaining value; land used for construction is mostly leased from the State after transformation from a state-owned enterprise to a joint stock company, and in many cases, legal documentation is incomplete (no land use right certificates or lease contracts). The Company is continuing to work with local authorities to complete procedures.

- Assets at production sites of branches that have been dissolved or ceased operations are old, severely deteriorated, and still incur land rent, security and depreciation expenses, reducing business efficiency.

- For facilities voluntarily returned, competent People's Committees will consider compensation for assets attached to land⁸. In cases where site clearance is required, the Company may have to bear related costs.

Based on the above, the Board of Directors respectfully submits to the 2026 Annual General Meeting of Shareholders for consideration and approval of the plan for rearrangement, use, and handling of land and real estate facilities of Hoa Viet Joint Stock Company in accordance with actual conditions./.

Recipients:

- General Meeting of Shareholders;
- Board of Management, Board of Supervisors;
- Archive: Secretariat, Board of Directors;

**ON BEHALF OF THE BOARD OF
DIRECTORS
CHAIRMAN**



Tran Quang Ha

⁸ Prescribed in Clause 4, Article 35 of Decree No. 102/2024/NĐ-CP dated 30/07/2024 of the government detailing the implementation of a number of articles of the land law.

Appendix I
Review of the plan for reorganization and disposal of land and property facilities at Hoa Viet Joint Stock Company based on the actual situation
(Issued together with Proposal No. 136 /TTr-CPHV dated March 25, 2026 of Hoa Viet Joint Stock Company)

I. Review of the plan for reorganization and disposal of land and property facilities based on the actual situation

1. Basis for proposing the plan for reorganization and disposal of land and property facilities

To establish a basis for proposing the plan for reorganization and disposal of land and property facilities, the Company has implemented an assessment and review of existing land and property facilities, in which:

1.1. Regarding the plan for land and property facilities proposed to be retained and continued for use, there are 17 facilities (an increase of 3 from the previous 14), specifically:

- Added to the plan for land and property facilities proposed to be retained and continued for use are 03 facilities out of the total 37 facilities previously assessed as unused, including:

+ Ho Chi Minh City: 01 land and property facility, with an area of 7,000 m² in Long Dien Commune, Ho Chi Minh City (formerly An Ngai Commune, Long Dien District, Ba Ria - Vung Tau Province) due to the land use purpose being perennial crop land, requiring a reassessment of the need for continued use.

+ Tay Ninh Province: 01 land and property facility, with an area of 6,960 m² in Quarter 4, Chau Thanh Commune, Tay Ninh Province (formerly Quarter 4, Chau Thanh Town, Chau Thanh District, Tay Ninh Province) due to a reassessment of the need for continued use.

+ Gia Lai Province: 01 land and property facility, with an area of 4,532 m² in Hung Ha Village, Phu Tuc Commune, Gia Lai Province (formerly Hung Ha Village, Phu Can Commune, Krong Pa District, Gia Lai Province) due to a reassessment of the need for continued use.

1.2. Regarding the plan for voluntary return of land and property facilities when no longer needed, in the form of requesting the Local Authority to "recover" the land, there are 36 facilities (from 37 facilities previously, a decrease of 4 and an increase of 3), specifically:

- Removed from the plan for requesting the Local Authority to "recover" the land are 04 facilities, specifically:

+ Dong Nai Province: 01 land and property facility in Xuan Dong Commune, Dong Nai Province (formerly Xuan Dong Commune, Cam My District) as the land has been handed over according to the Land Recovery



Decision No. 286/QĐ-UBND dated February 2, 2024, of the People's Committee of Dong Nai Province, and the assets on the land have undergone Liquidation and received compensation and support for crops and trees.

+ 03 facilities reassessed for the need for use in Ho Chi Minh City, Tay Ninh, and Gia Lai as presented in section 1.1.

- Added to the section for voluntary return of land and property facilities when no longer needed in the form of requesting the Local Authority to “recover” the land are 03 facilities.

+ *Tay Ninh Province: 01 land and property facility, with an area of 8,370.2 m² in Cam Long Hamlet, Thanh Duc Commune, Tay Ninh Province (formerly Cam Long Hamlet, Cam Giang Commune, Go Dau District, Tay Ninh Province) due to the Liquidation and sale of assets on the land according to the asset transfer contract No. 02/HĐ2013-MBTS dated October 29, 2013, where the purchasing unit has not yet implemented the conversion and registration of land lease right.*

+ *Dak Lak Province: 01 land and property facility, with an area of 1,624 m² in My Binh Village, Tay Hoa Commune, Dak Lak Province (formerly My Binh Village, Son Thanh Dong Commune, Tay Hoa District, Phu Yen Province) due to the Liquidation and sale of assets on the land according to the asset transfer contract No. 04/HĐ2014-MBTS dated November 10, 2014, where the purchasing unit has not yet implemented the conversion and registration of land lease right.*

+ *Khanh Hoa Province: 01 land and property facility, with an area of 1,567 m² in Tan Khanh Village, Tay Ninh Hoa Commune, Khanh Hoa Province (formerly Tan Khanh Village, Ninh Sim Commune, Ninh Hoa District, Khanh Hoa Province) due to the Liquidation and sale of assets on the land according to the asset transfer contract No. 01/HĐ2014-MBTS dated July 2, 2014, where the purchasing unit has not yet implemented the conversion and registration of land lease right.*

2. Proposal for the plan for reorganization and disposal of land and property facilities

With the facilities presented above, to effectively concentrate the Company's resources, avoid legal Risks related to State Policies on land Management, and align with local requirements regarding land use needs for socio-economic development, the Company proposes the plan for the reorganization, use, and disposal of land and property facilities as follows:

2.1. Land and property facilities for which a Decision on land recovery has been issued by the competent authority. Total of 06 facilities

- Tay Ninh Province: 02 land and property facilities (Area 16,567.6 m²)
- Khanh Hoa Province: 02 land and property facilities (Area 14,446.7 m²)
- Gia Lai Province: 01 land and property facility (Area 7,500 m²)
- Dong Nai Province: 01 land and property facility (Area 3,022.0 m²)

2.2 Land and property facilities proposed to be retained and continued for use, total of 17 facilities

- Ho Chi Minh City: 01 land and property facility (Area 7,000 m²)
- Dong Nai Province: 01 land and property facility (Area 154,213 m²)
- Khanh Hoa Province: 02 land and property facilities (Area 20,781.8 m²)
- Gia Lai Province: 05 land and property facilities (Area 39,346 m²)
- Tay Ninh Province: 05 land and property facilities (Area 45,344 m²)
- Dak Lak Province: 03 land and property facilities (Area 21,890.02 m²)

2.3. Voluntary return of land and property facilities when no longer needed in the form of requesting the Local Authority to “recover” the land, total of 36 facilities

- Dong Nai Province: 05 land and property facilities (Area 48,179.4 m²)
- Khanh Hoa Province: 07 land and property facilities (Area 35,720.7 m²)
- Tay Ninh Province: 09 land and property facilities (Area 77,209.4 m²)
- An Giang Province: 02 land and property facilities (Area 22,382.0 m²)
- Dak Lak Province: 05 land and property facilities (Area 25,396.6 m²)
- Ho Chi Minh City: 01 land and property facility (Area 5,550 m²)
- Lam Dong Province: 04 land and property facilities (Area 358,745 m²)
- Gia Lai Province: 03 land and property facilities (Area 15,722 m²)



Appendix II
Records and details of land and property facilities of Hoa Viet Joint Stock Company in localities
(Issued in conjunction with Proposal No. 436/TT-CPHV dated 25/03/2026 of Hoa Viet Joint Stock Company)

No.	Unit Name	Address of land and property facilities		Area of land and property facilities		Document number, date, month, year of allocation, lease, management and use	Purpose of allocation, lease, use	Current use status	Time of formation	Unit's proposed plan	Assets on land	Original cost of Assets (VND)	Remaining value as of 31/12/2025 (VND)
		Old unit address	New administrative unit address	House (m2)	Land (m2)								
1	2		3	4	5	6	7	8	9	10	11	12	13
I Not yet rearranged (6)				7,249.4	41,714.3								
Dong Nai Province (1)				459.2	3,200.0								
1	Dong Nai Branch (dissolved)	Xuan Dong Commune, Cam My District, Dong Nai Province	Xuan Dong Commune, Dong Nai Province	459.2	3,200.00	Decision 1523/QĐ-UBND dated 22/10/1992 of Dong Nai Provincial People's Committee; Map of the land area allocated to the Eastern Tobacco Raw Material Enterprise for production dated 14/10/1992 by the Dong Nai Land Management Board (Plot No. 311, map sheet 01, cadastral map of Xuan Dong Commune). Decision No. 285/QĐ-UBND dated 02/02/2024 on approving the compensation and support plan for the project of building Xuan Dong Kindergarten (Be Bac branch) in Xuan Dong Commune, Cam My District, Dong Nai Province. Decision No. 286/QĐ-UBND dated 02/02/2024 on land recovery from Hoa Viet Joint Stock Company for the project of building Xuan Dong Kindergarten (Be Bac branch) in Xuan Dong Commune, Cam My District, Dong Nai Province.	Production and business land	Land recovered pursuant to the Provincial Decision	Pre-equitization	Hand over land to local authorities according to the recovery decision			
Tay Ninh Province (2)				2,620.2	16,567.6								
2	Tay Ninh Branch	Go Da Hamlet, Mo Cong Commune, Tan Bien District, Tay Ninh Province	Go Da Hamlet, Tra Vong Commune, Tay Ninh Province	1,023.5	6,719.00	Decision No. 435/QĐ-UBND dated 07/06/2007 of the Chairman of Tay Ninh Provincial People's Committee; Land lease agreement No.: 28/07/HĐ-TĐ dated 25/07/2007 (01/07/2005 -> 01/07/2055). Decision No. 1782/QĐ-UBND dated 19/08/2020 of Tay Ninh Provincial People's Committee regarding land recovery.	Production and business land	Land recovered pursuant to the Provincial Decision	Pre-equitization	Hand over land to local authorities according to the recovery decision			
3	Tay Ninh Branch	Loc Giang Commune, Duc Hoa District, Long An Province	An Ninh Commune, Tay Ninh Province	1,596.7	9,848.56	Decision No. 825/QĐ-UBND dated 12/04/1997 of the Chairman of Long An Provincial People's Committee; Land lease agreement No.: 19/HĐ-TĐ dated 21/04/1997 - Land use term: 21/04/2007. Recovery decision No.: 2123 dated 19/06/2013 of Long An Provincial People's Committee.	Production and business land	Land recovered pursuant to the Provincial Decision	Pre-equitization	Hand over land to local authorities according to the recovery decision			
Khanh Hoa Province (2)				3,910	14,446.7								
4	Ninh Thuan Branch	837 21/8 Street, Do Vinh Ward, Phan Rang - Thap Cham City, Ninh Thuan Province	837 21/8 Street, Do Vinh Ward, Khanh Hoa Province	3,910	11,347.7	Decision No. 2344/QĐ dated 07/08/1999 of Ninh Thuan Provincial People's Committee; LURC No. BH 422371, 16/01/13; Land lease agreement No. 72/KL/HĐ-TĐ, dated 15/01/13; 30-year lease term (1999 to 2029). Land recovery decision No. 286/QĐ-UBND dated 28/08/2014 of Ninh Thuan Province	Production and business land	Land recovered pursuant to the Provincial Decision	Pre-equitization	Hand over land to local authorities according to the recovery decision			
5	Ninh Thuan Branch	Ka Rom Village, Cong Hai Commune, Thuan Bac District, Ninh Thuan Province	Ka Rom Village, Cong Hai Commune, Khanh Hoa Province		3,099	Cadastral survey map of the land area leased to Ninh Thuan Tobacco Raw Material Station for the construction of the Cong Hai tobacco drying kiln cluster by the Ninh Thuan Land Administration Department signed on 25/10/1999; Cadastral survey map of the Cong Hai tobacco drying kiln cluster area dated 18/01/2000; Cadastral map extract at scale 1:1000, current status of the land area used by the Hoa Viet Joint Stock Company Branch in Ninh Thuan, signed by the Ninh Thuan Land Use Rights Registration Office on 22/11/2013. Decision No. 3464/QĐ dated 09/11/1999 of Ninh Thuan Provincial People's Committee; LURC No. P045869 dated 25/01/2000; Land lease agreement No. 44/HĐ-TĐ dated 16/11/1999; Land lease agreement No. 31/HĐ-TĐ dated 10/03/2014. Land recovery decision No. 310/QĐ-UBND dated 18/10/2020 of Ninh Thuan Province.	Production and business land	Land recovered pursuant to the Provincial Decision	Pre-equitization	Hand over land to local authorities according to the recovery decision			
Gia Lai Province (1)				260	7,500								
6	Binh Dinh Branch (dissolved)	Cat Lam 1 Commune, Phu Cat District, Binh Dinh Province	Phu Cat 7 Commune, Gia Lai Province	260	7,500.0	Land lease agreement No. 10-96/HĐ-TĐ dated 23/08/1996 with a term until 06/01/2016. Land recovery decision No. 108/QĐ-UBND dated 14/01/2016 of Binh Dinh Provincial People's Committee	Land for production and business facilities	Land recovered pursuant to the Provincial Decision	Pre-equitization	Hand over land to the local authority according to the land recovery			
II Retained and continued to be used (17)				84,762.48	288,574.82								
Ho Chi Minh City (1)				708.28	7,000.0								
1	Hoa Viet Joint Stock Company	An Ngai Commune, Long Dien District, Ba Ria - Vung	Long Dien Commune, Ho Chi Minh City	708.28	7,000.0	LURC No. AH577914 dated 13/06/2007 and LURC No. AH577915 dated 13/06/2007 (Land use term until October 2043)	Land for perennial crops	In use	Post-equitization	Retained for continued use			
Dong Nai Province (1)				62,768.0	154,213.0								
2	Hoa Viet Joint Stock Company	Quarter 8, Long Binh Ward, Bien Hoa City, Dong Nai Province	Quarter 8, Long Binh Ward, Dong Nai Province	62,768.0	154,213.0	LURC No. T 350670 dated 08/11/2001 (Registration number: LURC No. T00056/QSDĐ/3987/QĐ-CT-UBND); Decision No. 3987/QĐ-CT-UBND dated 08/11/2001 of the People's Committee of Dong Nai Province for the lease of 211,206 m2 of land; Land lease agreement No. 47/HĐ-TĐ dated 12/10/2009 of the Department of Natural Resources and Environment of Dong Nai Province; Decision No. 2836/QĐ-UBND regarding the recovery of 56,993 m2 for lease to Saigon Tobacco Company; Decision No. 123/2004/QĐ-BCN dated 04/11/2004 of the Ministry of Industry, Commerce and Trade.	Land for production and business facilities	In use	Pre-equitization	Retained for continued use			
Khanh Hoa Province (2)				2,775.70	20,781.80								
3	Ninh Thuan Branch	Phu Thanh Village, My Son Commune, Ninh Son District, Ninh Thuan Province	Phu Thanh Village, My Son Commune, Khanh Hoa Province	1,000.4	15,746.00	Cadastral survey extract of the land plot leased to Ninh Thuan Tobacco Material Station for the establishment of a tobacco material cluster dated 14/07/1999; Cadastral map extract at scale 1:2000 of the current status of the land plot used by the Hoa Viet Joint Stock Company Branch in Ninh Thuan as a drying kiln cluster in My Son Commune dated 22/11/2013; Decision No. 2342/QĐ dated 07/08/1999 of the People's Committee of Ninh Thuan Province; Land lease agreement No. 22/HĐ-TĐ dated 12/08/1999; Lease term 10 years (from 2009 to 2019); Land lease agreement No. 32/HĐ-TĐ, dated 10/03/2014, lease term until 08/2019; Receipt of application from the Department of Natural Resources and Environment regarding land use extension procedures dated 06/09/2021; Land lease agreement	Land for production and business facilities	In use	Pre-equitization	Retained for continued use			

No.	Unit Name	Address of land and property facilities		Area of land and property facilities		Document number, date, month, year of allocation, lease, management and use	Purpose of allocation, lease, use	Current use status	Time of formation	Unit's proposed plan	Assets on land	Original cost of Assets (VND)	Remaining value as of 31/12/2025 (VND)
		Old unit address	New administrative unit address	House (m2)	Land (m2)								
1	2	3	4	5	6	7	8	9	10	11	12	13	
4	Ninh Thuan Branch	Phuoc Thiem Village, Phuoc Son Commune, Ninh Phuoc District, Ninh Thuan Province	Phuoc Thiem Village, Phuoc Hau Commune, Khanh Hoa Province	1.775,3	5.035,80	- Cadastal survey extract of the land plot leased to Ninh Thuan Tobacco Material Station for the establishment of a tobacco material purchasing station dated 12/07/1999; - Decision No. 2236/QĐ dated 28/07/1999 of the People's Committee of Ninh Thuan Province; LURC No. DE 283194 dated 09/08/2022; - Land lease agreement No. 73/KL/HĐ-TĐ dated 15/01/2013; - Contract Appendix No. 27/PL-HĐ-TĐ dated 28/07/2022; - Lease term until 07/2029; - Decision No. 2842/QĐ-UBND regarding the recovery of 369.8 m2 of land for expressway construction	Land for production and business facilities	In use	Pre-equitization	Recovery	- Grade 4A office building, 155.55 m2 - Grade 4B staff housing, 155.2 m2 - Grade 4C material warehouse, 105.2 m2 - Grade 3C steel-frame warehouse, 1,296 m2 - Gate and fence, 300m - Restroom, 8.23 m2 - Grade 4B canteen and kitchen (Removated), 54.87 m2		
Gia Lai Province (5)				5.422,32	39.346,00								
5	Gia Lai Branch	Thang Loi Village, Phu Can Commune, Krong Pa District, Gia Lai Province	Thang Loi Village, Phu Tuc Commune, Gia Lai Province	3.265,14	25.880	Land lease agreement No. 91/HĐ-TĐ dated 12/11/2009 with a term until 14/04/2018; Decision No. 628/QĐ-UBND dated 02/12/2008; Decision No. 193/TLVN-QĐ-ĐT dated 25/06/2004 regarding the appointment of a contractor to execute package No. 1 of the investment project for the construction of work items using funds from the investment fund for tobacco material planting and processing	Land for production and business facilities	In use	Pre-equitization	Retained for continued use			
6	Gia Lai Branch	Hung Ha Village, Phu Can Commune, Krong Pa District, Gia Lai Province	Hung Ha Village, Phu Tuc Commune, Gia Lai Province	1.898,9	4.532	Land lease agreement No. 92/HĐ-TĐ dated 12/11/2009 with a term until 27/10/2034; Decision No. 357/QĐ-UB of the People's Committee of Gia Lai Province dated 27/10/2004; Construction Permit No. 39/GP-XD dated 22/04/2005	Land for production and business facilities	In use	Pre-equitization	Retained for continued use			
7	Gia Lai Branch	Point 10, Uar Commune, Krong Pa District, Gia Lai Province	Point 10, Uar Commune, Gia Lai Province	60,0	4.444,00	LURC No. BA451200 dated 06/07/2010, Land use term until 11/2050	400 m2 of residential land and 4.044 m2	In use	Post-equitization	Retained for continued use			
8	Gia Lai Branch	National Highway 25, Cau Doi Village, Chu R Cam Commune, Krong Pa District, Gia Lai Province	National Highway 25, Cau Doi Village, Ia Rrai Commune, Gia Lai Province	8,28	4.182,00	LURC No. BA451198 dated 06/07/2010, Land use term until 10/2051	600 m2 of residential land and 3.582 m2 of agricultural land	In use	Post-equitization	Retained for continued use			
9	Gia Lai Branch	Vo Thi Sau alley, Khang Town - Khang District, Gia Lai Province	Vo Thi Sau alley, Khang Commune, Gia Lai Province	190,00	308,00	LURC No. BL610741 and No. BL610742 dated 29/11/2012, Land use term until 27/12/2060	Land for production and business facilities	In use	Post-equitization	Retained for continued use			
Tay Ninh Province (5)				10.570,62	45.344,00								
10	Tay Ninh Branch	Quarter 4, Chau Thanh Town, Chau Thanh District, Tay Ninh Province	Quarter 4, Chau Thanh Commune, Tay Ninh Province	1.453,48	6.960	Cadastal map extract of the land plot No. 440 SD-ĐC dated 19/12/2006; Decision No. 197/QĐ-UBND dated 14/05/2007 of the Chairman of the People's Committee of Tay Ninh Province; Land lease agreement No. 24/05/HĐ-TĐ dated 25/12/2007	Land for production and business facilities	In use	Pre-equitization	Retained for continued use			
11	Tay Ninh Branch	Thuan Tay Village, Loi Thuan Commune, Ben Cau District, Tay Ninh Province	Group 12, Thuan Tay Village, Ben Cau Commune, Tay Ninh Province	917,5	4.410,00	Cadastal map extract of the land plot No. 01 SD-ĐC established on 16/12/2006; Decision No. 121/QĐ-UBND dated 23/03/2007 of the Chairman of the People's Committee of Tay Ninh Province; LURC No. ABE14519 dated 29/01/2008; Land lease agreement No. 17/05/HĐ-TĐ dated 02/05/2007	Land for production and business facilities	In use	Pre-equitization	Retained for continued use			
12	Tay Ninh Branch	Tan Lap Village, Tien Thuan Commune, Ben Cau District, Tay Ninh Province	Tan Lap Village, Ben Cau Commune, Tay Ninh Province	2769,68	11.010,00	Cadastal map extract of the land plot No. 13 SD-ĐC dated 19/12/2006; Decision No. 431/QĐ-UBND dated 07/06/2007; Land lease agreement No. 27/07/HĐ-TĐ dated 25/07/2007	Land for production and business facilities	In use	Pre-equitization	Retained for continued use			
13	Tay Ninh Branch	Sa Nghe Village, Hao Duc Commune, Chau Thanh District, Tay Ninh Province	An Loc Village, Hao Duc Commune, Tay Ninh Province	2.788,48	9.229,00	Cadastal map extract of the land plot No. 436 SD-ĐC dated 19/12/2006; Decision No. 181/QĐ-UBND dated 14/05/2007; Land lease agreement No. 21/07/HĐ-TĐ dated 25/07/2007	Land for production and business facilities	In use	Pre-equitization	Retained for continued use			
14	Tay Ninh Branch	Suoi Ong Dinh Village, Tra Vong Commune, Tan Bien District, Tay Ninh Province	Suoi Ong Dinh Village, Tra Vong Commune, Tay Ninh Province	2.641,48	13.735,00	Cadastal map extract of the land plot No. 442 SD-ĐC dated 09/04/2007; Decision No. 185/QĐ-UBND dated 14/05/2007; Land lease agreement No. 22/07/HĐ-TĐ dated 25/07/2007	Land for production and business facilities	In use	Pre-equitization	Retained for continued use			
Dak Lak Province (3)				2.517,48	21.896,02								
15	Dak Lak Branch (dissolved)	60B Le Thanh Ton, Ward 1, Tuy Hoa City, Phu Yen Province	60B Le Thanh Ton, Tuy Hoa Ward, Dak Lak Province	445,8	149,02	LURC No. T00039QSDĐ/243-2004-QĐ-UBND dated 22/04/2004 (recovered for issuance of new certificate); Application for house sale and purchase dated 20/04/1989	Land for production and business facilities	In use	Land purchased Pre-equitization, structures on land post-equitization	Retained for continued use			
16	Dak Lak Branch (dissolved)	Khue Ngoc Dien Commune, Krong Bong District, Dak Lak Province	Krong Bong Commune, Dak Lak Province	1.356,68	10.424,00	LURC No. 378797 dated 05/07/2016; Decision No. 2373/QĐ-UBND dated 01/09/2015; Land lease agreement No. 80/HĐ-TĐ dated 31/12/2015; Appendix to land lease agreement No. 109/PL-HĐ-TĐ dated 19/05/2016	Land for production and business facilities	In use	Pre-equitization	Retained for continued use			
17	Dak Lak Branch (dissolved)	Hoa Tan Commune, Krong Bong District, Dak Lak Province	Krong Bong Commune, Dak Lak Province	715	11.317,00	Appendix to land lease agreement No. 133/PL-HĐ-TĐ dated 31/05/2021; Decision No. 2373/QĐ-UBND dated 01/09/2015 of the Dak Lak Provincial People's Committee; Land lease agreement No. 80/HĐ-TĐ dated 31/12/2015; LURC No. CD 378776 dated 05/07/2016	Land for production and business facilities	In use	Pre-equitization	Retained for continued use			
III To be recovered (36)				25.754,63	588.906,09	Appendix to land lease agreement No. 109/PL-HĐ-TĐ dated 19/05/2016; Appendix to land lease agreement No. 133/PL-HĐ-TĐ dated 31/05/2021						17.195.032.199	57.050.374
Dong Nai Province (5)				2.635,00	48.179,4							1.516.225.103	4.260.660
1	Dong Nai Branch (dissolved)	941 National Highway 1, Xuan Hoa Ward, Long Khanh Town, Dong Nai Province	941 National Highway 1, Long Khanh Ward, Dong Nai Province	667	21.837,6	Decision No. 3438/QĐ-UBND dated 03/10/2005 of the Dong Nai Provincial People's Committee; LURC No. AD427695 dated 05/12/2005; Land lease agreement No. 62/HĐ-TĐ dated 14/01/2005; Cadastal map extract of the land plot No. 2337/TĐĐĐ dated 04/08/2005	Land for production and business facilities	Surplus	Pre-equitization	Recovery	- Corrugated metal roof, steel-frame, brick wall, 360 m2 - 2-story building, corrugated metal roof, wooden purlins, brick wall, 184 m2 - Station office building, 110 m2 - Parking shed, 55 m2 - Office building, 96 m2	230.400.000	
2	Dong Nai Branch (dissolved)	Xuan Hung Commune, Xuan Loc District, Dong Nai Province	Dau Giay Commune, Dong Nai Province	716	5.034,0	Decision No. 1336/QĐ-UBND dated 05/04/2004 of the Dong Nai Provincial People's Committee; LURC No. AB 009919 dated 05/04/2005 to 31/12/2051; Land lease agreement No. 21/HĐ-TĐ dated 13/05/2005 of the Dong Nai Department of Natural Resources and Environment	Land for production and business facilities	Surplus	Pre-equitization	Recovery	- 04 brick drying kilns 5m x 6m, 120 m2 - Steel-frame warehouse, 20m x 8m, 140 m2 - 06 brick drying kilns 5m x 6m, 180 m2 - Steel-frame shed, 160 m2 - Office building, 96 m2	514.153.103	4.260.660

No.	Unit Name	Address of land and property facilities		Area of land and property facilities		Document number, date, month, year of allocation, lease, management and use	Purpose of allocation, lease, use	Current use status	Time of formation	Unit's proposed plan	Assets on land	Original cost of Assets (VND)	Remaining value as of 31/12/2025 (VND)
		Old unit address	New administrative unit address	House (m2)	Land (m2)								
1	2	3	4	5	6	7	8	9	10	11	12	13	
3	Dong Nai Branch (dissolved)	Xuan Tay Commune, Cam My District, Dong Nai Province	Xuan Dong Commune, Dong Nai Province	320	4.800,0	LURC No. 446/GCN/RD dated 14/01/1995 to 31/12/2051	Land for production and business facilities	Surplus	Pre-equitization	Recovery	- Raw material warehouse (10m x 16m), 160 m2 - Warehouse-residence, 20m x 8m, 160 m2	261.768.000	
4	Dong Nai Branch (dissolved)	Tan Phu Town, Tan Phu District, Dong Nai Province	Tan Phu Commune, Dong Nai Province	572	13.983,6	Cadastral map extract of the land plot No. 191/BD-DC dated 17/05/2000; No land lease agreement, no land ownership certificate. Extract and plot survey No. 1279/2023 dated 29/09/2023;	Land for production and business facilities	Surplus	Pre-equitization	Recovery	- Raw material warehouse (36m x 12m), 432 m2 - Residential and office area, 140 m2	387.504.000	
5	Dong Nai Branch (dissolved)	Song Thao Commune, Thong Nhat District, Dong Nai Province	Bau Ham Commune, Dong Nai Province	360	2.524,2	Decision No. 1542/QĐ-UBT dated 01/11/1986 of the Dong Nai Provincial People's Committee (Land use term: Not specified); Cadastral map extract of the land plot No. 5363/TĐBĐ dated 05/10/2004.	Land for production and business facilities	Surplus	Pre-equitization	Recovery	- Raw material warehouse (10m x 36m), 360 m2	122.400.000	
Khanh Hoa Province (7)				1.998,70	35.728,7							1.138.617.391	19.711.363
6	Ninh Thuan Branch	Dac Nhon Hamlet, Nhon Son Commune, Ninh Son District, Ninh Thuan Province	Dac Nhon Hamlet, Do Vinh Ward, Khanh Hoa Province	60	1.812,0	Cadastral survey map of the land plot leased by Ninh Thuan Tobacco Raw Material Station for the construction of Cong Hai tobacco drying kiln cluster, signed by the Ninh Thuan Land Administration Department on 25/10/1999; Land location map dated 22/12/2000; Land plot survey map dated 31/12/2002; Cadastral map extract at a scale of 1:1000, current status of the land plot used by the Hoa Viet Joint Stock Company Branch in Ninh Thuan, signed by the Ninh Thuan Land Use Rights Registration Office on 22/11/2013. Decision No. 119/QĐ dated 09/01/2001; Decision No. 41/QĐ dated 08/01/2003 of the Ninh Thuan Provincial People's Committee; LURC No. S615914 dated 08/01/2003; Land lease agreement No. 01/HD-TĐ dated 22/01/2001; Land lease agreement No. 34/HD-TĐ dated 10/03/2014.	Land for production and business facilities	Surplus	Pre-equitization	Recovery	- Temporary office building (6m x 10m), 60 m2	24.000.000	
7	Ninh Thuan Branch	Lien Son Hamlet, Phuoc Vinh Commune, Ninh Thuan District, Ninh Thuan Province	Lien Son Hamlet, Phuoc Hau Commune, Khanh Hoa Province	478,3	2.942,7	Cadastral map extract of the land plot leased by Ninh Thuan Tobacco Raw Material Station for the construction of tobacco drying kilns dated 22/11/1999; Cadastral map extract of land plot No. 200 (revised) dated 20/04/2001; Cadastral map extract of the land plot dated 22/11/2013; Decision No. 3702/QĐ dated 30/11/1999 of the Ninh Thuan Provincial People's Committee; LURC No. Q268628 dated 30/05/2001; Land lease agreement No. 90/HD-TĐ dated 23/10/2000 & Land lease agreement No. 33/HD-TĐ dated 22/01/2001.	Land for production and business facilities	Surplus	Pre-equitization	Recovery	- Steel-frame shed, 160 m2 - Steel-frame warehouse, 160 m2 - Restroom, 8.3 m2 - 05 brick drying kilns 5m x 6m, 150 m2	266.896.222	
8	Ninh Thuan Branch	Nha Huoi Hamlet, My Son Commune, Ninh Son District, Ninh Thuan Province	Nha Hui Hamlet, My Son Commune, Khanh Hoa Province	409,6	2.350,0	Survey diagram of the land plot location managed and used by the Ninh Thuan Tobacco Raw Material Station dated 16/08/1996; Cadastral survey map of the land plot leased by the Ninh Thuan Tobacco Raw Material Station for the construction of the Nha Huoi tobacco drying kiln cluster, signed by the Ninh Thuan Land Administration Department on 08/01/1998; Cadastral survey map of the land plot leased by the Ninh Thuan Tobacco Raw Material Station for the Tobacco Raw Material Purchasing Station dated 12/07/1999; Cadastral map extract at a scale of 1:1000, current status of the land plot used by the Hoa Viet Joint Stock Company Branch in Ninh Thuan as the My Son drying kiln cluster, signed by the Ninh Thuan Land Use Rights Registration Office on 22/11/2013. Decision No. 188/QĐ-KT dated 21/01/1998 of the Ninh Thuan Provincial People's Committee; Decision No. 2237/QĐ dated 28/07/1999; LURC No. P045873 dated 25/01/2000 (recovered for re-issuance); Receipt of application and appointment for result return of the Provincial Public Administration Center dated 06/09/2021; Land lease agreement No. 43/HD-TĐ dated 22/06/1998; Land lease agreement No. 03/HD-TĐ dated 22/01/2001.	Land for production and business facilities	Surplus	Pre-equitization	Recovery	- Steel-frame shed 6m x 15m, 90 m2 - Steel-frame warehouse, 160 m2 - Dining room and kitchen, 39.6 m2 - Fence and gate, 195 m2 - 04 brick drying kilns 5m x 6m, 120 m2	239.994.482	
9	Ninh Thuan Branch	Ka Rom Hamlet, Cong Hai Commune, Thuan Bac District, Ninh Thuan Province	Ka Rom Hamlet, Cong Hai Commune, Khanh Hoa Province	474,8	2.811,0	Cadastral survey extract of the land plot leased to the Ninh Thuan Tobacco Material Station for the construction of the Cong Hai tobacco drying kiln cluster, signed by the Ninh Thuan Department of Land Administration on 26/12/2000; Cadastral map extract at a scale of 1:1000, current status of the land plot used by the Hoa Viet Joint Stock Company Branch in Ninh Thuan, signed by the Ninh Thuan Land Use Rights Registration Office on 22/11/2013. Decision No. 123/QĐ dated 09/01/2001 of the Ninh Thuan Provincial People's Committee; Land lease agreement No. 03/HD-TĐ dated 22/01/2001; Land lease agreement No. 03/HD-TĐ dated 22/01/2001.	Production and business land	Surplus	Pre-equitization	Recovery	- Steel-frame shed, 160 m2 - Office building, 115.2 m2 - Canton and kitchen, 39.6 m2 - Fence and gate, 155 m - Gate and barbed wire fence, 227.3 m	247.689.827	19.711.363
10	Ninh Thuan Branch	Tra Giang 2 Village, Luong Son Commune, Ninh Son District, Ninh Thuan Province	Tra Giang 2 Village, Lam Son Commune, Khanh Hoa Province	336	17.071,0	Location map of the land plot leased to the Ninh Thuan Tobacco Material Station for continued use as a tobacco drying kiln in Lam Son Commune dated 26/12/2000; Cadastral survey extract of the land plot, Tra Giang 2 Village location, Luong Son Commune, Ninh Son District dated 31/12/2002; Cadastral map extract at a scale of 1:2000, current status of the land plot used by the Hoa Viet Joint Stock Company Branch in Ninh Thuan as a drying kiln cluster dated 22/11/2013; Decision No. 122/QĐ dated 09/01/2001 and Decision No. 40/QĐ dated 08/01/2003 of the Ninh Thuan Provincial People's Committee; LURC No. S615915 dated 08/01/2003; Land lease agreement No. 02/HD-TĐ dated 22/01/2001.	Production and business land	Surplus	Pre-equitization	Recovery	- Wooden-frame sorting shed, 176 m2 - Steel-frame shed, 160 m2	149.902.852	
11	Ninh Thuan Branch	Ninh Binh Village, Tan Son Town, Ninh Son District, Ninh Thuan Province	Ninh Binh Village, Ninh Son Commune, Khanh Hoa Province	240	7.167,0	Cadastral survey extract of the land plot leased to the Ninh Thuan Tobacco Material Station for the construction of the Ninh Binh tobacco drying kiln cluster dated 08/01/1998; Cadastral survey extract of the Ninh Binh tobacco drying kiln cluster land plot dated 18/01/2000; Decision No. 187/QĐ-KT dated 21/01/1998; LURC No. P045872 dated 25/01/2000; Land lease agreement No. 42/HD-TĐ dated 22/06/1998.	Production and business land	Surplus	Pre-equitization	Recovery	- Fence and gate, 370 m2 - 08 brick drying kilns 5x6m, 240 m2	210.074.008	
12	Khanh Hoa Branch (dissolved)	Tan Khanh 2, Ninh Sim Commune, Ninh Hoa District, Khanh Hoa Province	Tan Khanh Village, Tay Ninh Hoa Commune, Khanh Hoa Province		1.567,0	* Decision No. 517/QĐ-UB dated 16/02/2005 of the Khanh Hoa Provincial People's Committee regarding the permission for the Phu Yen Tobacco Material Station to change the land use purpose for office and warehouse construction (attached location map of land plot No. 366, 381, map sheet No. 12, Ninh Sim Commune, Ninh Hoa). + Land Use Rights Certificate (land plot No. 366, map sheet No. 12, Tan Khanh 2 Village, Ninh Sim Commune, Ninh Hoa, Khanh Hoa Province. No. AD 802/516 dated 22/12/2005 + Land Use Rights Certificate (land plot No. 47, map sheet No. 12, Tan Khanh 2 Village, Ninh Sim Commune, Ninh Hoa, Khanh Hoa Province. No. AD 802/517	Production and business land	Surplus	Pre-equitization	Recovery	- Assets attached to the land have been liquidated according to contract No. 01/HD2014-MBTS dated 02/07/2014		

No.	Unit Name	Address of land and property facilities		Area of land and property facilities		Document number, date, month, year of allocation, lease, management and use	Purpose of allocation, lease, use	Current use status	Time of formation	Unit's proposed plan	Assets on land	Original cost of Assets (VND)	Remaining value as of 31/12/2025 (VND)
		Old unit address	New administrative unit address	House (m ²)	Land (m ²)								
1	2	3		4	5	6	7	8	9	10	11	12	13
Tay Ninh Province (9)				9,860.4	77,209.4							7,996,228,937	1,422,566
13	Tay Ninh Branch	Truong Cua Hamlet, Truong Hoa Commune, Hoa Thanh District, Tay Ninh Province	Truong Cua Hamlet, Long Hoa Ward, Tay Ninh Province	1,773.48	9,954.0	Cadastral survey extract of the land plot No. 14/SD-DC dated 08/05/2007; Decision No. 189/QĐ-UBND dated 14/05/2007, Land lease agreement No. 03/07 HD-TĐ dated 09/07/2007 (01/07/2005 → 01/07/2055).	Production and business land	Surplus	Pre-equitization	Recovery	- Office building 16m x 7.2m, 115.2 m ² - Warehouse and sorting facility 30m x 15m, 450 m ² - 40 brick drying kilns 5x6m, 1,200 m ² - Restroom, 8.23 m ² - Fence and gate, 393m	1,567,191,151	
14	Tay Ninh Branch	Roc Hamlet, Thinh Duc Commune, Go Dau District, Tay Ninh Province	Roc Hamlet, Thinh Duc Commune, Tay Ninh Province	1,633.48	10,045.1	Cadastral survey extract of the land plot No. 06 SD-DC dated 08/12/2007; Decision No. 127/QĐ-UBND dated 23/03/2007 of the Tay Ninh Provincial People's Committee; Land lease agreement No. 15/05/HĐ-TĐ dated 02/05/2007 (01/07/2005 → 01/07/2055)	Production and business land	Surplus	Pre-equitization	Recovery	- Office building 16m x 7.2m, 115.2 m ² - Steel-frame shed 8m x 20m, 160 m ² - Warehouse and sorting facility 30m x 15m, 450 m ² - 04 brick drying kilns 5x6m, 120 m ² - 26 brick drying kilns 5x6m, 780 m ² - Restroom, 8.23 m ² - Barbed wire fence, 395m	1,240,919,200	
15	Tay Ninh Branch	Binh Phu Hamlet, Binh Thanh Commune, Trang Bang District, Tay Ninh Province	Binh Phu Hamlet, Phuoc Chi Commune, Tay Ninh Province	826.48	9,273.0	Cadastral survey extract of the land plot No. 527 SD-TL dated 23/11/2006; Decision No. 193/QĐ-UBND dated 14/05/2007 of the Tay Ninh Provincial People's Committee; Land lease agreement No. 23/07/HĐ-TĐ dated 25/07/2007 (01/07/2005 → 01/07/2055)	Production and business land	Surplus	Pre-equitization	Recovery	- Steel-frame shed 8m x 20m, 160 m ² - Warehouse and sorting facility 30m x 15m, 450 m ² - Internal road, 476m - Steel-frame coal storage, 93 m ² - Restroom, 8.23 m ² - Fence and gate, 397m	531,544,550	
16	Tay Ninh Branch	Go Ngai Hamlet, Phuoc Lam Commune, Trang Bang District, Tay Ninh Province	Go Ngai Hamlet, Phuoc Chi Commune, Tay Ninh Province	913.48	4,113.2	Cadastral survey extract of the land plot No. 441 SD-TL dated 09/04/2007; Decision No. 187/QĐ-UBND dated 14/05/2007 of the Tay Ninh Provincial People's Committee; Land lease agreement No. 05/06 HD-TĐ dated 02/06/2007 (01/07/2005 → 01/07/2055)	Production and business land	Surplus	Pre-equitization	Recovery	- Office building 16m x 7.2m, 115.2 m ² - Warehouse and sorting facility 30m x 15m, 450 m ² - Steel-frame double warehouse 20m x 17m, 340 m ² - Restroom, 8.28 m ² - Gate and barbed wire fence, 260 m	527,555,607	
17	Tay Ninh Branch	Loc An Hamlet, Loc Hung Commune, Trang Bang District, Tay Ninh Province	Loc An Quarter, An Tinh Ward, Tay Ninh Province	1,333.48	7,840.9	Cadastral survey extract of the land plot No. 439 SD-DC dated 19/12/2006; Decision No. 195/QĐ-UBND dated 14/05/2007 of the Tay Ninh Provincial People's Committee; Land lease agreement No. 24/07/HĐ-TĐ dated 25/07/2007 (01/07/2005 → 01/07/2055)	Production and business land	Surplus	Pre-equitization	Recovery	- 04 brick drying kilns 5x6m, 120 m ² - Office building (16m x 7.2m), 115.2 m ² - Steel-frame shed (8m x 20m), 160 m ² - Warehouse and sorting facility (15m x 30m), 450 m ² - 16 brick drying kilns 5x6m, 480 m ² - Restroom, 8.23 m ² - Fence and gate, 361 m	1,002,120,318	
18	Tay Ninh Branch	Tan Trung Hamlet, Tan Binh Commune, Tay Ninh City, Tay Ninh Province	Tan Trung Hamlet, Binh Minh Ward, Tay Ninh Province	520	5,923.1	Cadastral survey extract of the land plot No. 15 SD-DC dated 08/05/2007; Decision No. 433/QĐ-UBND dated 07/06/2007 of the Tay Ninh Provincial People's Committee; Land lease agreement No. 25/07/HĐ-TĐ dated 25/07/2007 (01/07/2005 → 01/07/2055)	Production and business land	Surplus	Pre-equitization	Recovery	- Shed and temporary warehouse 18m x 20m, 340 m ² - 06 brick drying kilns 5x6m, 180 m ²	314,107,012	1,422,566
19	Tay Ninh Branch	Go Noi Hamlet, Ninh Dien Commune, Chau Thanh District, Tay Ninh Province	Go Noi Hamlet, Ninh Dien Commune, Tay Ninh Province	1,386.48	10,332.9	Cadastral survey extract map of the land plot dated 09/04/2007; Decision No. 183/QĐ-UBND dated 14/05/2007 of the People's Committee of Tay Ninh Province; Land lease agreement No. 06/07/HĐ-TĐ dated 09/07/2007 (01/07/2005 → 01/07/2055)	Production and business land	Surplus	Pre-equitization	Recovery	- Office building (16m x 7.2m), 115.2 m ² - Warehouse and sorting facility (30m x 15m), 450 m ² - Steel-frame coal storage (15m x 6.2m), 93 m ² - 24 brick drying kilns 5x6, 720 m ² - Fence and gate, 444 m - Restroom, 8.23 m ²	1,142,669,520	
20	Tay Ninh Branch	Cam Long Hamlet, Cam Giang Commune, Go Dau District, Tay Ninh Province	Cam Long Hamlet, Thanh Duc Commune, Tay Ninh Province		8,370.2	+ Decision No. 124/QĐ-UBND dated 23/03/2007 of the People's Committee of Tay Ninh Province regarding the recovery of 8,370.2 m ² of land in Cam Giang, Go Dau District, Tay Ninh Province from Tay Ninh NLTL Station 1. + Decision No. 125/QĐ-UBND dated 23/03/2007 of the People's Committee of Tay Ninh Province regarding leasing 8,370.2 m ² to the Branch of Hoa Viet Tay Ninh Joint Stock Company for the construction of an office building and tobacco drying kilns. + Land lease agreement No. 18/5 HD-TĐ dated 02/03/2007. + Cadastral survey extract map of the land plot No. 01/SD-DC. + Land Use Rights Certificate (LURC) No. AH 314391 dated 05/06/2008.	Production and business land	Surplus	Pre-equitization	Recovery	- Assets attached to land liquidated per contract No. 02/HĐ2013-MBTs dated 29/10/2013		
21	Long An Branch (Dissolution)	Hoa Hiep Hamlet, An Ninh Dong Commune - Duc Hoa District, Long An Province	Hoa Hiep Hamlet, An Ninh Commune, Tay Ninh Province	1,473.48	11,357.0	Cadastral survey extract map of the land plot No. 05 established and signed on 15/07/1995; Decision No. 4991/QĐ-UBND dated 05/09/1995, Decision No. 5133/QĐ-UBND dated 04/10/1995 of the People's Committee of Long An Province; Land lease agreement No. 06/HĐ-TĐ dated 24/10/1995;	Production and business land	Surplus	Pre-equitization	Recovery	- Office building (7.2m x 16m), 115.2 m ² - Warehouse and sorting facility (30m x 15m), 450 m ² - 14 brick drying kilns 5x6, 420 m ² - 06 brick drying kilns 5x6, 180 m ² - 10 brick drying kilns 5x6, 300 m ² - Restroom (3.6 x 2.3)m, 8.28 m ²	1,670,121,579	

No.	Unit Name	Address of land and property facilities		Area of land and property facilities		Document number, date, month, year of allocation, lease, management and use	Purpose of allocation, lease, use	Current use status	Time of formation	Unit's proposed plan	Assets on land	Original cost of Assets (VND)	Remaining value as of 31/12/2025 (VND)
		Old unit address	New administrative unit address	House (m2)	Land (m2)								
1	2	3		4	5	6	7	8	9	10	11	12	13
An Giang Province (2)				1,976.76	22,382.9							1,557,869,611	11,692,836
22	An Giang Branch (Dissolution)	Po Thy Hamlet, An Cu Commune, Tinh Bien District, An Giang Province	Po Thy Hamlet, An Cu Commune, An Giang Province	998.48	10,562.1	Land Use Rights Certificate (LURC) No. BK065553 dated 08/01/2013; Land lease agreement No. 74/HĐTD dated 06/11/2012 (08/01/2013 -> 24/06/2053)	Production and business land	Surplus	Pre-equitization	Recovery	- Steel-frame warehouse (8m x 20m), 160 m2 - Team office building 16m x 7.2m, 115.2 m2 - 18 brick drying kilns 5x6, 540 m2 - Team restroom 3.6m x 2.3m, 8.23 m2 - Fence and gate, 467 m - Sorting shed, 90 m2	842,340,602	5,700,071
23	An Giang Branch (Dissolution)	Soi Chek Hamlet, An Cu Commune, Tinh Bien District, An Giang Province	Soi Chek Hamlet, An Cu Commune, An Giang Province	978.28	11,820.8	Land Use Rights Certificate (LURC) No. BK065554 dated 08/01/2013; Land lease agreement No. 74/HĐTD dated 06/11/2012 (08/01/2013 -> 24/06/2053)	Production and business land	Surplus	Pre-equitization	Recovery	- Warehouse and sorting facility 30m x 15m, 450 m2 - Steel-frame warehouse 20m x 8m, 160 m2 - 12 brick drying kilns 5x6, 360 m2 - Team restroom 3.6m x 2.3m, 8.23 m2 - Fence and gate, 467 m	715,529,009	5,992,765
Dak Lak Province (5)				1,990.29	25,396.60							1,501,492,061	4,528,067
24	Dak Lak Branch (Dissolution)	Hoa Phong Commune, Krong Bong District, Dak Lak Province	Cu Pui Commune, Dak Lak Province	571.28	7,790.0	Decision No. 233/QĐ-UBND dated 01/09/2015 of the People's Committee of Dak Lak Province; Land lease agreement No. 80/HĐTD dated 31/12/2015 (Land use term: 05/11/2052); Land Use Rights Certificate (LURC) No. 378799 dated 05/07/2016; Appendix to land lease agreement No. 109/PL-HĐTD dated 19/05/2016; Appendix to land lease agreement No. 113/PL-HĐTD dated 31/05/2021	Production and business land	Surplus	Pre-equitization	Recovery	- Steel-frame shed, 160 m2 - Steel-frame double warehouse 20x17m, 340 m2 - Steel-frame shed, 160 m2 - Restroom, 8.23 m2	497,434,698	2,862,518
25	Dak Lak Branch (Dissolution)	Hoa Le Commune, Krong Bong District, Dak Lak Province	Krong Bong Commune, Dak Lak Province	668.28	11,355.0	Decision No. 2373/QĐ-UBND dated 01/09/2015 of the People's Committee of Dak Lak Province; Land lease agreement No. 80/HĐTD dated 31/12/2015 (Land use term: 05/11/2052); Appendix to land lease agreement No. 109/PL-HĐTD dated 19/05/2016; Land Use Rights Certificate (LURC) No. 378800 dated 05/07/2016	Production and business land	Surplus	Pre-equitization	Recovery	- Steel-frame shed, 160 m2 - Steel-frame double warehouse 20x17m, 340 m2 - Steel-frame shed, 63 m2 - Restroom, 8.23 m2	598,350,345	1,665,549
26	Phu Yen Branch (Dissolution)	24/3 Street, Cung Son Town, Son Hoa District, Phu Yen Province	Son Hoa Commune, Dak Lak Province	313.5	595.6	No land lease Decision/Agreement yet; Notice of agricultural land use tax and land tax payment from the Tax Department of Tuy Hoa City; Land tax declaration; Receipt of house and land tax payment.	Production and business land	Surplus	Pre-equitization	Recovery	- Office building, 115.2 m2 - Steel-frame warehouse, 160 m2 - Restroom, 8.23 m2	187,568,080	
27	Phu Yen Branch (Dissolution)	My Binh Village, Son Thanh Dong Commune, Tuy Hoa District, Phu Yen Province	My Binh Village, Tuy Hoa Commune, Dak Lak Province		1,624.0	Land use rights transfer agreement dated 10/10/2002 and land plot location diagram; Land Use Rights Certificate (LURC) No. 00168/2 QSDĐ dated 11/03/2003 signed by the Chairman of Tuy Hoa District People's Committee; Assets transfer agreement No. 04/HĐTD2014-METS dated 10/11/2014	Production and business land	Surplus	Pre-equitization	Recovery	- Assets attached to land liquidated per contract No. 04/HĐTD2014-METS dated 10/11/2014		
28	Phu Yen Branch (Dissolution)	Ngan Dien Village, Son Ha Commune, Son Hoa District, Phu Yen Province	Son Hoa Commune, Dak Lak Province	437.23	4,032.0	No land lease Decision/Agreement yet; Notice of agricultural land use tax and land tax payment from the Tax Department of Tuy Hoa City; Land tax declaration; Receipt of house and land tax payment.	Production and business land	Surplus	Pre-equitization	Recovery	- Old office building, 154 m2 - Office building, 115.2 m2 - Steel-frame warehouse, 160 m2 - Restroom, 8.23 m2	218,138,938	
Ho Chi Minh City (1)				445.10	5,550.0							317,700,067	
29	Dong Nai Branch (Dissolution)	Da Bac Commune, Chau Duc District, Ba Ria - Vung Tau Province	Nghia Thanh Commune, Ho Chi Minh City	445.1	5,550.0	Land use rights transfer certificate dated 31/08/1995.	Production and business land	Surplus	Pre-equitization	Recovery	- Warehouse-residence (8m x 20m), 160 m2 - Prefabricated warehouse (8m x 20m), 160 m2 - 03 drying kilns, 5m x 6m, 6-ton capacity, 2 furnace chambers, 90 m2 - Office building (4.5m x 7.8m), 35.1 m2 - Fence and gate, 297 m	317,700,067	
Lam Dong Province (4)				4,604.64	358,745.0							1,996,998,671	
30	Binh Thuan Branch (dissolved)	Ang Lang Village - Hong Son Commune, Ham Thuan Bac District, Binh Thuan Province	Bang Lang Village, Hong Son Commune, Lam Dong Province	776.8	150,000.0	Decision No. 132/QĐ-TH dated 23/02/1983 of the People's Committee of Thuan Hai Province regarding land allocation to the Tobacco Union II for building a tobacco nursery in Hong Son Commune, Ham Thuan Bac (150,000 m2); Cadastral survey extract established by the Land Use Rights Registration Office of Binh Thuan Province on 30/10/2007 (175,257 m2).	Production and business land	Surplus	Pre-equitization	Recovery	- Warehouse No. 1 - 15.4m x 22.5m, 346.5 m2 - Office building, 162 m2 - Warehouse No. 1 - 15.4m x 22.5m, 260 m2 - Restroom, 8.3 m2	347,591,920	
31	Binh Thuan Branch (dissolved)	Suoi Da Village, Hong Son Commune, Ham Thuan Bac District, Binh Thuan Province	Suoi Da Village, Hong Son Commune, Lam Dong Province	870	189,601.0	Cadastral survey extract established by the Land Use Rights Registration Office of Binh Thuan Province on 30/10/2007; Decision No. 251/QĐ-UBND dated 28/07/1990 of the People's Committee of Ham Thuan Bac District regarding land allocation.	Production and business land	Surplus	Pre-equitization	Recovery	- Warehouse-sorting facility (30m x 15m), 450 m2 - Temporary office building (6m x 15m), 90 m2 - 11 brick drying kilns, 5m x 6m, 330 m2	427,538,385	
32	Binh Thuan Branch (dissolved)	Vinh Hai Village, Vinh Hao Commune, Tuy Phong District, Binh Thuan Province	Vinh Hai Village, Vinh Hao Commune, Lam Dong Province	2,863.6	18,307.3	Cadastral survey extract established by the Land Use Rights Registration Office of Binh Thuan Province on 29/10/2007 (34,535.0 m2); This land and property facility does not yet have a land lease agreement or a land ownership certificate; Decision No. 2509/QĐ-UBND dated 30/07/2014 of the People's Committee of Binh Thuan Province regarding the recovery of 16,227.7 m2 for the construction of Vinh Hao Kindergarten	Production and business land	Surplus	Pre-equitization	Recovery	- Office building (7m x 16m), 112 m2 - Material storage warehouse (8m x 20m), 160 m2 - Staff residence No. 2 (8m x 20m), 160 m2 - Fence, 747 m	1,203,020,366	
33	Duc Trong Experimental Station (dissolved)	Hiep Thanh Commune, Duc Trong District, Lam Dong Province	Hiep Thanh Commune, Lam Dong Province	94.24	836.7	Current status survey map of land plot No. 460, map sheet No. 20 (305 569-6) in 2023 in Hiep Thanh Commune, Duc Trong District, Lam Dong Province, issued by the Land Registration Office of Lam Dong Province	Production and business land	Surplus	Pre-equitization	Recovery	- Warehouse keeper residence No. 1 (6.2m x 15.2m), 94.2 m2	18,848,000	
Gia Lai Province (3)				2,243.98	15,722.0							1,079,900,358	15,434,882

No.	Unit Name	Address of land and property facilities		Area of land and property facilities		Document number, date, month, year of allocation, lease, management and use	Purpose of allocation, lease, use	Current use status	Time of formation	Unit's proposed plan	Assets on land	Original cost of Assets (VND)	Remaining value as of 31/12/2025 (VND)
		Old unit address	New administrative unit address	House (m2)	Land (m2)								
34	Gia Lai Branch	Quarter 9, Phu Tuc Town, Krong Pa District, Gia Lai Province	Residential Group 9, Phu Tuc Commune, Gia Lai Province	955,48	2.950,0	Land lease agreement No. 93/HĐTD dated 12/11/2009; Decision No. 628/QĐ-UBND dated 02/12/2008 regarding the adjustment of the lessee for the Gia Lai Branch of Hoa Viet Joint Stock Company to lease land for the construction of an office building, warehouse, camp, and tobacco raw material drying kiln; Construction Permit No. 38/GP-XD dated 22/04/2005.	Production and business land	Surplus	Pre-quitization	Recovery	- Steel-frame shed No. 1, 160 m2 - Steel-frame warehouse, 160 m2 - Steel-frame warehouse, 160 m2 - Office building, 147.2 m2 - Steel-frame shed No. 2, 160 m2 - Restroom, 8.3 m2	443.425.413	15.434.882
35	Gia Lai Branch	Chu Dong Village, Chu Gu Commune, Krong Pa District, Gia Lai Province	Chu Dong Village, Ia Rsa Commune, Gia Lai Province	1.028,5	5.272,0	Land plot diagram for the Gia Lai Tobacco Raw Material Station of Nam Tobacco Company, People's Committee of Krong Pa District dated 06/09/2002; Land lease agreement No. 94/HĐTD dated 12/11/2009; Construction Permit No. 37/GP-XD dated 22/04/2005.	Production and business land	Surplus	Pre-quitization	Recovery	- Steel-frame shed, 448 m2 - Steel-frame warehouse, 160 m2 - Office building, 147.2 m2 - Steel-frame shed, 160 m2 - Steel-frame expanded shed, 107 m2 - Restroom, 8.3 m2 - Wooden house, 30 m2	550.172.444	
36	Binh Dinh Branch (dissolved)	Cat Hanh Commune, Phu Cat District, Binh Dinh Province	Phu Cat 6 Commune, Gia Lai Province	260	7.500,0	Land lease agreement No. 09-96/HĐ-TĐ dated 23/08/1996. Current status map of land plot dated 05/10/2023	Production and business land	Surplus	Pre-quitization	Recovery	- Steel-frame warehouse 20m x 8m, 160 m2 - Office building, 40 m2 - 02 drying kilns (5m x 6m), 60 m2	86.302.501	

**VOTING COUNTING MINUTES FOR THE APPROVAL OF
DECISIONS AT THE 2026 GENERAL MEETING OF SHAREHOLDERS**

Today, at 10:55 AM on April 17, 2026, at the Hall of Hoa Viet Joint Stock Company, located at Dieu Xien Street, Quarter 36, Long Binh Ward, Dong Nai Province.

The Shareholder Status Examination, Voting, and Vote Counting Committee at the 2026 Annual General Meeting of Shareholders of Hoa Viet Joint Stock Company includes:

- Mr. Ngo Quoc Dat, Head of Business Planning Department - Head of the Committee
- Mr. Nguyen Nguyen Quoc Vu, Deputy Head of Finance and Accounting Department - Member of the Committee
- Ms. Ngo Thi Van Ha, Deputy Head of Business Planning Department - Member of the Committee

Conducted the voting count regarding the approval of the decisions of the 2026 General Meeting of Shareholders. Results are as follows:

1. Report on 2025 business performance results and 2026 business orientation

Voting:

- Approve: 11.041.189 Shares, accounting for 99,98% of the total voting Shares.
 - Disapprove: 0,0 Shares, accounting for 0% of the total voting Shares.
 - Abstain: 2.276 Shares, accounting for 0,02% of the total voting Shares.
- Result: The Content was approved.

2. Report activities of the board of directors in 2025

Voting:

- Approve: 11.041.189 Shares, accounting for 99,98% of the total voting Shares.
- Disapprove: 0 Shares, accounting for 0% of the total voting Shares.
- Abstain: 2.276 Shares, accounting for 0,02% of the total voting Shares.

Result: The Content was approved.

3. Report on the Activities of the Board of Supervisors

Voting:

- Approve: 11.041.189 Shares, accounting for 99,98% of the total voting Shares.
- Disapprove: 0 Shares, accounting for 0% of the total voting Shares.



- Abstain: 2.276 Shares, accounting for 0,02% of the total voting Shares.

Result: The Content was approved.

4. Audited financial statements for 2025

Voting:

- Approve: 11.041.189 Shares, accounting for 99,98% of the total voting Shares.
- Disapprove: 0 Shares, accounting for 0% of the total voting Shares.
- Abstain: 2.276 Shares, accounting for 0,02% of the total voting Shares.

Result: The Content was approved.

5. 2025 Business Performance Results

Voting:

- Approve: 11.041.189 Shares, accounting for 99,98% of the total voting Shares.
- Disapprove: 0 Shares, accounting for 0% of the total voting Shares.
- Abstain: 2.276 Shares, accounting for 0,02% of the total voting Shares.

Result: The Content was approved.

6. Profit distribution plan for 2025

Voting:

- Approve: 11.041.189 Shares, accounting for 99,98% of the total voting Shares.
- Disapprove: 0 Shares, accounting for 0% of the total voting Shares.
- Abstain: 2.276 Shares, accounting for 0,02% of the total voting Shares.

Result: The Content was approved.

7. Business production plan for 2026

Voting:

- Approve: 11.041.189 Shares, accounting for 99,98% of the total voting Shares.
- Disapprove: 0 Shares, accounting for 0% of the total voting Shares.
- Abstain: 2.276 Shares, accounting for 0,02% of the total voting Shares.

Result: The Content was approved.

8. Profit distribution plan for 2026

Voting:

- Approve: 11.041.189 Shares, accounting for 99,98% of the total voting Shares.
- Disapprove: 0 Shares, accounting for 0% of the total voting Shares.
- Abstain: 2.276 Shares, accounting for 0,02% of the total voting Shares.

Result: The Content was approved.

9. Remuneration paid in 2025 and proposed remuneration plan for 2026 for non-executive members of the Board of Directors and the Supervisory Board

Voting:

- Approve: 11.037.156 Shares, accounting for 99,94% of the total voting Shares.
- Disapprove: 0 Shares, accounting for 0% of the total voting Shares.
- Abstain: 6.039 Shares, accounting for 0,06% of the total voting Shares.

Result: The Content was approved.

10. Selection of an auditing firm for the 2026 financial year

Voting:

- Approve: 11.037.156 Shares, accounting for 99,94% of the total voting Shares.
- Disapprove: 0 Shares, accounting for 0% of the total voting Shares.
- Abstain: 6.309 Shares, accounting for 0,06% of the total voting Shares.

Result: The Content was approved.

11. Approval of Contracts and Transactions between Hoa Viet Joint Stock Company and related parties

Number of votes eligible for voting: 19 representing: 11.048.180 shares, accounting for 85,96% of the total number of voting shares held by shareholders attending the meeting.

Number of votes ineligible for voting: 04 representing: 10.976.359 shares, accounting for 99,34% of the total number of voting shares held by shareholders attending the meeting.



Voting results (after excluding the voting rights of related parties):

- Approve: 64.374 Shares, accounting for 89,6% of the total voting Shares.
- Disapprove: 0 Shares, accounting for 0% of the total voting Shares.
- Abstain: 7.447 Shares, accounting for 10,36% of the total voting Shares.

Result: The Content was approved.

12. Approval of the plan for reorganization, use, and handling of land and housing facilities of Hoa Viet Joint Stock Company in localities according to the actual situation

Voting:

- Approve: 11.037.156 Shares, accounting for 99,94% of the total voting Shares.
- Disapprove: 0 Shares, accounting for 0% of the total voting Shares.
- Abstain: 6.309 Shares, accounting for 0,06% of the total voting Shares.

Result: The Content was approved.

13. Election of members of the Board of Directors

Voting:

- Approve: 11.041.189 Shares, accounting for 99,98% of the total voting Shares.
- Disapprove: 0 Shares, accounting for 0% of the total voting Shares.
- Abstain: 2.276 Shares, accounting for 0,02% of the total voting Shares.

Result: The Content was approved.

14. Election of members of the Board of Supervisors

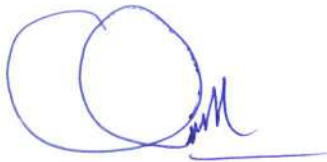
Voting:

- Approve: 11.041.189 Shares, accounting for 99,98% of the total voting Shares.
- Disapprove: 0 Shares, accounting for 0% of the total voting Shares.
- Abstain: 2.276 Shares, accounting for 0,02% of the total voting Shares.

Result: The Content was approved.

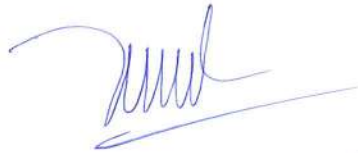
The minutes were made at the 2026 Annual General Meeting of Shareholders of Hoa Viet Joint Stock Company and concluded at 11:30 AM on the same day./.

MEMBER



Nguyễn Nguyễn Quốc Vũ

MEMBER



Ngô Thị Vân Hà

**HEAD OF THE
COMMITTEE**



Ngô Quốc Đạt