

**Quỹ đầu tư Bất động sản Techcom Việt Nam**

**Được quản lý bởi**

**Công ty Cổ phần Quản lý Quỹ Kỹ Thương**

*Techcom Vietnam REIT Fund*

*Managed by*

*Techcom Capital JSC*

**CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM**

**Độc lập - Tự do - Hạnh phúc**

*THE SOCIALIST REPUBLIC OF VIETNAM*

*Independence – Freedom – Happiness*

*Hà Nội, ngày 29 tháng 04 năm 2025*

*Hanoi, day 29 month 04 year 2025*

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ**  
**PERIODIC INFORMATION DISCLOSURE**

Kính gửi/ To: - Ủy ban Chứng khoán Nhà nước/ *The State Securities Commission*  
- Sở Giao dịch chứng khoán TP.HCM/ *Ho Chi Minh City Stock Exchange*

- Tên CTQLQ/ *Name of FMC* : Công ty Cổ phần Quản lý Quỹ Kỹ Thương (“TCC”)/*Techcom Capital Joint Stock Company*
  - Tên Quỹ niêm yết/ *Name of listed fund*: Quỹ đầu tư Bất động sản Techcom Việt Nam (“TCREIT”)/*Techcom Vietnam REIT Fund (“TCREIT”)*
  - Mã chứng khoán/ *Stock Code*: FUCVREIT
  - Địa chỉ/ *Address*: Tầng 20, Tòa nhà Techcombank, Số 6 Phố Quang Trung, Phường Trần Hưng Đạo, Quận Hoàn Kiếm, Thành phố Hà Nội/ *20th Floor, Techcombank Building, No. 6 Quang Trung Street, Tran Hung Dao Ward, Hoan Kiem District, Hanoi City.*
  - Email: [IB.Quanlyquy@techcombank.com.vn](mailto:IB.Quanlyquy@techcombank.com.vn) Website: <https://www.techcomcapital.com.vn/>
- Nội dung thông tin công bố/ *Content of disclosure information*:  
Biên bản và Nghị Quyết Đại hội Nhà đầu tư thường niên năm tài chính 2024 của Quỹ Đầu tư Bất động sản Techcom Việt Nam/ *Meeting minute and Resolution of Annual General Meeting financial year 2024 of Techcom Vietnam REIT Fund.*
- Thông tin này đã được công bố trên trang thông tin điện tử của công ty/quỹ vào ngày 29/04/2025 tại đường dẫn: <http://www.techcomcapital.com.vn/>  
*This information was published on the company's/fund's website on April 29, 2025 at:*  
[http://www.techcomcapital.com.vn](http://www.techcomcapital.com.vn/)

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố./ *We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*



***Tài liệu đính kèm:***

- Biên bản họp Đại hội Nhà đầu tư thường niên năm tài chính 2024/ *Meeting minute of Annual General Meeting financial year 2024.*
- Nghị quyết Đại hội Nhà đầu tư thường niên năm tài chính 2024/ *Resolution of Annual General Meeting financial year 2024.*

**CÔNG TY CỔ PHẦN QUẢN LÝ QUỸ KỸ THƯƠNG  
TECHCOM CAPITAL JOINT STOCK COMPANY**

*Người được ủy quyền CBTF*

*Person authorized to disclose information*



**Phí Tuấn Thành**

**Tổng Giám Đốc/ Chief Executive Officer**

*Hanoi, 29 April, 2025*

**MEETING MINUTES OF THE ANNUAL GENERAL MEETING  
OF TECHCOM VIETNAM REIT FUND FINANCIAL YEAR 2024**

The Annual General Meeting for the financial year 2024 (“AGM”) of Techcom Vietnam REIT Fund (TCREIT) was held at 10:15 a.m. on April 29, 2025 at the Meeting Room on the 3rd floor, Techcombank Building, Quang Trung, Hoan Kiem, Hanoi City with the following specific contents:

**GENERAL INFORMATION**

Name of fund: **TECHCOM VIETNAM REIT FUND (securities code: FUCVREIT)**  
Establishment license No.: 22/GCN-UBCK issued by The State Securities Commissions on 29/06/2016.

**PART 1: PROCEDURES FOR OPENING THE AGM**

**I. PARTICIPANTS OF THE ANNUAL GENERAL MEETING FINANCIAL YEAR 2024**

**1. Investor**

- As of 10:15, the total number of delegates who are Investors/ authorized Investors attending the meeting was 01 delegate, representing 4,240,670 outstanding fund certificates with voting rights, accounting for 84,81% of the total number of fund certificates with voting rights of the Fund (01 fund certificate = 01 voting right)
- Pursuant to the provisions of Clause 1, Article 18, Circular 98/2020/TT-BTC of the Ministry of Finance guiding the operation and management of securities investment funds issued on November 16, 2020 and the provisions of the Fund Charter, the General Meeting was opened validly in accordance with the provisions of the Fund Charter.

**2. Representative from the Supervisory bank**

- Ms. Vu Minh Hong – Deputy Director, Securities Trading and Services Department, Bank for Investment and Development of Vietnam - Ha Thanh Branch.

**3. Representative from Techcomcapital JSC**

- Mr. Phi Tuan Thanh – Chief Executive Officer

**4. Representative of the Executive Board**

- Mr. Vuong Duy Anh – Fund manager

**5. Presidium, Vote Counting Committee, Secretariat**

**The AGM approved the list of Presidium and Secretariat, including:**

1. Mr. Phi Tuan Thanh as Chairman of the meeting.
2. Ms. Le Ha Nhat Thu as Secretary of the meeting.

**The AGM voted to elect the Vote Counting Committee.**

The result was 100% unanimous in electing the Vote Counting Committee, including:

1. Ms. Vu Thanh Hang - Head of the Committee
2. Ms. Le Thi Huyen Trang - Member

## **II. APPROVING THE WORKING PROGRAM AND WORKING REGULATIONS AT THE AGM**

### **1. Meeting agenda**

The Chairman read the Meeting Agenda (Details according to the announced Meeting Agenda). During the preparation for the Meeting, no Investor had any request to add content to the Meeting Agenda. The Chairman requested the General Meeting of Investors to vote on the approval of the Meeting Agenda by raising hands.

⇒ **Result: 100% of votes unanimously approved the Meeting Agenda**

### **2. Working Regulations of the General Meeting**

Ms. Le Ha Nhat Thu - Secretary of the General Meeting was appointed by the Chairman to present the Working Regulations (Details according to the published meeting materials). During the preparation for the General Meeting, no Investor had any request to supplement the Working Regulations of the General Meeting. The Chairman requested the General Meeting of Investors to vote on the approval of the Working Regulations of the General Meeting by raising hands.

⇒ **Result: 100% of votes unanimously approved the Working Regulations**

## **PART 2: SUMMARY OF THE MEETING**

### **1. PRESENTATION OF CONTENTS OF REPORTS AND REPORTS**

- 1.1. Mr. Vuong Duy Anh - Fund Manager presented the report on the Fund's investment performance in financial year 2024 and the 2025 operating plan according to the presentation in the meeting materials.
- 1.2. Mr. Phi Tuan Thanh - Representative of the Fund Management Company presented the 2024 Fund Representative Board's operating report according to the presentation in the meeting materials.
- 1.3. Mr. Phi Tuan Thanh - Representative of the Fund Management Company presented the audited financial statements of the Fund for financial year 2024 according to the presentation in the meeting materials.
- 1.4. Ms. Vu Minh Hong - Representative of the Supervisory Bank presented the report on the supervision of fund management activities in financial year 2024 at the General Meeting.
- 1.5. Mr. Phi Tuan Thanh - Representative of the Fund Management Company presented:
  - i. Profit distribution plan for 2024;
  - ii. Estimated operating budget of the Fund Representative Board in 2025;
  - iii. Plan to select an auditing company for the fund in financial year 2025;
  - iv. Authorization for the Fund Representative Board to decide on certain issues according to the law;
  - v. Other contents under the authority of the General Meeting of Shareholders: proposing amendments to the fund charter.

### **2. DISCUSS**

After the presentation of the Report and Proposal, the Chairman of the General Meeting conducted a discussion for 10 minutes. After the discussion, the Investor/Investor's representative had no comments on the presented contents.

### 3. VOTING AND VOTING RESULTS

At the end of the Discussion, the Chairman of the AGM moved to the voting section. Ms. Vu Thanh Hang - Head of the Vote Counting Committee guided the AGM to vote according to the regulations in the Working Regulations approved by the AGM. Based on the voting instructions for the Reports and Proposals, the Investors/Investors' authorized representatives voted for each voting content. After the Investors completed voting for each content, the ballot boxes were sealed before the entire AGM and moved to the vote counting area.

During the Vote Counting Committee's work, the AGM took a 10-minute break. After the end of the working time, Ms. Vu Thanh Hang reported to the General Meeting the vote counting results as follows:

- Total number of Investors attending and voting at the General Meeting up to the voting time, including 01 Investors/Investor representatives, representing 4,240,670 votes (each common fund certificate has one vote at the General Meeting).

#### **1. Approval of the Fund's 2024 Performance Report as stated in the meeting materials.**

- ❖ Total number of votes attending and voting at the AGM: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of valid votes: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of invalid votes: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

##### In which:

- Number of votes in favor: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- Number of votes against: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- Number of votes with other opinions: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- **Rate of votes in favor: 100% of the total number of votes attending and voting at the AGM.**

#### **Approval of the Fund's Strategy in 2025 as stated in the meeting materials.**

- ❖ Total number of votes attending and voting at the AGM: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of valid votes: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of invalid votes: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

##### In which:

- Number of votes in favor: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- Number of votes against: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- Number of votes with other opinions: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

**Rate of votes in favor: 100% of the total number of votes attending and voting at the AGM.**



**2. Approval of The Fund's Audited Financial Statements in 2024.**

- ❖ Total number of votes attending and voting at the AGM: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of valid votes: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of invalid votes: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

In which:

- Number of votes in favor: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- Number of votes against: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- Number of votes with other opinions: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- **Rate of votes in favor: 100% of the total number of votes attending and voting at the AGM.**

**3. Approval of the plan to NOT distribute profits to Investors in the 2024 fiscal year of the Fund at the Investors' Meeting as stated in the meeting materials.**

- ❖ Total number of votes attending and voting at the AGM: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of valid votes: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of invalid votes: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

In which:

- Number of votes in favor: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- Number of votes against: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- Number of votes with other opinions: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- **Rate of votes in favor: 100% of the total number of votes attending and voting at the AGM.**

**4. Approval of the 2025 Estimate Operating Budget of the Fund's Representative Board as stated in the meeting materials.**

- ❖ Total number of votes attending and voting at the AGM: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of valid votes: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of invalid votes: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

In which:

- Number of votes in favor: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- Number of votes against: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

- Number of votes with other opinions: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- **Rate of votes in favor: 100% of the total number of votes attending and voting at the AGM.**

**5. Approval of the selection of Ernst & Young Vietnam Co., Ltd. to review the semi-annual financial statements and audit the 2025 financial statements of the Fund.**

- ❖ Total number of votes attending and voting at the AGM: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of valid votes: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of invalid votes: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

In which:

- Number of votes in favor: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- Number of votes against: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- Number of votes with other opinions: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- **Rate of votes in favor: 100% of the total number of votes attending and voting at the AGM.**

**6. Approval of the authorization for the Fund Representative Board to decide on the price of Fund Management services as stated in the meeting materials.**

- ❖ Total number of votes attending and voting at the AGM: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of valid votes: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of invalid votes: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

In which:

- Number of votes in favor: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- Number of votes against: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- Number of votes with other opinions: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- **Rate of votes in favor: 100% of the total number of votes attending and voting at the AGM.**

**7. Approval of the contents of amendments and supplements to the Fund Charter as stated in the meeting materials.**

**7.1 . Update the the Fund Management Company's address**

- ❖ Total number of votes attending and voting at the AGM: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of valid votes: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.

- ❖ Total number of invalid votes: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

In which:

- Number of votes in favor: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- Number of votes against: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- Number of votes with other opinions: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- **Rate of votes in favor: 100% of the total number of votes attending and voting at the AGM.**

## 7.2 Update in the LEGAL BASIS section

- ❖ Total number of votes attending and voting at the AGM: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of valid votes: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of invalid votes: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

In which:

- Number of votes in favor: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- Number of votes against: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- Number of votes with other opinions: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- **Rate of votes in favor: 100% of the total number of votes attending and voting at the AGM.**

## 7.3 Add in the DEFINITIONS AND INTERPRETATION PRINCIPLES section

- ❖ Total number of votes attending and voting at the AGM: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of valid votes: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of invalid votes: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

In which:

- Number of votes in favor: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- Number of votes against: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- Number of votes with other opinions: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- **Rate of votes in favor: 100% of the total number of votes attending and voting at the AGM.**



**7.4 Add to Article 54. Profit Distribution**

- ❖ Total number of votes attending and voting at the AGM: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of valid votes: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of invalid votes: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

In which:

- Number of votes in favor: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- Number of votes against: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- Number of votes with other opinions: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- **Rate of votes in favor: 100% of the total number of votes attending and voting at the AGM.**

**7.5 Add to Clause 1, Article 62. Custody, Supervision, and Transaction Service Fees**

- ❖ Total number of votes attending and voting at the AGM: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of valid votes: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- ❖ Total number of invalid votes: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.

In which:

- Number of votes in favor: 4,240,670 votes, accounting for 100% of the total number of votes attending and voting at the AGM.
- Number of votes against: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- Number of votes with other opinions: 0 votes, accounting for 0% of the total number of votes attending and voting at the AGM.
- **Rate of votes in favor: 100% of the total number of votes attending and voting at the AGM.**



**PART 3: PROCEDURES FOR CLOSING THE AGM****1. APPROVING THE MINUTES AND RESOLUTIONS OF THE AGM**

1.1 . Ms. Le Ha Nhat Thu - Secretary of the AGM presented the minutes and draft resolutions after the AGM.

1.2 . The AGM voted 100% to approve the minutes and draft resolutions after the AGM and there were no objections.

The minutes were fully and honestly recorded by the Secretary of the AGM. The minutes consisted of 8 pages, were read before the AGM and were approved by the AGM before the end of the meeting.

**2. CLOSING OF THE AGM**

The Annual General Meeting for financial year 2024 ended at 11:00 a.m. on the same day.

***Attached documents:***

*Meeting materials.*

**SECRETARY****LE HA NHAT THU****CHAIRMAN  
CHIEF EXECUTIVE OFFICER  
OF TECHCOM CAPITAL JSC****PHI TUAN THANH**

**RESOLUTION**  
**THE ANNUAL GENERAL MEETING FOR FINANCIAL YEAR 2024**  
**TECHCOM VIETNAM REIT FUND (TCREIT)**

- Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing and guiding the implementation of certain articles of the Securities Law, effective from January 1, 2021;
- Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on guidelines for information disclosure in the securities market, effective from January 1, 2021;
- Circular No. 98/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on guidelines for the operation and management of securities investment funds, effective from January 1, 2021;
- Circular No. 99/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the activities of securities investment fund management companies, effective from January 1, 2021;
- The Charter of Techcom Vietnam REIT Fund (TCREIT);
- The Meeting minute of the Annual General Meeting for financial year 2024 dated 29/04/2025.

**RESOLUTED**

**Article 1:**

Approval of Reports on Performance results of the Fund in 2024 and strategy in 2025 stated in the meeting materials and presented at the Annual General Meeting.

**Article 2:**

Approval of Fund's Audited Financial Statements in 2024 which was published on the fund's website, stated in the meeting materials and presented at the Annual General Meeting.

**Article 3:**

Approval of the Fund's plan to NOT distribute profits to Investors in financial year 2024 stated in the meeting materials and presented at the Annual General Meeting.

**Article 4:**

Approval of Operation budget of the Board of Representatives in stated in the meeting materials and presented at the Annual General Meeting as follows:

No	Item	Budget 2025 (VND)
<b>I</b>	<b>Board of Representatives's remuneration</b>	<b>180,000,000</b>
<b>II</b>	<b>Transport and hotel expenses</b>	<b>58,276,000</b>
1	Airfare	5,000,000
2	Hotel costs	34,776,000
3	Meeting room costs	18,500,000
<b>III</b>	<b>Other costs related to the Board of Representatives meeting</b>	<b>5,000,000</b>
	<b>Total</b>	<b>243,276,000</b>

**Article 5:**

Approval of Select Ernst & Young Vietnam Co., Ltd to review the Fund's semi-annual financial statements and audit the Fund's 2025 financial statements.

**Article 6:**

Approval of Authorize the Fund's Board of Representatives to decide on:

- Decide on the Management Service Price within the maximum level of 1.5%/NAV/year.
- The effectiveness of the adjustment of the Management Service Price after the approval of the Fund Representative Board will be announced by the Fund Management Company on the website.
- In case the Management Service Price changes beyond the above maximum level, it must be approved by the General Meeting

**Article 7:**

Approval of the contents of amendments and supplements to the Fund Charter stated in the meeting materials and presented at the Annual General Meeting:

**1. Update the the Fund Management Company's address:**

20th Floor, Techcombank Building, No. 6 Quang Trung Street, Tran Hung Dao Ward, Hoan Kiem District, Hanoi City

**2. Update in the LEGAL BASIS section:**

- Enterprise Law No. 59/2020/QH14 passed by the National Assembly on June 17, 2020, effective from January 1, 2021, and the guiding documents for the implementation of the Enterprise Law;
- Law No. 03/2022/QH15 amending and supplementing certain articles of the Law on Public Investment, the Law on Investment in the form of Public-Private Partnership, the Law on Investment, the Law on Housing, the Law on Bidding, the Law on Electricity, the Enterprise Law, the Law on Special Consumption Tax, and the Law on Civil Judgment Execution, effective from March 1, 2022.
- Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021;
- Law No. 56/2024/QH15 passed by the National Assembly on November 29, 2024, amending and supplementing certain articles of the Securities Law, the Accounting Law, the Independent Audit Law, the State Budget Law, the Law on Management and Use of Public Property, the Tax Administration Law, the Personal Income Tax Law, the National Reserve Law, and the Law on Handling Administrative Violations;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing and guiding the implementation of certain articles of the Securities Law, effective from January 1, 2021;
- Decree No. 156/2020/ND-CP dated December 31, 2020, of the Government on penalties for administrative violations in the field of securities and securities market, effective from January 1, 2021;
- Circular No. 83/2024/TT-BTC dated November 26, 2024, guiding the mechanism and policy on service pricing in the securities sector set by the state, applicable at the Vietnam Stock Exchange and its subsidiaries, the Vietnam Securities Depository and Clearing Corporation;
- Circular No. 102/2021/TT-BTC dated November 17, 2021, of the Ministry of Finance regulating service prices in the securities sector applicable to securities trading organizations and commercial banks participating in the Vietnamese securities market;
- Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on guidelines for information disclosure in the securities market, effective from January 1, 2021;

- Circular No. 68/2024/TT-BTC dated September 18, 2024, amending and supplementing certain articles of the Circulars regulating securities trading on the securities trading system; clearing and settlement of securities transactions; operations of securities companies and information disclosure in the securities market;
  - Circular No. 98/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on guidelines for the operation and management of securities investment funds, effective from January 1, 2021;
  - Circular No. 99/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the activities of securities investment fund management companies, effective from January 1, 2021;
  - Circular No. 119/2020/TT-BTC regulating the registration, depository, clearing, and settlement of securities transactions;
  - Circular No. 120/2020/TT-BTC regulating the trading of listed shares, registered transactions, and fund certificates, corporate bonds, covered warrants listed on the securities trading system;
  - Circular No. 51/2021/TT-BTC dated June 30, 2021, of the Ministry of Finance guiding the obligations of organizations and individuals in foreign investment activities in the Vietnamese securities market;
  - Circular No. 198/2012/TT-BTC dated November 15, 2012, of the Ministry of Finance on the accounting regime applicable to open-ended funds;
  - Circular No. 197/2015/TT-BTC dated December 3, 2015, of the Ministry of Finance issuing regulations on securities practice;
  - Circular No. 91/2019/TT-BTC amending the Circular regulating the reporting regime and administrative procedures applicable to fund management companies, securities investment funds, and securities investment companies issued by the Minister of Finance;
  - Circular No. 125/2011/TT-BTC of the Ministry of Finance on guidelines for the accounting regime applicable to Fund Management Companies dated September 5, 2011;
  - Circular No. 181/2015/TT-BTC on the accounting regime applicable to Exchange-Traded Funds issued by the Minister of Finance;
- Other related legal documents.

**3. Add in the DEFINITIONS AND INTERPRETATION PRINCIPLES section**

“Valuation Date”: The date on which the Fund Management Company determines the net asset value of the Fund in accordance with the Securities Law and the Fund's Charter. For the monthly valuation period, the valuation date is the first day of the following month.\

**4. Add to Article 54. Profit Distribution**

**54.5 Solution for the Fund's Losses**

Losses from the previous year will be addressed in the following year if the Fund operates profitably and according to the decision of the investors' general meeting.

In case the Fund incurs losses, investors may sell back the Fund Certificates on the stock exchange where the Fund Certificates are listed.

**5. Add to Clause 1, Article 62. Custody, Supervision, and Transaction Service Fees**

62.1 The custody service fee is 0.04%/NAV/year, with a minimum of ten million (10,000,000) VND per month. The above custody service fee does not include value-added tax as per current regulations. The above service fee does not include extraordinary costs such as payment fees for the depository center, legal fees, postage costs, etc...



**Article 10:**

This Resolution takes effect from date of signing.

***Attached document:***

*Meeting materials*

**On behalf of the AGM**  
**Chairman**



PHUNG THI MINH

**On behalf of Techcom Capital JSC**  
**Chief Executive Officer**



PHI TUAN THANH



**AGENDA OF THE ANNUAL GENERAL MEETING FOR FINANCIAL YEAR 2024**  
**TECHCOM VIETNAM REIT FUND**

Time : **10:00, Tuesday, 29 April 2025.**  
 Venue : Floor 3A, Techcombank Tower, No. 6 Quang Trung Street, Tran Hung Dao Ward, Hoan Kiem District, Hanoi City..  
 Meeting formality : Physical meeting.  
 Participants : All fund unit-holders in the investor register recorded on **08 April 2025..**

Agenda	Content
10:00 – 10:15	- Welcome.
10:15 – 10:30 Opening	- Report the attendance rate of the Annual General Meeting. - Approval of the Chairperson, the Secretary, and the Vote-counting committee. - Approval of Meeting agenda. - Opening speech
10:30 – 11:30 Present Reports and Voting issues	- Reports: <ul style="list-style-type: none"> <li>• Report on the Fund's 2024 operations and 2025 operations plan;</li> <li>• Board of Representatives' activities in 2024;</li> <li>• Supervisory Bank's Summary Report 2024.</li> </ul> - Voting issues: <ul style="list-style-type: none"> <li>• Performance results of the Fund in 2024 and strategy in 2025;</li> <li>• Fund's Audited Financial Statements in 2024;</li> <li>• Dividend and distribution plan of the Fund in 2024;</li> <li>• Operation budget of the Board of Representatives in 2025;</li> <li>• Selection an auditing organization to review the Fund's semi-annual financial statements and audit the Fund's 2025 financial statements;</li> <li>• Authorize the Fund's Board of Representatives to decide on certain issues according to the law;</li> <li>• Other issues under the authority of the Annual General Meeting: Proposed Amendments To The Fund Charter</li> </ul>
11:30 – 11:45 Voting	Vote on the contents stated in the Voting Form.
11h45 – 12h00 Closing	- Approval of Minutes and Resolutions of the General Meeting of Investors. - Closing.

Meeting materials are published on Investor relations, category Annual General Meeting, Techcom Capital's website at <http://www.techcomcapital.com.vn/> from **08 April 2025.**



**TECHCOM VIETNAM REIT FUND**  
**(“TCREIT”)**  
**Meeting materials at**  
**Annual General Meeting for financial year 2024**  
**(“AGM”)**

**Techcom Capital Joint Stock Company**  
**(“TCC”)**

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**A. REPORTS**

**I. BOARD OF REPRESENTATIVES' ACTIVITIES IN 2024**



**2024 BOARD OF REPRESENTATIVES ACTIVITY REPORT  
OF TECHCOM VIETNAM REIT FUND**

To: - The Annual General Meeting of Techcom Vietnam REIT Fund  
- Techcom Capital Joint Stock Company (“TCC”)

The Board of Representatives would like to report to the Annual General Meeting (“AGM”) on the activities of the Board of Representatives in 2024 as follows:

**1. Member of Board of Representatives**

The Board of Representatives for the 2023-2027 term consists of three (03) members, including one (01) Chairperson and two (02) members. All members of the Board of Representatives are independent members approved by the 2022 Annual General Meeting held on April 21, 2023.

Name	Position	Professional qualifications	Term
Phung Thi Minh	Chairperson Independent Member	Real Estate Management	2023-2027
Dang The Duc	Member Independent Member	Law	2023-2027
Nguyen Phuong Lan	Member Independent Member	Securities investment analysis activities	2023-2027

**2. 2024 Activities Report**

The Board of Representatives duly fulfills its commitment to fulfill its responsibilities and roles in fully participating in Board of Representatives meetings as well as making decisions to ensure the Fund's continuous and effective operation plan.

In accordance with regulations and in the exercise of its responsibilities and authority,

The Board of Representative held five online meetings in 2024 ( 4 periodic meetings quarterly and 1 extraordinary meeting of AGM) to approve the following key matters:

- Fund performance report;
- Fund business plan;
- Approving the organization, content and agenda of the Annual Investor Meeting for the financial year 2023;

- Other matters related to the Fund's operations.

In addition, the Board of Representatives has monitored the activities of the Fund's Executive Board and Techcom Capital Joint Stock Company in implementing the Resolutions of the Annual General Meeting through the monitoring and reporting mechanism at the regular quarterly meetings of the Fund's Board of Representatives as well as at extraordinary meetings when requested..

Sincerely!

**On behalf of the Board of Representative  
CHAIRMAN**



**PHUNG THI MINH**

## **II. SUPERVISORY BANK'S SUMMARY REPORT 2024**

**REPORT ON THE SUPERVISION OF FUND MANAGEMENT ACTIVITIES**  
**TECHCOM VIETNAM REIT FUND**  
**YEAR 2024**

To:

- General Meeting of Techcom Vietnam REIT Fund
- Fund Representative Board
- Techcom Capital Joint Stock Company (“TCC”)

Joint Stock Commercial Bank for Investment and Development of Vietnam – Hathanh Branch (BIDV Hathanh) would like to report to the General Meeting of Investors on the provision of custodian and supervisory bank services for the Fund as follows:

**1. General information**

Fund name: TECHCOM VIETNAM REIT FUND (“TCREIT”)

The Fund Establishment Certificate No. 22/GCN-UBCK was issued by the State Securities Commission (SSC) on June 29, 2016.

Head office: 28th Floor, Building C5, No. 119 Tran Duy Hung, Trung Hoa Ward, Cau Giay District, Hanoi.

As of December 31, 2024, the total number of outstanding fund certificates of the Fund is 5,000,000 CCQ. Based on the audited financial statements of the Fund, the Fund's performance indicators from January 1, 2024, to December 31, 2024, are as follows:

	<i>31 December 2024</i>	<i>31 December 2024</i>	<i>31 December 2022</i>
Net asset value	44.065.788.584	46.679.569.335	43.888.495.742
Total Fund units in circulation	5.000.000	5.000.000	5.000.000
Net asset value per Fund unit	8.813,15	9.335,91	8.777,69
The highest net asset value per Fund unit during the reporting period	10.102,46	10.416,25	15.377,04
The lowest net asset value per Fund unit during the reporting period	8.592,20	8.291,00	8.341,33
The closing price of one fund unit unit on the reporting date	5.670	7.240	6.430
The highest closing price of Fund unit during the reporting period	7.770	8.980	11.850
The lowest closing price of Fund unit during the reporting period	5.310	6.240	5.630
Total growth rate per Fund unit	-5,60%	6,36%	-41,66%
- Capital growth rate per Fund unit (%) (Change due to price fluctuation)	-7,94%	10,95%	-35.80%

- Income growth rate per Fund unit (%) (Based on realised profits)	2,34%	-4,59%	-5.86%
Gross distribution per Fund unit	Undistributed	Undistributed	Undistributed
Net distribution per Fund unit	Undistributed	Undistributed	Undistributed
Ex-date of distribution	Undistributed	Undistributed	Undistributed
Operation expenses/ Average NAV during the period (%)	3,64%	3,95%	2,85%
Turnover of investment portfolio (%)	272,60%	460,12%	190,18%

*The Fund's financial information is presented in detail in the audited financial statements.*

## **2. Report on the supervision of fund management activities by Techcom Capital Joint Stock Company for the Techcom Vietnam REIT Fund.**

From January 1, 2024, to December 31, 2024, TCC fully complied with the requirement to prepare periodic reports as per regulations, providing the Supervisory Bank with relevant documents related to the asset transactions conducted by the Fund.

During the exercise of the rights and obligations of the Supervisory Bank for the TCREIT Fund, BIDV has noted the following issues:

### **2.1. The meeting of the Fund's Representative Board as notified by the Fund Management Company**

Pursuant to Circular No. 98/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the operations and management of securities investment funds, and the Fund's Charter, the Fund's Representative Board is required to meet at least once a quarter to discuss and decide on matters within its authority. In case of necessity, an extraordinary meeting may be held.

In 2024, the Representative Board held five online meetings to approve the main contents, including:

- Report on the Fund's performance results
- Fund's operational plan
- Selection of Audit Organization for the Fund in 2024
- Other contents serving the operational activities of the Fund

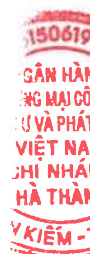
### **2.2. The investment and transaction of Fund's assets**

The details of the Fund's investment activities and asset transactions are outlined in the 'Report of the Supervisory Bank' attached to the Fund's audited financial statements for the year 2024 of the TCREIT Fund.

## **3. Report on taking the rights and obligations of the Supervisory Bank**

As the Supervisory Bank of the TCREIT Fund, BIDV has fully carried out its duties in providing securities custody services, asset management services, and overseeing the registration of the TCREIT Fund's assets, as reflected in the following details:

- Manage and custody assets separately among Fund, Supervisory Bank, and other customers of Supervisory Bank.
- Perform properly, fully and promptly according to orders, lawful directives of the fund





management company.

- Verify the reports on the assets of the fund established by the fund management company, to ensure that the volume of assets in the report is true, complete and accurate to the real status of assets deposited in the banks.

- Supervise whether the Fund complies with relevant legal documents and Fund's Charter in prudential and professional way.

This supervisory statement is made based on all information, dossiers and data provided by the Fund management company. The scope of this statement does not include the incidents or issues that the Supervisory Bank is not aware of due to dishonest facts and figures or intentional concealment/data falsification from the Fund Management Company.

Sincerely!

**REPRESENTATIVES OF SUPERVISORY BANK**



**PHÓ GIÁM ĐỐC**

*Nguyễn Mạnh Cường*



**B. PROPOSED VOTING ISSUES**

**TECHCOM VIETNAM REIT FUND**

**THE SOCIALIST REPUBLIC OF VIETNAM**

**Independence – Freedom – Happiness**

To: Valued Investors

**PROPOSED VOTING ISSUES OF ANNUAL GENERAL MEETING  
FOR FINANCIAL YEAR 2024**

- Pursuant to Circular 98/2020/TT-BTC dated 16 November 2020 issued by the Ministry of Finance on the operation and management of securities funds;
- Pursuant to the Fund Charter of Techcom Vietnam REIT Fund;
- Pursuant to the Fund Prospectus of Techcom Vietnam REIT Fund;

Techcom Capital Joint Stock Company ("TCC") respectfully presents to the AGM the following voting issues at the Meeting as follows:

**I. PERFORMANCE RESULTS OF THE FUND IN 2024 AND STRATEGY IN 2025**

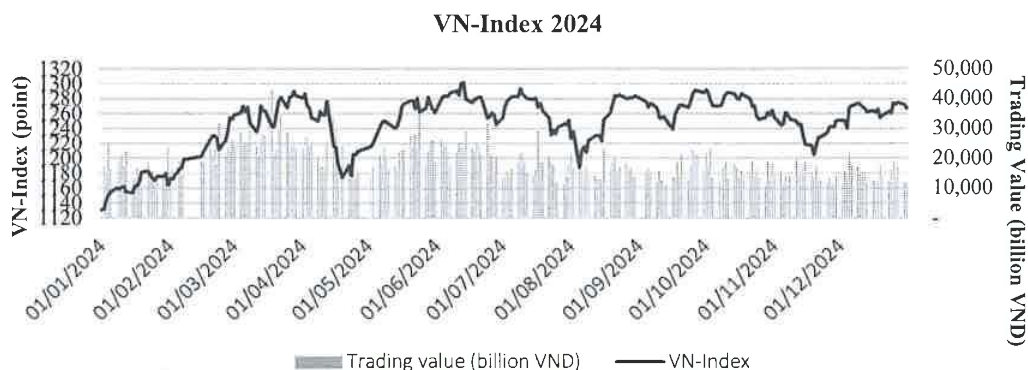
**Vietnam Stock Market in 2024**

The year 2024 was full of fluctuations and challenges for the Vietnamese stock market, but it also recorded many positive signals, reflecting the recovery and development of the economy. Despite the impact of an unstable international context, the Vietnamese stock market still showed strong attraction to domestic investors and gradually improved its position on the global financial map.

The market started 2024 with a strong upward trend, thanks to optimism about the economic recovery prospects and government support policies. The VN-Index increased significantly in the first quarter, surpassing the 1,200-point threshold and approaching 1,300 points. Market liquidity improved markedly, with the average trading value reaching 20,000–22,000 billion VND per session, up 18–23% compared to 2023. Domestic individual investors played a key role, while foreign investors remained cautious due to the increasing pressure from global interest rates and a strong US dollar.

From the second quarter, the market began to face numerous challenges, primarily from international factors. High interest rates in the US and a strong US dollar caused foreign capital to withdraw sharply from emerging markets, including Vietnam. Foreign investors recorded a net sell-off of approximately 90 trillion VND in 2024, the highest ever. The pressure on the exchange rate also increased, forcing the State Bank of Vietnam to intervene strongly to stabilize the market.

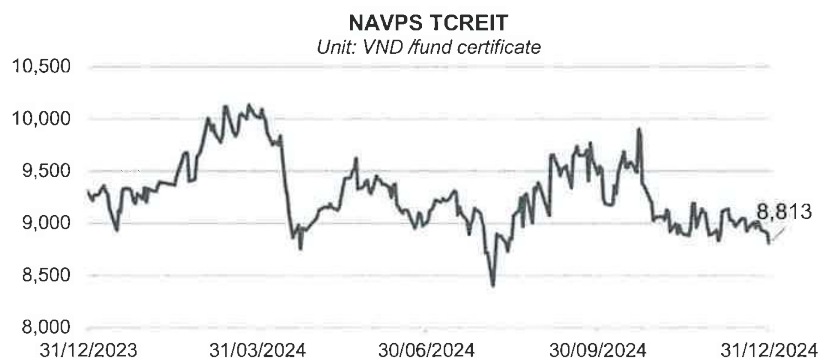
Despite many difficulties, the market saw a recovery towards the end of the year due to reforms in the institutional and legal system and strong domestic investor inflows. Circular 68/2024, which allows foreign investors to trade without pre-depositing funds, created more favorable conditions for foreign capital. Meanwhile, the amended Securities Law, passed to enhance transparency and establish a central clearing mechanism, brought the market closer to being upgraded by FTSE Russell from a "frontier market" to an "emerging market." At the end of the year, the VN-Index increased by 12.11% to reach 1,266.78 points.



Sources: Compiled by TCC, Fiinpro.

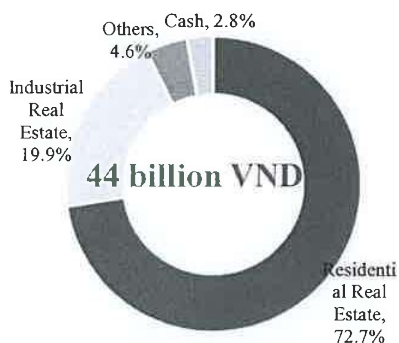
### Fund's Investment Activity

The Net Asset Value (NAV) of TCREIT Fund reached approximately 44 billion VND, equivalent to about 8,813 VND per fund certificate. The year-to-date return was around -5.6%.

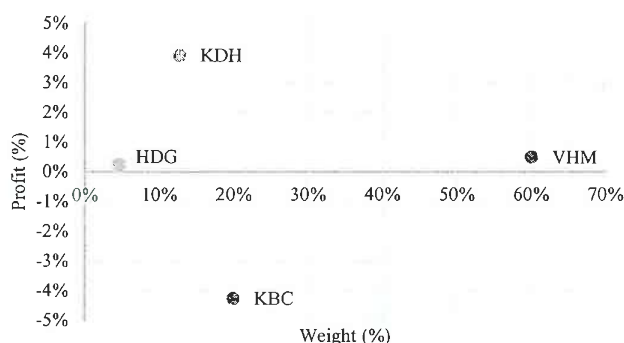


During the period, the Fund focused on investing in stocks of leading companies in the real estate sector, which have large land banks and strong financial health.

### Portfolio structure by sector



### Weight and return of key investments



## Outlook for the Real Estate Sector

### 2025 – The Pivotal Year of Growth

The Vietnamese stock market in 2025 is expected to continue its strong growth trajectory, supported by the internal factors of the domestic economy and large opportunities from the international market. The main drivers contributing to the market's development this year include:

- **Aiming for high economic growth:** During the 9th Extraordinary Session of the National Assembly held from February 12 to 19, the Assembly approved a resolution supplementing the socio-economic development plan for 2025 with the target of achieving growth of 8% or higher. This signals the Vietnamese government's determination to lay the foundation for double-digit growth starting from 2026. With the active involvement of the political system, these goals are expected to be realized soon, positively impacting economic activities, creating favorable conditions for listed companies to grow and increase profits, thereby positively affecting the Vietnamese stock market.
- **Efforts to improve the legal framework:** 2025 is expected to be a year of breakthroughs, with reforms in the state political apparatus. At the same time, the stock market could achieve new milestones with strong support from macroeconomic policies. With the National Assembly setting a goal to increase the stock market size to at least 85% of GDP and the bond market to at least 47% of GDP by 2025, the government and the Ministry of Finance have been focusing on completing the legal framework to enhance transparency, safety, and the attractiveness of the investment environment to achieve this goal. In September 2024, the Ministry of Finance issued Circular 68/2024/TT-BTC, amending and supplementing four circulars, including a provision that foreign institutional investors no longer need to have full funds when placing stock purchase orders, gradually meeting the criteria of the FTSE Russell rating organization for Vietnam's stock market to be upgraded in 2025. Additionally, the amended Securities Law is expected to not only improve the domestic investment environment but also send positive signals to attract foreign capital.
- **Boom in public investment:** To achieve an 8% GDP growth in 2025, public investment is considered one of the key pillars to meet this goal. This increase not only drives GDP growth but also opens up large development opportunities for sectors such as construction, building materials, logistics, and real estate. This is expected to create a growth wave that will spread across many industries, supporting the development of the stock market.
- **Stable recovery of the manufacturing sector:** Vietnam's manufacturing sector is expected to continue stable growth in 2025, thanks to the advantage of the global supply chain diversification strategy "China +1." This trend has made Vietnam an attractive destination for FDI capital. Additionally, the increase in export orders will play an important role in improving the performance of manufacturing companies and boosting market value.
- **Positive impact on the banking financial system:** In line with the government's economic growth target, the State Bank of Vietnam has set a credit growth target of 16%. In 2025, the banking sector is expected to resolve existing bad debts, improve lending mechanisms, promote green credit, social housing credit, and enhance operational efficiency.
- **Increasing focus on digital transformation:** Digital transformation and technology application in Vietnam are being prioritized by the government. Streamlining the administrative apparatus, eliminating cumbersome procedures, applying AI, and modern technologies are expected to improve the efficiency of the state apparatus, facilitate production, business activities, and investment projects. The acceleration of digital transformation will also create conditions for

attracting FDI capital more strongly by creating a transparent, synchronized, and efficient investment environment.

In general, 2025 is expected to be a year with many prospects, opening up great opportunities for the Vietnamese stock market, as both internal and external factors converge to create a solid foundation for long-term growth.

### **Fund's Operation Plan for 2025**

- Capitalizing on market prospects, in 2025, the Fund will continue to focus on investing in stocks based on evaluations of strong fundamentals, healthy financial positions, and favorable business prospects benefiting from the macroeconomic factors mentioned above.
- Continue to maintain TCREIT's listing on the stock exchange to facilitate investors holding fund certificates.
- Continue to seek investors to expand the scale of the TCREIT fund, allowing investment in real estate assets on the market.

## **II. FUND'S AUDITED FINANCIAL STATEMENTS IN 2024**

Kindly refer to the Fund's Audited Financial Statements in 2024 which was published on website of Techcom Capital Joint Stock Company at <https://www.techcomcapital.com.vn/>

## **III. DIVIDEND AND DISTRIBUTION PLAN OF THE FUND IN 2024**

Pursuant to Article 53.1 of the Fund's Charter:

“The Fund shall allocate at least ninety percent (90%) of its profits realized during the year to pay dividends to investors. The profit distribution plan shall be approved by the most recent General Meeting. The dividends paid to investors shall be deducted from the profits of the period, or the accumulated profits after fully setting aside funds (if any) as prescribed in the Fund's Charter and completing all tax and financial obligations (if any) as prescribed by law.”

Based on the audited financial statements of the Fund for 2024, Techcom Capital Joint Stock Company proposes not to distribute profits for the 2024 financial year because the remaining negative profits can be distributed.

The Fund's undistributed profits are as follows:

Unit: Vietnamese Dong (VND)

	<b>Y2024</b>	<b>Y2023</b>
Undistributed operating results at the opening of the year (a)	(3,320,430,665)	(6,111,504,258)
Net profit during the year (b)	(2,613,780,751)	2,791,073,593
Undistributed operating results at the end of the year (according to Balance Sheet code 420) (c=a+b)	(5,934,211,416)	(3,320,430,665)
Profit distributed to investors by cash	No profit distribution	No profit distribution



#### IV. OPERATION BUDGET OF THE BOARD OF REPRESENTATIVES IN 2025

The operation plan of the Fund Representative Board stated at the AGM is as follows::

##### (i) 2024 Operating Budget Report

Item	Actual payment 2024 (VND)	Budget 2024 (VND)
Board of Representatives's remuneration 5 million *3 members*12 months	180,000,000	180,000,000

The payment of remuneration to the Board of Representatives will be made from April 22, 2024 according to the Resolution of the Annual General Meeting for the financial year 2023.

The operation budget of the Board of Representatives for 2024 is used for 3 members of the Board of Representatives with the remuneration approved at the General Meeting of Investors being VND 5 million/person/month.

The Board of Representatives meets quarterly via conference call..

##### (ii) 2025 Operational Plan

TCC proposes that the AGM approve the proposed budget for the Board of Representatives' operating expenses in 2025 as follows:

No	Item	Budget 2025 (VND)	Actual payment 2024 (VND)
<b>I</b>	<b>Board of Representatives's remuneration</b>	<b>180,000,000</b>	<b>180,000,000</b>
<b>II</b>	<b>Transport and hotel expenses</b>	<b>58,276,000</b>	
1	Airfare	5,000,000	
2	Hotel costs	34,776,000	
3	Meeting room costs	18,500,000	
<b>III</b>	<b>Other costs related to the Board of Representatives meeting</b>	<b>5,000,000</b>	
	<b>Total</b>	<b>243,276,000</b>	<b>180,000,000</b>

##### Basis for budget proposal:

- Expenses related to airfare, hotel, transportation in 2025 are expected to be adjusted according to actual needs arising in 2025 and quotes from service providers.
- In case the number of members of the Board of Representatives increases/decreases, this budget will be adjusted up/down accordingly based on the cost level constituting the above budget.
- Other expenses related to the Board of Representatives meetings are travel and accommodation expenses of officers and employees of the Fund Management Company directly managing the Fund who will participate in meetings of the Fund's Board of Representatives to report on the Fund's operations, update the market situation as well as answer questions from the Board of Representatives in the meetings

**V. SELECTION AN AUDITING ORGANIZATION TO REVIEW THE FUND'S SEMI-ANNUAL FINANCIAL STATEMENTS AND AUDIT THE FUND'S 2025 FINANCIAL STATEMENTS**

Techcom Capital JSC has received a quotation from Ernst & Young Vietnam Co., Ltd. with the following fees for 2025::

<b>Audit fee 2024 (million dong)</b>	<b>Proposal for 2025 (million dong)</b>
111,86	110,00
% change	-1.66%

*Note: The above fees include VAT.*

Ernst & Young Vietnam Co., Ltd. has audited the Fund for the period 2022-2024.

The selection of an auditing company for the Fund in 2025 is based on the following criteria: (i) Continuity of audit; (ii) Reasonable fee; (iii) High professionalism; (iv) Meeting the requirements of the Fund.

Based on the above bidding table and selection criteria, TCC proposes that the Investor select Ernst & Young Vietnam Co., Ltd. to audit the Fund's Financial Statements for the financial year ending December 31, 2025.

**VI. AUTHORIZE THE FUND'S BOARD OF REPRESENTATIVES TO DECIDE ON CERTAIN ISSUES ACCORDING TO THE LAW.**

According to the provisions of Article 20 of the Fund Charter, Techcom Capital JSC respectfully submits to the AGM to authorize the Fund Representative Board to decide:

- Decide on the Management Service Price within the maximum level of 1.5%/NAV/year.
- The effectiveness of the adjustment of the Management Service Price after the approval of the Fund Representative Board will be announced by the Fund Management Company on the website.
- In case the Management Service Price changes beyond the above maximum level, it must be approved by the General Meeting.

## VII. OTHER ISSUES UNDER THE AUTHORITY OF THE ANNUAL GENERAL MEETING

### PROPOSED AMENDMENTS TO THE FUND CHARTER

Techcom Capital Joint Stock Company respectfully submits to the AGM to approve the amendment of the Fund Charter stated at the Meeting as follows:

No	Items of the new Charter	Items of the old Charter	Reason for amendment
1	<p><b>Update the the Fund Management Company's address as stated below:</b></p> <p>20th Floor, Techcombank Building, No. 6 Quang Trung Street, Tran Hung Dao Ward, Hoan Kiem District, Hanoi City.</p>	28th Floor, C5 Building, 119 Tran Duy Hung Street, Trung Hoa Ward, Cau Giay District, Hanoi.	Update according to the actual operations of the Fund Management Company.
2	<p><b>Update in the LEGAL BASIS section as stated below:</b></p> <ul style="list-style-type: none"> <li>Enterprise Law No. 59/2020/QH14 passed by the National Assembly on June 17, 2020, effective from January 1, 2021, and the guiding documents for the implementation of the Enterprise Law;</li> <li>Law No. 03/2022/QH15 amending and supplementing certain articles of the Law on Public Investment, the Law on Investment in the form of Public-Private Partnership, the Law on Investment, the Law on Housing, the Law on Bidding, the Law on Electricity, the Enterprise Law, the Law on Special Consumption Tax, and the Law on Civil Judgment Execution, effective from March 1, 2022.</li> <li>Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021;</li> <li>Law No. 56/2024/QH15 passed by the National Assembly on November 29, 2024, amending and supplementing certain articles of the Securities Law, the Accounting Law, the Independent Audit Law, the State Budget Law, the Law on Management and Use of Public Property, the Tax Administration Law, the Personal Income Tax Law, the National Reserve Law, and the Law on Handling Administrative Violations;</li> </ul>	<ul style="list-style-type: none"> <li>Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021;</li> </ul>	Update according to the newly issued legal regulations.

<ul style="list-style-type: none"> <li>• Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing and guiding the implementation of certain articles of the Securities Law, effective from January 1, 2021;</li> <li>• Decree No. 156/2020/ND-CP dated December 31, 2020, of the Government on penalties for administrative violations in the field of securities and securities market, effective from January 1, 2021;</li> <li>• Circular No. 83/2024/TT-BTC dated November 26, 2024, guiding the mechanism and policy on service pricing in the securities sector set by the state, applicable at the Vietnam Stock Exchange and its subsidiaries, the Vietnam Securities Depository and Clearing Corporation;</li> <li>• Circular No. 102/2021/TT-BTC dated November 17, 2021, of the Ministry of Finance regulating service prices in the securities sector applicable to securities trading organizations and commercial banks participating in the Vietnamese securities market;</li> <li>• Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on guidelines for information disclosure in the securities market, effective from January 1, 2021;</li> <li>• Circular No. 68/2024/TT-BTC dated September 18, 2024, amending and supplementing certain articles of the Circulars regulating securities trading on the securities trading system; clearing and settlement of securities transactions; operations of securities companies and information disclosure in the securities market;</li> <li>• Circular No. 98/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on guidelines for the operation and management of securities investment funds, effective from January 1, 2021;</li> <li>• Circular No. 99/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the activities of securities</li> </ul>	<ul style="list-style-type: none"> <li>• Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing and guiding the implementation of certain articles of the Securities Law, effective from January 1, 2021;</li> <li>• Circular No. 102/2021/TT-BTC dated November 17, 2021, of the Ministry of Finance regulating service prices in the securities sector applicable to securities trading organizations and commercial banks participating in the Vietnamese securities market;</li> <li>• Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on guidelines for information disclosure in the securities market, effective from January 1, 2021;</li> <li>• Circular No. 98/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on guidelines for the operation and management of securities investment funds, effective from January 1, 2021;</li> <li>• Circular No. 99/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the activities of securities</li> </ul>
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	<p>investment fund management companies, effective from January 1, 2021;</p> <ul style="list-style-type: none"> <li>• Circular No. 119/2020/TT-BTC regulating the registration, depository, clearing, and settlement of securities transactions;</li> <li>• Circular No. 120/2020/TT-BTC regulating the trading of listed shares, registered transactions, and fund certificates, corporate bonds, covered warrants listed on the securities trading system;</li> <li>• Circular No. 51/2021/TT-BTC dated June 30, 2021, of the Ministry of Finance guiding the obligations of organizations and individuals in foreign investment activities in the Vietnamese securities market;</li> <li>• Circular No. 198/2012/TT-BTC dated November 15, 2012, of the Ministry of Finance on the accounting regime applicable to open-ended funds;</li> <li>• Circular No. 197/2015/TT-BTC dated December 3, 2015, of the Ministry of Finance issuing regulations on securities practice;</li> <li>• Circular No. 91/2019/TT-BTC amending the Circular regulating the reporting regime and administrative procedures applicable to fund management companies, securities investment funds, and securities investment companies issued by the Minister of Finance;</li> <li>• Circular No. 125/2011/TT-BTC of the Ministry of Finance on guidelines for the accounting regime applicable to Fund Management Companies dated September 5, 2011;</li> <li>• Circular No. 181/2015/TT-BTC on the accounting regime applicable to Exchange-Traded Funds issued by the Minister of Finance;</li> <li>• Other related legal documents</li> </ul>	<p>investment fund management companies, effective from January 1, 2021;</p> <ul style="list-style-type: none"> <li>• Circular No. 51/2021/TT-BTC dated June 30, 2021, of the Ministry of Finance guiding the obligations of organizations and individuals in foreign investment activities in the Vietnamese securities market;</li> <li>• Circular No. 198/2012/TT-BTC dated November 15, 2012, of the Ministry of Finance on the accounting regime applicable to open-ended funds;</li> <li>• Circular No. 91/2019/TT-BTC amending the Circular regulating the reporting regime and administrative procedures applicable to fund management companies, securities investment funds, and securities investment companies issued by the Minister of Finance;</li> <li>• Circular No. 125/2011/TT-BTC of the Ministry of Finance on guidelines for the accounting regime applicable to Fund Management Companies dated September 5, 2011;</li> <li>• Circular No. 181/2015/TT-BTC on the accounting regime applicable to Exchange-Traded Funds issued by the Minister of Finance;</li> <li>• Other related legal documents.</li> </ul>	<p>Provide further clarification on the monthly valuation date.</p>
3	<p><b>Add in the DEFINITIONS AND INTERPRETATION PRINCIPLES section as stated below:</b></p> <p>“Valuation Date”: The date on which the Fund Management Company determines the net asset value of the Fund in</p>		

	accordance with the Securities Law and the Fund's Charter. For the monthly valuation period, the valuation date is the first day of the following month.	"Valuation Date" is the last working day on which the Fund Management Company determines the net asset value per unit of Fund Certificate..	
<b>4</b>	<p><b>Add to Article 54. Profit Distribution</b></p> <p>54.5 Solution for the Fund's Losses</p> <p>Losses from the previous year will be addressed in the following year if the Fund operates profitably and according to the decision of the investors' general meeting.</p> <p>In case the Fund incurs losses, investors may sell back the Fund Certificates on the stock exchange where the Fund Certificates are listed.</p>		Update as required in Appendix I of Circular 98 regarding the model charter of the Securities Investment Fund.
<b>5</b>	<p><b>Add to Clause 1, Article 62. Custody, Supervision, and Transaction Service Fees</b></p> <p>.....</p> <p>62.1 The custody service fee is 0.04%/NAV/year, with a minimum of ten million (10,000,000) VND per month. The above custody service fee does not include value-added tax as per current regulations.</p> <p>The above service fee does not include extraordinary costs such as payment fees for the depository center, legal fees, postage costs, etc...</p> <p>.....</p>	<p>62.1 The custody service fee is 0.04%/NAV/year, with a minimum of ten million (10,000,000) VND per month.</p> <p>The above service fee does not include extraordinary costs such as payment fees for the depository center, legal fees, postage costs, etc...</p> <p>.....</p>	<p>Addition due to the requirement that, from July 1, 2025, the custody service fee will need to include VAT according to the Value-Added Tax Law 2024, which takes effect on July 1, 2025.</p>

Respectfully submit to the Annual General Meeting for approval.

**TECHCOM CAPITAL JOINT STOCK COMPANY**



Chief Executive Officer

**PHI TUAN THANH**



## **C. WORKING PRINCIPLES AT THE ANNUAL GENERAL MEETING (“AGM”)**

### **I. Welcome**

When attending the AGM, at the registration desk:

- (i) Investors must present ID card/Passport;
- (ii) Authorized person present ID card/Passport and invitation letter/authorization letter.

The Organizing Committee will carry out the authorization content authentication process in one or two ways:

- Authenticate the authorization signature on the authorization paper with the signature on the contract to open a Fund certificate trading account;
- Call the Fund Investor according to the information provided by the Vietnam Securities Depository and Clearing Corporation (VSDC) to authenticate the authorization.

The Investor's information used for authentication is the information provided by the Investor when opening the Fund certificate trading account contract and registering with VSDC.

The Investor/Authorized Person, after completing the verification/authentication procedure during the Investor reception time as prescribed in the AGM's agenda, will have the right to attend and vote at the AGM.

### **II. Organizing the AGM**

1. The Annual General Meeting for financial year 2024 of Techcom Vietnam REIT Fund (hereinafter referred to as the “AGM”) is held when meeting the conditions for organizing the AGM in accordance with the provisions of law, the Charter of the Fund and according to the program approved by the AGM.
2. Investors or authorized persons (hereinafter referred to as “Investors”) attending the meeting are given Voting Forms: Used to vote on each issue printed on the Voting Forms, in the form of collecting the ballots in the box. For the contents that need to be voted on immediately at the AGM, the form of raising hands will be used to quickly vote on each issue.
3. The Chairperson has the right to conduct the AGM in accordance with the provisions of law, the Charter of the Fund and Investors attending the meeting are obliged to comply with the law and the decisions of the Chairperson.
4. Investors who leave before the end of the meeting program will be considered to have voluntarily waived their rights and obligations from that time at the meeting; Investors who arrive late will be allowed to vote on issues arising after completing the registration procedures for attending the meeting.
5. Regarding the discussion method at the meeting:  
Investors who wish to ask questions should write down their questions on paper and send them to the Organizing Committee.  
Questions will be forwarded to the Chairperson for consideration and response during the discussion period of the meeting and/or will be answered in writing after the meeting, if there is not enough time.
6. Conditions for passing decisions/resolutions of the meeting are applied according to the provisions of the Charter of Techcom Vietnam REIT Fund (TCREIT).
7. Complaints  
Complaints and questions regarding voting and counting of votes will be resolved by the Chairperson and/or Head of the Counting Committee and recorded in the minutes of the Meeting Minute.

**D. DRAFT RESOLUTION**

**TECHCOM VIETNAM REIT FUND**

**THE SOCIALIST REPUBLIC OF VIETNAM**

**Independence – Freedom – Happiness**

Số: /TCREIT-2025/NQĐH



Hanoi, date....month....year

DRAFT

**RESOLUTION**

**THE ANNUAL GENERAL MEETING FOR FINANCIAL YEAR 2024  
TECHCOM VIETNAM REIT FUND (TCREIT)**

- Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing and guiding the implementation of certain articles of the Securities Law, effective from January 1, 2021;
- Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on guidelines for information disclosure in the securities market, effective from January 1, 2021;
- Circular No. 98/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on guidelines for the operation and management of securities investment funds, effective from January 1, 2021;
- Circular No. 99/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the activities of securities investment fund management companies, effective from January 1, 2021;
- The Charter of Techcom Vietnam REIT Fund (TCREIT);
- The Meeting minute of the Annual General Meeting for financial year 2024 dated ...../...../2025.

**RESOLUTED**

**Article 1:**

Approval of Reports on Performance results of the Fund in 2024 and strategy in 2025 stated in the meeting materials and presented at the Annual General Meeting.

**Article 2:**

Approval of Fund's Audited Financial Statements in 2024 which was published on the fund's website, stated in the meeting materials and presented at the Annual General Meeting.

**Article 3:**

Approval of the Fund's plan to NOT distribute profits to Investors in financial year 2024 stated in the meeting materials and presented at the Annual General Meeting.

**Article 4:**

Approval of Operation budget of the Board of Representatives in stated in the meeting materials and presented at the Annual General Meeting as follows:

No	Item	Budget 2025 (VND)
<b>I</b>	<b>Board of Representatives's remuneration</b>	<b>180,000,000</b>
<b>II</b>	<b>Transport and hotel expenses</b>	<b>58,276,000</b>
1	Airfare	5,000,000
2	Hotel costs	34,776,000
3	Meeting room costs	18,500,000
<b>III</b>	<b>Other costs related to the Board of Representatives meeting</b>	<b>5,000,000</b>
	<b>Total</b>	<b>243,276,000</b>

**Article 5:**

Approval of Select Ernst & Young Vietnam Co., Ltd to review the Fund's semi-annual financial statements and audit the Fund's 2025 financial statements.

**Article 6:**

Approval of Authorize the Fund's Board of Representatives to decide on:

- Decide on the Management Service Price within the maximum level of 1.5%/NAV/year.
- The effectiveness of the adjustment of the Management Service Price after the approval of the Fund Representative Board will be announced by the Fund Management Company on the website.
- In case the Management Service Price changes beyond the above maximum level, it must be approved by the General Meeting

**Article 7:**

Approval of the contents of amendments and supplements to the Fund Charter stated in the meeting materials and presented at the Annual General Meeting:

- 1. Update the the Fund Management Company's address:**  
20th Floor, Techcombank Building, No. 6 Quang Trung Street, Tran Hung Dao Ward, Hoan Kiem District, Hanoi City
- 2. Update in the LEGAL BASIS section:**
  - Enterprise Law No. 59/2020/QH14 passed by the National Assembly on June 17, 2020, effective from January 1, 2021, and the guiding documents for the implementation of the Enterprise Law;
  - Law No. 03/2022/QH15 amending and supplementing certain articles of the Law on Public Investment, the Law on Investment in the form of Public-Private Partnership, the Law on Investment, the Law on Housing, the Law on Bidding, the Law on Electricity, the Enterprise Law, the Law on Special Consumption Tax, and the Law on Civil Judgment Execution, effective from March 1, 2022.
  - Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021;

- Law No. 56/2024/QH15 passed by the National Assembly on November 29, 2024, amending and supplementing certain articles of the Securities Law, the Accounting Law, the Independent Audit Law, the State Budget Law, the Law on Management and Use of Public Property, the Tax Administration Law, the Personal Income Tax Law, the National Reserve Law, and the Law on Handling Administrative Violations;
- Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing and guiding the implementation of certain articles of the Securities Law, effective from January 1, 2021;
- Decree No. 156/2020/ND-CP dated December 31, 2020, of the Government on penalties for administrative violations in the field of securities and securities market, effective from January 1, 2021;
- Circular No. 83/2024/TT-BTC dated November 26, 2024, guiding the mechanism and policy on service pricing in the securities sector set by the state, applicable at the Vietnam Stock Exchange and its subsidiaries, the Vietnam Securities Depository and Clearing Corporation;
- Circular No. 102/2021/TT-BTC dated November 17, 2021, of the Ministry of Finance regulating service prices in the securities sector applicable to securities trading organizations and commercial banks participating in the Vietnamese securities market;
- Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on guidelines for information disclosure in the securities market, effective from January 1, 2021;
- Circular No. 68/2024/TT-BTC dated September 18, 2024, amending and supplementing certain articles of the Circulars regulating securities trading on the securities trading system; clearing and settlement of securities transactions; operations of securities companies and information disclosure in the securities market;
- Circular No. 98/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on guidelines for the operation and management of securities investment funds, effective from January 1, 2021;
- Circular No. 99/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the activities of securities investment fund management companies, effective from January 1, 2021;
- Circular No. 119/2020/TT-BTC regulating the registration, depository, clearing, and settlement of securities transactions;
- Circular No. 120/2020/TT-BTC regulating the trading of listed shares, registered transactions, and fund certificates, corporate bonds, covered warrants listed on the securities trading system;
- Circular No. 51/2021/TT-BTC dated June 30, 2021, of the Ministry of Finance guiding the obligations of organizations and individuals in foreign investment activities in the Vietnamese securities market;
- Circular No. 198/2012/TT-BTC dated November 15, 2012, of the Ministry of Finance on the accounting regime applicable to open-ended funds;
- Circular No. 197/2015/TT-BTC dated December 3, 2015, of the Ministry of Finance issuing regulations on securities practice;
- Circular No. 91/2019/TT-BTC amending the Circular regulating the reporting regime and administrative procedures applicable to fund management companies, securities investment funds, and securities investment companies issued by the Minister of Finance;
- Circular No. 125/2011/TT-BTC of the Ministry of Finance on guidelines for the accounting regime applicable to Fund Management Companies dated September 5, 2011;
- Circular No. 181/2015/TT-BTC on the accounting regime applicable to Exchange-Traded Funds issued by the Minister of Finance;

Other related legal documents.

**3. Add in the DEFINITIONS AND INTERPRETATION PRINCIPLES section**

“Valuation Date”: The date on which the Fund Management Company determines the net asset value of the Fund in accordance with the Securities Law and the Fund's Charter. For the monthly valuation period, the valuation date is the first day of the following month.

**4. Add to Article 54. Profit Distribution****54.5 Solution for the Fund's Losses**

Losses from the previous year will be addressed in the following year if the Fund operates profitably and according to the decision of the investors' general meeting.

In case the Fund incurs losses, investors may sell back the Fund Certificates on the stock exchange where the Fund Certificates are listed.

**5. Add to Clause 1, Article 62. Custody, Supervision, and Transaction Service Fees**

62.1 The custody service fee is 0.04%/NAV/year, with a minimum of ten million (10,000,000) VND per month. The above custody service fee does not include value-added tax as per current regulations.

The above service fee does not include extraordinary costs such as payment fees for the depository center, legal fees, postage costs, etc...

**Article 10:**

This Resolution takes effect from date of signing.

***Attached document:***

*Meeting materials*

**On behalf of the AGM**  
**Chairman**

**On behalf of Techcom Capital JSC**  
**Chief Executive Officer**