

Công ty Cổ phần Quản lý Quỹ Kỹ Thương
Techcom Capital Joint Stock Company

Quỹ Đầu tư Bất Động sản
Techcom Việt Nam
Techcom Vietnam REIT Fund

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hà Nội, ngày 31 tháng 03 năm 2026
Hanoi, 31 March 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
PERIODIC INFORMATION DISCLOSURE

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

1. Tên Công ty quản lý quỹ/ *Name of Fund management company:*
Công ty Cổ phần Quản lý Quỹ Kỹ Thương/ *Techcom Capital Joint Stock Company* (“TCC”)

Tên Quỹ niêm yết/ *Fund name:* Quỹ Đầu tư Bất Động sản Techcom Việt Nam (TCREIT)/
Techcom Vietnam REIT Fund

Mã chứng khoán/ *Securities code:* FUCVREIT

Địa chỉ trụ sở chính/ *Address:* Tầng 20 Tòa nhà Techcombank số 6 Quang Trung, phường
Cửa Nam, thành phố Hà Nội/ *20th floor, Techcombank Building, No. 6 Quang Trung*
Street, Cua Nam Ward, Hanoi City.

Email: IB.Quanlyquy@techcombank.com.vn

Website: <https://www.techcomcapital.com.vn/>

2. Nội dung thông tin công bố/ *Contents of disclosure:*

Tài liệu Đại hội Nhà đầu tư thường niên năm tài chính 2025 theo hình thức họp trực tiếp
của Quỹ Đầu tư Bất động sản Techcom Việt Nam (TCREIT)

Meeting materials of Annual General Meeting for financial year 2025 in the form of
physical meeting of Techcom Vietnam REIT Fund (TCREIT).

Thông tin chi tiết/ *Details:* Thông báo đính kèm/ *Attached documents.*

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty/quỹ vào ngày
31/03/2026 tại đường dẫn: <http://www.techcomcapital.com.vn>

This information was disclosed on the company's/fund's portal on 31 March 2026 at
<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:

- Thư mời họp Đại hội Nhà đầu tư thường niên NTC 2025;
Invitation letter to the Annual General Meeting for the financial year 2025;
- Chương trình Đại hội Nhà đầu tư thường niên NTC 2025;
Agenda of the Annual General Meeting for the financial year 2025;
- Phiếu biểu quyết của Nhà đầu tư tại Đại hội Nhà đầu tư thường niên NTC 2025;
Voting form of the Annual General Meeting for the financial year 2025;
- Tài liệu họp tại Đại hội Nhà đầu tư thường niên NTC 2025;
Meeting materials at the Annual General Meeting for the financial year 2025.

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

Người được ủy quyền CBTT

Person authorized to disclose information



Phí Tuấn Thành

Tổng Giám Đốc/ Chief Executive Officer



Hanoi, 31 March 2026

INVITATION
TO THE ANNUAL GENERAL MEETING FOR FINANCIAL YEAR 2025
TECHCOM VIETNAM REIT FUND (Securities code: FUCVREIT)

- Respectfully to:
- The State Securities Commission Of Vietnam
 - Ho Chi Minh Stock Exchange
 - Viet Nam Securities Depository and Clearing Corporation
 - Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Thanh Branch
 - Investors

Pursuant to the Charter of Techcom Vietnam REIT Fund (TCREIT), the TCREIT is pleased to announce and invite valued investors to attend:

THE ANNUAL GENERAL MEETING FOR FINANCIAL YEAR 2025 (“AGM”)

Time : 10:00 , Tuesday, 28 April 2026

Venue : Floor 3A, Techcombank Tower, No. 6 Quang Trung Street, Cua Nam Ward, Hanoi City.

Meeting formality : Physical meeting.

Attend the meeting in person or via an authorized person at the venue indicated or send the proxy voting to Techcom Capital.

Participants : All fund unit-holders in the investor register recorded on **19 March 2026**.

Meeting materials are published on Investor relations, category Annual General Meeting, Techcom Capital's website at <http://www.techcomcapital.com.vn/> from **31 March 2026**.

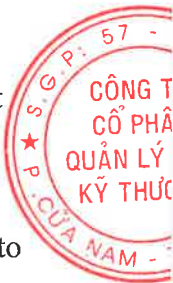
If Investor wishes to send the proxy voting, please send your executed voting form to TECHCOM CAPITAL JOINT STOCK COMPANY from **01 April to 27 April 2026 by 17:00**. Valid voting forms are the qualified voting forms received by TCC by **17h00 on 27 April 2026**.

Registration to attend the AGM:

In order to organize the AGM thoughtfully, Investors please register your attendance at the AGM or authorize to attend the AGM by **April 21, 2026** as follows:

Investors please confirm your attendance at the AGM by sending a letter to the address IB.Quanlyquy@techcombank.com.vn according to the form:

TCREIT_DHNDTTN2025_<Account number owning fund units>_Registration



AGENDA OF THE ANNUAL GENERAL MEETING FOR FINANCIAL YEAR 2025
TECHCOM VIETNAM REIT FUND



Time : **10:00, Tuesday, 28 April 2026.**
 Venue : Floor 3A, Techcombank Tower, No. 6 Quang Trung Street, Cua Nam Ward, Hanoi City..

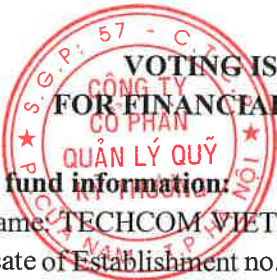
Meeting formality : Physical meeting.
 Participants : All fund unit-holders in the investor register recorded on **19 March 2026.**

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"> • Report on the Fund’s operations for financial year 2025 and the operations plan for financial year 2026; • Board of Representatives' activities for financial year 2025; • Supervisory Bank's Summary Report for financial year 2025. - Voting issues: <ul style="list-style-type: none"> • Performance results of the Fund for financial year 2025 and strategy for financial year 2026; • Fund's Audited Financial Statements for financial year 2025; • Dividend and distribution plan of the Fund for financial year 2025; • Operation budget of the Board of Representatives for financial year 2026; • Selection the audit organization to review the Fund's semi-annual financial statements and audit the Fund's 2026 financial statements; • Other issues under the authority of the Annual General Meeting: Proposed Amendments To The Fund Charter
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 **31 March 2026.**

VOTING FORM

**VOTING ISSUES OF THE ANNUAL GENERAL MEETING
FOR FINANCIAL YEAR 2025 OF TECHCOM VIETNAM REIT FUND**



I. The fund information:

Fund name: TECHCOM VIETNAM REIT FUND (TCREIT)

Certificate of Establishment no.22/GCN-UBCK issued by The State Securities Commission of Vietnam on 29 June 2016.

Execution rate: 01 unit - 01 voting right.

II. Purpose of voting form:

To collect investors' consents regarding discussing issues of the Annual General Meeting for financial year 2025 of the Techcom Vietnam REIT Fund.

III. Investor information:

1. For Individual Investor:

Name of Investor:

ID number/Passport number: date of issue

Place of issue

Trading account number:

Number of fund units held: as at **19 March 2026**.

2. For institution:

Name of Investor:

Business license number: date of issue

Place of issue

Trading account number:

Legal representative:

ID number/Passport number: date of issue

Place of issue

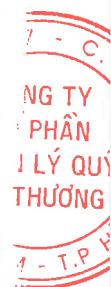
Number of fund units held: as at **19 March 2026**.



IV. Voting section:

I/We, as an investor of the Techcom Vietnam REIT Fund, confirm that the voting opinions stated below are accurate and final under all circumstances.

No	Item	Agree	Disagree	Abstain
1	To approve Reports on Performance results of the Fund for financial year 2025 stated in the meeting materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	To approve Strategy for financial year 2026 stated in the meeting materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	To approve Fund's Audited Financial Statements for financial year 2025.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	To approve Dividend and distribution plan of the Fund for financial year 2025.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	To approve Operation budget of the Board of Representatives for financial year 2026.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	To approve to Selection of Ernst & Young Vietnam Co., Ltd to review the Fund's semi-annual financial statements and audit the Fund's 2026 financial statements.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	To approve the contents of amendments and supplements to the Fund Charter stated in the meeting materials and presented at the Annual General Meeting..			
	(i) Update the the Fund Management Company's address and Supervisory Bank's address	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(ii) Update LEGAL BASIS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(iii) Addition to Item 4 Article 9. Investment Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(iv) Addition to Item 5 Article 13. Fund trading operation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(v) Amendments to Article 15.4 and Article 16.2.c related to personal identification methods.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(vi) Annulment of Item 2 Article 20. General Meeting of Investors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(vii) Amendments to Item 1 Article 22. Conditions, Procedures, and Adoption of Resolutions at the General Meeting of Investors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(viii) Annulment of Item 5 Article 25. Rights and Duties of the Fund Representative Board	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(ix) Amendments to Point b Item 2 Article 36. Rights and Obligations of the Supervising Bank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(x) Amendments to Article 46. Standards for Selection and Change of the Auditing Company	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(xi) Amendments to Item 3 Article 51. Determination of the Fund's Net Asset Value	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(xii) Amendments to Item 3 Article 52. METHODS FOR VALUATION OF ASSETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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	<p>(xiii) Amendments to Appendix 4 CREDIT RATING LEVELS FOR PRIVATELY PLACED CORPORATE BONDS OR ISSUERS OF PRIVATELY PLACED CORPORATE BONDS</p> <p>Amendments to Appendix 5 WEIGHTED AVERAGE LIFE AND WEIGHTED AVERAGE MATURITY</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Investor/Authorized Person
(Sign, seal and fullname)

Name:.....
Date:.....

Investor/Authorized Person
(Sign, seal and fullname)



TECHCOM VIETNAM REIT FUND
(“TCREIT”)
Meeting materials at
Annual General Meeting for financial year 2025
(“AGM”)

Techcom Capital Joint Stock Company
(“TCC”)



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A. REPORTS

I. BOARD OF REPRESENTATIVES' ACTIVITIES IN 2025

2025 BOARD OF REPRESENTATIVES ACTIVITY REPORT
aOF 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 2025 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. 2025 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 2025 (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 2024;
- 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 2025

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REPORT ON THE SUPERVISION OF FUND MANAGEMENT ACTIVITIES
TECHCOM VIETNAM REIT FUND
YEAR 2025

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: 20th Floor, Techcombank Building, No. 6 Quang Trung Street, Cua Nam Ward, Hanoi City.

As of December 31, 2025, 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, 2025, to December 31, 2025, are as follows:

	<i>31 December 2025</i>	<i>31 December 2024</i>	<i>31 December 2023</i>
Net asset value	63.450.221.680	44.065.788.584	46.679.569.335
Total Fund units in circulation	5.000.000	5.000.000	5.000.000
Net asset value per Fund unit	12.690,04	8.813,15	9.335,91
The highest net asset value per Fund unit during the reporting period	14.717,14	10.102,46	10.416,25
The lowest net asset value per Fund unit during the reporting period	8.471,65	8.592,20	8.291,00
The closing price of one fund unit on the reporting date	8.000	5.670	7.240
The highest closing price of Fund unit during the reporting period	8.990	7.770	8.980
The lowest closing price of Fund unit during the reporting period	4.800	5.310	6.240
Total growth rate per Fund unit	43,99%	-5,60%	6,36%
- Capital growth rate per Fund unit	9,37%	-7,94%	10,95%



(%) (Change due to price fluctuation)			
- Income growth rate per Fund unit	34,62%	2,34%	-4,59%
(%) (Based on realised profits)			
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 (%)	5,54%	3,64%	3,95%
Turnover of investment portfolio (%)	200,71%	272,60%	460,12%

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, 2025, to December 31, 2025, 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 2025, 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 2025
- 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 2025 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 2025**

- 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; effective as of January 1, 2021, and amended and supplemented by Circular No. 136/2025/TT-BTC dated December 29, 2025;
- 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 2025 AND STRATEGY IN 2026**Macroeconomy**

The year 2025 marked a significant milestone for Vietnam's economy, with full year GDP growth reaching 8.02%. This outcome met the targets set by the National Assembly and the Government and represented a highly positive result amid a volatile global environment. Growth momentum was sustained throughout the year and accelerated sharply towards year end. In particular, GDP in Q4 2025 was estimated to increase by 8.46 percent year on year, becoming the highest fourth quarter growth recorded over the 2011 to 2025 period and continuing the trend of sequential quarterly improvement.

This impressive performance was fueled by a strong expansion in the industrial and construction sector, which grew by 8.95% and contributed 43.62% to total value-added growth across the economy. Within this sector, manufacturing continued to play a leading role, recording growth of 9.97%, the highest level observed during the 2019–2025 period. The overall Industrial Production Index was estimated to rise by 9.2%, marking the strongest increase since 2019, driven by robust output in automotive manufacturing, electronics, and metals.

The services sector also delivered robust growth of 8.62% and made the largest contribution to economic expansion at 51.08%, supported by strong activity in trade and tourism. Meanwhile, despite being heavily affected by natural disasters in central regions and disease outbreaks in livestock, the agriculture, forestry and fisheries sector maintained stable growth of 3.78%. This sector continued to serve as a critical pillar for food security and export supply.

Inflation was effectively controlled in 2025, with average consumer price index (CPI) growth of 3.31%, in line with the target approved by the National Assembly. While upward pressure stemmed from housing and construction materials, which increased by 6.08%, as well as healthcare services, which rose by 13.07% following scheduled adjustments, declines in transport and postal and telecommunications prices helped moderate overall inflationary pressures.

External trade remained a key highlight, with total import and export turnover reaching USD 930.05 billion, an increase of 18.2% year on year. Merchandise exports amounted to USD 475.04 billion, up 17.0%, with

36 product categories exceeding USD 1 billion in value. At the same time, surging imports of 19.4% reflected strong demand for production inputs to support economic recovery. The trade balance recorded a surplus of USD 20.03 billion, thereby reinforcing foreign exchange reserves and contributing to exchange rate stability.

Domestic consumption staged a robust recovery. Total retail sales of goods and consumer services exceeded VND 7 quadrillion, rising 9.2% year-on-year. International tourism achieved a historic milestone with 21.2 million arrivals, a 20.4% year on year increase, reaffirming Vietnam's position on the global tourism map.

Capital flows and financial markets demonstrated stability and positive momentum. Total realized investment capital increased by 12.1%, significantly outpacing the previous year's growth. Realized Foreign Direct Investment (FDI) reached USD 27.62 billion, up 9.0%, with a concentration in processing and manufacturing. The State Bank of Vietnam adopted an expansionary monetary stance, with full-year credit growth reaching approximately 19.1% to meet the capital needs of the economy, while lending interest rates were maintained at low levels to support business activities.

Stock Market

Vietnam's stock market experienced a resurgent 2025, reflecting strong investor confidence in the macroeconomic recovery and sustainable growth outlook. Closing the final trading session of the year (31/12/2025), the VN-Index settled at 1,784.49 points, marking a record growth of 40.9% compared to year-end 2024. This rally coincided with a significant expansion in market capitalization, estimated at VND 9,975.4 trillion (up 39.1%), reinforcing the market's role as a critical medium- and long-term capital mobilization channel.

Market liquidity surged, signaling robust capital inflows. Average trading value on the equity market reached VND 29,328.2 billion per session, a 39.8% increase over the 2024 average. The attractiveness of the Vietnamese stock market was further demonstrated by a strong influx of new investors. By the end of 2025, the total number of investor accounts exceeded 11.8 million, representing an increase of approximately 2.5 million accounts from the end of 2024. This rapid expansion of the investor base not only added an important source of capital but also reflected the increasing penetration of equity investment among the broader population.

Beyond equities, other segments of the capital market also recorded solid progress. The corporate bond market saw vibrant activity, with an average trading value reaching VND 15,300 billion per session, up 26.1%. The market continued to expand, with 473 bonds listed and a total listed value of VND 2,623 trillion, up 13.6%. The derivatives market attracted significant attention, with average trading volume reaching 243,418 contracts per session (+15.2%), providing investors with effective risk hedging tools.

Fund Investment Activities

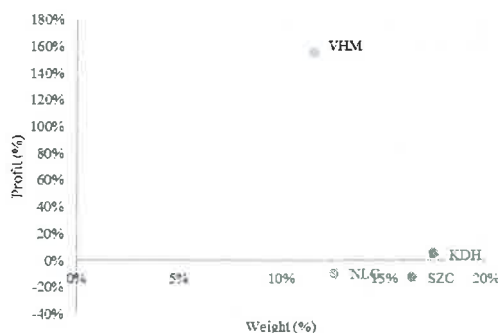
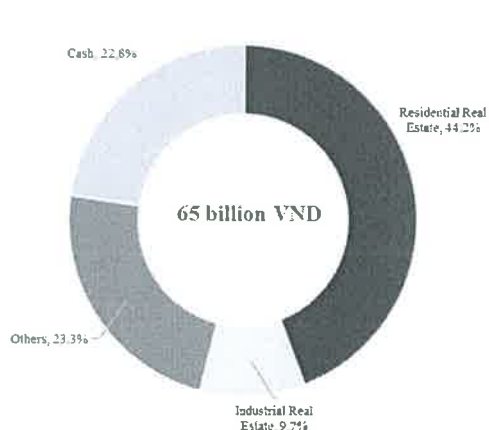
The Net Asset Value (NAV) of the TCREIT Fund at the end of 2025 reached VND ~65 billion, equivalent to VND ~12,951 per certificate. The year-to-date return achieved ~47%.

During the period, the Fund concentrated its allocation in the equities of leading enterprises in the real estate sector, particularly those owning substantial land banks and maintaining robust financial health.

Capturing market prospects, the Fund will continue to prioritize investments in a portfolio of high-potential stocks that align with its investment criteria, focusing on companies with strong fundamentals, sound financial positions, and positive business outlooks.

Investment portfolio as of the end of 2025:

Sector allocation structure of the portfolio Allocation and returns of key investments



Plan for 2026

Vietnam Real Estate Market 2026 Outlook

The 2026 Vietnam real estate market is defined by a massive supply pivot and structural resilience, anchored by the historic 8.02% GDP growth recorded in 2025:

Residential Sector: The Expansion of Mega-Townships

- **Greater HCMC:** According to CBRE, the condominium supply is projected to hit 34,000 units, with Binh Duong emerging as the strategic powerhouse contributing over 50% of the total market share. Landed property supply will be driven by major developers (Vingroup, Masterise, GS E&C) with 5,500 new units in 2026, scaling to over 15,000 units by 2028.
- **Hanoi:** Expected to maintain a steady pipeline of 33,000 units. The increased presence of international developers is anticipated to push primary prices upward, while secondary markets remain sensitive to interest rate fluctuations and infrastructure progress.

Commercial Real Estate: Grade A Competition & ESG Evolution

- **Office Market:** Hanoi is set to receive a substantial 281,000 sqm of Grade A supply through 2028, primarily in the Westlake area. This influx will shift market power to tenants, forcing landlords to adopt competitive pricing and sustainability-driven (ESG) value propositions.
- **Retail Market:** A supply-demand imbalance persists in HCMC with only 15,000 sqm of new supply in District 1, leading to continued rental appreciation. Conversely, Hanoi will witness a robust expansion of 150,000 sqm, characterized by experiential and multi-brand concepts.

Industrial Growth & Serviced Apartments

- **Industrial Logistics:** Supply will remain elevated as projects initiated in late 2025 reach completion. Strategic expansion into new zones like Gia Binh (Bac Ninh) and South Hai Phong will be catalyzed by improved connectivity and free trade zone developments.

- **Serviced Apartments:** Hanoi's Hạng A segment will expand by over 1,100 units, bolstered by global hospitality giants such as Hyatt and Ascott, further professionalizing the market for the expatriate community.

Vietnam Stock Market 2026 Outlook

Entering 2026, Viet Nam's economy and stock market stand before new opportunities with an ambitious target of double-digit GDP growth. Key drivers contributing to the market's development this year include:

- **Prioritizing growth alongside macroeconomic stability.** The Government remains committed to maintaining macroeconomic stability, controlling inflation, and ensuring major economic balances. Fiscal and monetary policies will undergo tight, flexible coordination with a targeted focus to support business production. Enhanced capabilities in analysis, forecasting, and continuous scenario updates will create a solid foundation for financial market development.
- **Accelerating public investment and infrastructure development.** The year 2026 will witness decisive measures to fast-track public investment disbursement, particularly for key national projects. Resolving bottlenecks and finalizing stalled projects will unlock resources, improve investment efficiency, and generate positive spillover effects for the construction, materials, and real estate sectors.
- **Attracting next-generation FDI.** Strategies for attracting foreign investment will shift aggressively toward high value-added sectors such as semiconductors, chips, innovation, and green hydrogen. Competitive incentive mechanisms will be established to welcome capital from major technology corporations, thereby boosting industrial park and technology stocks.
- **Industrial restructuring and technological advancement.** The economy will continue to push for industrial restructuring toward modernization and depth. Primary priorities include mastering new technologies in emerging fields like Artificial Intelligence (AI) and green, sustainable industry. Strong development of supporting industries and strengthened linkages between FDI and domestic enterprises will enhance the competitiveness of listed manufacturing firms.
- **Bolstering exports and market diversification.** Export activities will receive support through the effective exploitation of Free Trade Agreements (FTAs) and expansion into potential new markets such as the Middle East, Latin America, and Africa. Deeper integration into global supply chains will assist export-oriented enterprises in sustaining revenue and profit growth.
- **Stimulating consumption and domestic market development.** Breakthrough solutions will be deployed to vigorously develop the domestic market and position tourism as a spearhead economic sector. Innovating trade promotion, organizing large-scale events, and refreshing tourism products will stimulate purchasing power, directly supporting growth for retail, service, and tourism stocks.

Overall, building on the strong momentum achieved in 2025 and supported by decisive policy direction, 2026 promises to be a breakthrough year, offering substantial opportunities for the business community and Viet Nam's financial and stock markets.

Leveraging market prospects, the Fund will continue to prioritize investments in a portfolio of high-potential stocks that meet the Fund's criteria, based on assessments of strong fundamental foundations, healthy financial conditions, and a favorable business outlook.

II. FUND'S AUDITED FINANCIAL STATEMENTS IN 2025

Kindly refer to the Fund's Audited Financial Statements in 2025 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 2025

Pursuant to Article 54.1 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 2025, The Fund's distributed profits are as follows:

Unit: Vietnamese Dong (VND)

	Y2025	Y2024
Undistributed operating results at the opening of the year (a)	(5,934,211,416)	(3,320,430,665)
Net profit during the year (b)	19,384,433,096	(2,613,780,751)
Undistributed operating results at the end of the year(according to Balance Sheet code 420) (c=a+b)	13,450,221,680	(5,934,211,416)
Adjustment (d)	(7,295,621,640)	
<i>(i) Profit from Revaluation of the Fund's Investment as at year-end point. (according Note 6 in the Audited Annual Financial Statements)</i>	(4,084,768,741)	
<i>(ii) Expenses during the year excluding bonus for Fund Management Company (according to the Fund's expenses data in its Performance Report in the Audited Annual Financial Statement)</i>	(3,210,852,899)	
<i>Remaining Profit (e=c-d)</i>	6,154,600,040	

Pursuant to Point b, Article 54.3 of the Fund's Charter:

“After the distribution, the Fund must still ensure it retains sufficient capital to fully meet its due debts and other obligations, and maintain a Net Asset Value (NAV) not lower than fifty billion (50,000,000,000) VND”

As at 31/03/2026:

Unit: Vietnamese Dong (VND)

Net Asset Value as at 31/03/2026	54,331,279,150
Fund's distributed profits to Investors	(6,154,600,040)
Remaining Net asset value below 50 billion VNĐ	48,176,679,110

According to Point b, Article 54.3 of the Fund's Charter, the Fund's plan to NOT distribute profits to Investors in financial year 2025

IV. OPERATION BUDGET OF THE BOARD OF REPRESENTATIVES IN 2026

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

(i) **2025 Operating Budget Report**

	Actual 2025 (VND)	Budget 2025 (VND)	% Actual / Budget
A. Remuneration of the Representative Board VND 5 million × 3 members × 12 months	180,000,000	180,000,000	
B. Representative Board meeting expenses	55,628,961	63,276,000	
I. Travel and accommodation expenses	55,101,801	58,276,000	
1. Airfare expenses	7,340,647	5,000,000	
2. Hotel expenses	33,365,290	34,776,000	
3. Meeting room expenses	14,395,864	18,500,000	
II. Other expenses related to the Representative Board meetings	527,160	5,000,000	
Total	235,628,961	243,276,000	96.86%

The payment of remuneration to the Board of Representatives will be made from **April 29, 2025** according to the Resolution of the Annual General Meeting for the financial year 2024.

The operation budget of the Board of Representatives for 2025 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) **2026 Operational Plan**

TCC proposes that the AGM approve the proposed budget for the Board of Representatives' operating expenses in 2026 as follows:

	Budget 2026 (VND)	Actual 2025 (VND)	% Actual / Budget
A. Remuneration of the Representative Board VND 5 million × 3 members × 12 months	180,000,000	180,000,000	
B. Representative Board meeting expenses	13,720,000	55,628,961	
I. Travel and accommodation expenses	10,240,000	55,101,801	
1. Airfare expenses	880,000	7,340,647	
2. Hotel expenses	6,030,000	33,365,290	
3. Meeting room expenses	3,330,000	14,395,864	
II. Other expenses related to the Representative Board meetings	3,480,000	527,160	
Total	193,720,000	235,628,961	-17.79%

Basis for budget proposal:

- Expenses related to airfare, hotel, transportation in 2026 are expected to be adjusted according to actual needs arising in 2026 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 2026 FINANCIAL STATEMENTS

Techcom Capital JSC has received a quotation from Ernst & Young Vietnam Co., Ltd. with the following fees for 2026::

Audit fee 2025 (million dong)	Proposal for 2026 (million dong)
100.00	108.00
% change	8.0%

Note: The above fees exclude VAT.

Ernst & Young Vietnam Co., Ltd. has audited the Fund for the period 2022-2025.

The selection of an auditing company for the Fund in 2026 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, 2026.

VI. 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:

STT	Items of the new Charter	Items of the old Charter	Items of the old Charter
1	<p>Update the the Fund Management Company's address as stated below: 20th Floor, Techcombank Building, No. 6 Quang Trung Street, Cua Nam Ward, Hanoi City.</p> <p>Update the the Supervisory Bank's address as stated below: 74 Tho Nhuom, Hoan Kiem, Ha Noi</p>	<p>20th Floor, Techcombank Building, No. 6 Quang Trung Street, Tran Hung Dao Ward, Hoan Kiem District, Hanoi City.</p> <p>74 Tho Nhuom, Tran Hung Dao Ward, Hoan Kiem District, Ha Noi</p>	<p>Update according to the actual operations of the Fund Management Company.</p>
2	<p>Update LEGAL BASIS</p> <ul style="list-style-type: none"> • Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on June 17, 2020, effective from January 1, 2021, and its guiding documents; • Law No. 03/2022/QH15 amending and supplementing several laws including the Law on Public Investment, the Law on Public-Private Partnership Investment, the Law on Investment, the Law on Housing, the Law on Bidding, the Law on Electricity, the Law on Enterprises, the Law on Special Consumption Tax, and the Law on Civil Judgment Enforcement, effective from March 1, 2022; • Law on Securities 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 several provisions of the Law on Accounting, the Law on State Budget, 	<ul style="list-style-type: none"> • Law on Enterprises No. 59/2020/QH14 passed by the National Assembly on June 17, 2020, effective from January 1, 2021, and its guiding documents; • Law No. 03/2022/QH15 amending and supplementing several laws including the Law on Public Investment, the Law on Public-Private Partnership Investment, the Law on Investment, the Law on Housing, the Law on Bidding, the Law on Electricity, the Law on Enterprises, the Law on Special Consumption Tax, and the Law on Civil Judgment Enforcement, effective from March 1, 2022; • Law on Securities 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 several provisions of the Law on Securities, the Law on Accounting, the Law on 	<p>Update according to the newly issued legal regulations.</p>

<p>the Law on Management and Use of Public Property, the Law on Tax Administration, the Law on Personal Income Tax, the Law on National Reserves, and the Law on Handling of Administrative Violations;</p> <ul style="list-style-type: none"> • Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing and guiding the implementation of several provisions of the Law on Securities, effective from January 1, 2021; • Decree No. 156/2020/ND-CP dated December 31, 2020, of the Government regulating administrative penalties in the field of securities and the securities market, effective from January 1, 2021; • Circular No. 83/2024/TT-BTC dated November 26, 2024, guiding pricing mechanisms and policies for state-regulated services in the securities sector applicable at the Vietnam Stock Exchange and its subsidiaries, and the Vietnam Securities Depository and Clearing Corporation; 	<p>Independent Auditing, the Law on State Budget, the Law on Management and Use of Public Property, the Law on Tax Administration, the Law on Personal Income Tax, the Law on National Reserves, and the Law on Handling of Administrative Violations;</p> <ul style="list-style-type: none"> • Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing and guiding the implementation of several provisions of the Law on Securities, effective from January 1, 2021; • Decree No. 156/2020/ND-CP dated December 31, 2020, of the Government regulating administrative penalties in the field of securities and the securities market, effective from January 1, 2021; • Circular No. 83/2024/TT-BTC dated November 26, 2024, guiding pricing mechanisms and policies for state-regulated services in the securities sector applicable at the Vietnam Stock Exchange and its subsidiaries, and the Vietnam Securities Depository and Clearing Corporation; • Circular No. 102/2021/TT-BTC dated November 17, 2021, of the Ministry of Finance regulating service pricing in the securities sector applicable at securities business organizations and commercial banks participating in Vietnam's securities market; • Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding information disclosure on the securities market, effective from January 1, 2021; • Circular No. 68/2024/TT-BTC dated September 18, 2024, amending and supplementing several circulars regulating securities trading on trading systems, clearing and settlement, operations of securities companies, and information disclosure; • Circular No. 98/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding operations and management
<ul style="list-style-type: none"> • Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding information disclosure on the securities market, effective from January 1, 2021; • Circular No. 68/2024/TT-BTC dated September 18, 2024, amending and supplementing several circulars regulating securities trading on trading systems, clearing and settlement, operations of securities companies, and information disclosure; • Circular No. 98/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding operations and management 	<p>the Law on Management and Use of Public Property, the Law on Tax Administration, the Law on Personal Income Tax, the Law on National Reserves, and the Law on Handling of Administrative Violations;</p> <ul style="list-style-type: none"> • Decree No. 155/2020/ND-CP dated December 31, 2020, of the Government detailing and guiding the implementation of several provisions of the Law on Securities, effective from January 1, 2021; • Decree No. 156/2020/ND-CP dated December 31, 2020, of the Government regulating administrative penalties in the field of securities and the securities market, effective from January 1, 2021; • Circular No. 83/2024/TT-BTC dated November 26, 2024, guiding pricing mechanisms and policies for state-regulated services in the securities sector applicable at the Vietnam Stock Exchange and its subsidiaries, and the Vietnam Securities Depository and Clearing Corporation; • Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding information disclosure on the securities market, effective from January 1, 2021; • Circular No. 68/2024/TT-BTC dated September 18, 2024, amending and supplementing several circulars regulating securities trading on trading systems, clearing and settlement, operations of securities companies, and information disclosure; • Circular No. 98/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding operations and management

<p>of securities investment funds, effective from January 1, 2021;</p> <ul style="list-style-type: none"> • Circular 98/2020/TT-BTC dated 16 November 2020 issued by the Ministry of Finance on the operation and management of securities funds; effective as of January 1, 2021, and amended and supplemented by Circular No. 136/2025/TT-BTC dated December 29, 2025; • Circular No. 99/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the operations of securities investment fund management companies, effective from January 1, 2021; • Circular No. 119/2020/TT-BTC regulating registration, depository, clearing, and settlement of securities transactions; • Circular No. 120/2020/TT-BTC regulating trading of listed shares, registered securities, fund certificates, corporate bonds, and listed covered warrants on securities trading systems; • Circular No. 51/2021/TT-BTC regulating trading of securities shares, registered securities, fund certificates, corporate bonds, and listed covered warrants on securities trading systems; • Circular No. 120/2020/TT-BTC regulating trading of listed shares, registered securities, fund certificates, corporate bonds, and listed covered warrants on securities trading systems; • Circular No. 51/2021/TT-BTC dated June 30, 2021, of the Ministry of Finance guiding obligations of organizations and individuals in foreign investment activities in Vietnam's securities market; • Circular No. 198/2012/TT-BTC dated November 15, 2012, of the Ministry of Finance on the Accounting Regime for Open-End 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 circulars on reporting and administrative procedures applicable to fund management companies, securities investment funds, and securities investment companies, issued by the Ministry of Finance; • Circular No. 125/2011/TT-BTC dated September 5, 2011, of the Ministry of Finance guiding the accounting regime applicable to Fund Management Companies; • Circular No. 181/2015/TT-BTC on the accounting regime applicable to Exchange-Traded Funds (ETFs), issued by the Ministry of Finance; • Other relevant legal documents. 	<p>management of securities investment funds, effective from January 1, 2021;</p> <ul style="list-style-type: none"> • Circular No. 99/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the operations of securities investment fund management companies, effective from January 1, 2021; • Circular No. 119/2020/TT-BTC regulating registration, depository, clearing, and settlement of securities transactions; • Circular No. 120/2020/TT-BTC regulating trading of listed shares, registered securities, fund certificates, corporate bonds, and listed covered warrants on securities trading systems; • Circular No. 51/2021/TT-BTC dated June 30, 2021, of the Ministry of Finance guiding obligations of organizations and individuals in foreign investment activities in Vietnam's securities market; • Circular No. 198/2012/TT-BTC dated November 15, 2012, of the Ministry of Finance on the Accounting Regime for Open-End 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 circulars on reporting and administrative procedures applicable to fund management companies, securities investment funds, and securities investment companies, issued by the Ministry of Finance; • Circular No. 125/2011/TT-BTC dated September 5, 2011, of the Ministry of Finance guiding the accounting regime applicable to Fund Management Companies; • Circular No. 181/2015/TT-BTC on the accounting regime applicable to Exchange-Traded Funds (ETFs), issued by the Ministry of Finance; • Other relevant legal documents.
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3	<p>Addition to Item 4 Article 9. Investment Strategy</p> <p>9.4 The Fund's investment portfolio must be consistent with the investment objectives and policies stipulated in the Fund Charter and disclosed in the Prospectus. The real estate investment fund portfolio includes the following types of assets in Vietnam:</p> <p>(i) Assets as prescribed below:</p> <p>a) Bank deposits at commercial banks under banking law;</p> <p>b) Money market instruments including negotiable transferable instruments as prescribed by law;</p> <p>c) Government debt instruments, government-guaranteed bonds, local government bonds;</p> <p>d) <i>Listed shares, shares registered for trading, bonds listed on the Stock Exchange, public fund certificates, shares offered to the public, bonds offered to the public;</i></p> <p>đ) <i>Privately-placed corporate bonds of issuing organizations operating in accordance with Vietnamese law, shares of joint stock companies (excluding the types of shares prescribed at Point d Clause 2 of this Article), capital contributions in limited liability companies;</i></p> <p>e) Derivative rights attached to the securities held by the Fund;</p> <p>(ii) Real estate meeting the conditions specified in Clause 6 of this Article.</p>	<p>9.4 The Fund's investment portfolio must be consistent with the investment objectives and policies stipulated in the Fund Charter and disclosed in the Prospectus. The real estate investment fund portfolio includes the following types of assets in Vietnam:</p> <p>(i) Assets as prescribed below:</p> <p>a) Bank deposits at commercial banks under banking law;</p> <p>b) Money market instruments including negotiable instruments, transferable instruments as prescribed by law;</p> <p>c) Government debt instruments, government-guaranteed bonds, local government bonds;</p> <p>d) Listed stocks, registered-for-trading stocks, bonds listed on stock exchanges, public fund certificates;</p> <p>đ) Unlisted bonds issued by entities operating under Vietnamese law; shares of joint-stock companies, equity stakes in limited liability companies;</p> <p>e) Derivative rights attached to the securities held by the Fund;</p> <p>(ii) Real estate meeting the conditions specified in Clause 6 of this Article.</p>	Article 10 Circular 136
4	<p>Addition to Item 5 Article 13. Fund trading operation</p> <p>(i) Transactions involving the purchase and sale of listed securities or securities registered for trading on the Stock Exchange on behalf of the Fund must be conducted through the centralized trading system of the Stock Exchange.</p> <p>(ii) For transactions in assets permitted to be invested via negotiated transactions (except for deposit contracts, certificates of deposit and transactions executed on the trading system of the stock exchange,</p>		Article 8 Circular 136

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	<p>excluding privately placed corporate bonds), the fund management company shall ensure:</p> <p>a) Prior written approval from the fund representative board regarding the expected price range, execution time, transaction counterparty or criteria for determining the transaction counterparty, and the type of asset to be traded;</p> <p>b) Where the actual purchase price is higher or the actual selling price is lower than the reference price of the price-quoting organization or the average reference price of price-quoting organizations, or exceeds the approved price range specified in Point a of this Clause, the fund management company shall provide explanations for the fund representative board to make a decision.</p> <p>The fund management company shall obtain written approval from the fund representative board regarding the expected price range, execution period, transaction counterparty or criteria for determining the transaction counterparty, and the type of asset for deposit contract and certificate of deposit transactions executed within 3 months from the date of approval by the fund representative board, and shall comply with Point b Clause (ii) of this Article.</p>		
5	<p>Amendments to Article 15.4 and Article 16.2.c related to personal identification methods.</p> <p>Passport or other lawful personal certification or personal identification number</p>	<p>Citizen identification card or passport or other lawful personal certification</p>	<p>Article 28.2 Circular 136</p>
6	<p>Annulment of Item 2 Article 20. General Meeting of Investors</p>	<p>The General Meeting of Investors may authorize the Fund Representative Board to decide on the matters specified in Points b, c, d, e, g, and h of this Article and adjust the Fund Management Fee within the maximum limit set by this Charter.</p>	<p>Article 28.1 Circular 136</p>
7	<p>Amendments to Item 1 Article 22. Conditions, Procedures, and Adoption of Resolutions at the General Meeting of Investors</p> <p>The General Meeting of Investors shall be conducted when investors attending represent more than 50% of the total voting rights. Forms of participation and voting include direct participation and voting,</p>	<p>The General Meeting of Investors shall be conducted when investors attending represent more than 50% of the total voting rights. Attendance can be direct, by proxy, or by remote voting</p>	<p>Article 6 Circular 136</p>

	<p>authorized participation and voting, or remote voting (by mail, fax, email, online conference participation, electronic voting or other electronic forms) in accordance with the fund charter.</p>	<p>(mail, fax, email, online meeting, electronic voting, or other electronic forms) in accordance with the Fund Charter.</p>	
8	<p>Annulment of Item 5 Article 25. Rights and Duties of the Fund Representative Board</p>	<p>25.5 Where authorized by the most recent General Meeting of Investors and stipulated in the Charter, the Fund Representative Board may decide on matters under Points b, c, d, e, g, and h of Clause 2 Article 20. In this case, the Fund Management Company must disclose such decisions as if they were resolutions of the General Meeting of Investors. If authorized to adjust the Fund Management Fee within a maximum limit set in the Charter, the adjustment becomes effective upon disclosure on the Fund Management Company's website.</p>	<p>Article 28 Circular 136</p>
9	<p>Amendments to Point b Item 2 Article 36. Rights and Obligations of the Supervising Bank b) Attend meetings of the investors' meeting of securities investment funds, but without voting rights; provide full information at meetings of the investors' meeting of securities investment funds, meetings of the fund representative board..</p>	<p>b) Attend regular or extraordinary meetings of the Investors' General Meeting and the Fund Representative Board without voting rights;</p>	<p>Article 23 Circular 136</p>
10	<p>Amendments to Article 46. Standards for Selection and Change of the Auditing Company Each year, the Fund Management Company shall propose an auditing company for the Investors' General Meeting to select. The selected auditing company must meet the following conditions: a) Hold a license to provide auditing services issued by the Ministry of Finance; b) Have full capacity to provide auditing services; c) Be authorized by the State Securities Commission to audit investment funds; d) Not be a related person of the Fund Management Company or the Supervising Bank.</p>	<p>Each year, the Fund Management Company shall propose an auditing company for the Investors' General Meeting to select. If authorized by the Investors' General Meeting, the Fund Representative Board may select the auditing company to audit the Fund. The selected auditing company must meet the following conditions: a) Hold a license to provide auditing services issued by the Ministry of Finance; b) Have full capacity to provide auditing services;</p>	<p>Article 28 Circular 136</p>

	<p>c) Be authorized by the State Securities Commission to audit investment funds;</p> <p>d) Not be a related person of the Fund Management Company or the Supervising Bank.</p>		
11	<p>Amendments to Item 3 Article 51. Determination of the Fund's Net Asset Value</p> <p>51.3 The Net Asset Value (NAV) of the Fund shall be determined periodically at least once a week. The Fund's Net Asset Value and the Net Asset Value per Fund Certificate must be certified by the Supervisory Bank. Such certification shall be made in writing or retrieved through the electronic information system of the Supervisory Bank as approved by the Fund Management Company.</p> <p>The aforementioned Net Asset Values must be disclosed on the websites of the Stock Exchange and the Fund Management Company. The disclosure of the Net Asset Value to investors shall be made no later than the next business day following the valuation date. The content of information on the Net Asset Value shall be made in accordance with the prescribed template.</p>	<p>Article 7 Circular 136</p>	
12	<p>Amendments to Item 3 Article 52. METHODS FOR VALUATION OF ASSETS</p>	<p>Article 28 Circular 136</p>	
13	<p>Amendments to Appendix 4 CREDIT RATING LEVELS FOR PRIVATELY PLACED CORPORATE BONDS OR ISSUERS OF PRIVATELY PLACED CORPORATE BONDS</p> <p>Amendments to Appendix 5 WEIGHTED AVERAGE LIFE AND WEIGHTED AVERAGE MATURITY</p>	<p>Article 28 Circular 136</p>	

Amending and supplementing the ASSET VALUATION METHODS stipulated in Article 52 as follows:

A - Market value / Fair value of assets:

No.	Type of assets	Valuation principles for market transactions
Cash, cash equivalents, and money market instruments		
1	Cash (VND)	Cash balance as of the day immediately preceding the valuation date.
2	Foreign currencies	Value converted into VND at the prevailing exchange rate quoted by credit institutions licensed to conduct foreign exchange business as of the day immediately preceding the valuation date.
3	Term deposits	Deposit principal plus accrued but unpaid interest calculated up to the day immediately preceding the valuation date.
4	Treasury bills, negotiable certificates of deposit and other money market instruments	Purchase price plus accrued interest calculated up to the day immediately preceding the valuation date.
5	Non-interest-bearing instruments, including bills, bonds, valuable papers and other non-interest-bearing instruments	Average quoted price on the Stock Exchange trading system; where no quoted price is available, the price shall be determined using a discounted cash flow model based on the winning bid interest rate or another interest rate prescribed by the fund representative board/Board of Directors of the securities investment company, and the holding period of the instrument.
Bonds		
6	Listed bonds; privately issued corporate bonds registered for trading on the Stock Exchange	<ul style="list-style-type: none"> - Average quoted price on the trading system (or other denomination as prescribed by the internal rules of the Stock Exchange) as of the most recent trading day prior to the valuation date, plus accrued interest; - Where there has been no trading for more than 15 days up to the valuation date, or where market prices fluctuate significantly with the fluctuation level and pricing method specified in the Fund Charter, the price shall be one of the following: <ul style="list-style-type: none"> + Purchase price plus accrued interest; or + Par value plus accrued interest; + Price determined in accordance with a method approved by the fund representative board/Board of Directors of the securities investment company.
7	Unlisted bonds	<ul style="list-style-type: none"> - Quoted price (if any) on quotation systems plus accrued interest calculated up to the day immediately preceding the valuation date; or - Purchase price plus accrued interest; or - Par value plus accrued interest; or - Price determined in accordance with a method approved by the fund representative board/Board of Directors of the securities investment company.
Shares		
8	Shares listed on the Ho Chi Minh Stock Exchange; privately placed shares of listed organizations;	<ul style="list-style-type: none"> - Closing price (or other denomination as prescribed by the internal rules of the Stock Exchange) of the most recent trading day prior to the valuation date;

	additional public offerings of listed organizations	<ul style="list-style-type: none"> - Where there has been no trading for more than 15 days up to the valuation date, the price shall be one of the following: <ul style="list-style-type: none"> + Book value; or + Purchase price; or + Price determined in accordance with a method approved by the fund representative board/Board of Directors of the securities investment company.
9	Shares listed on the Ha Noi Stock Exchange; privately placed shares of listed organizations; additional public offerings of listed organizations	<ul style="list-style-type: none"> - Closing price (or other denomination as prescribed by the internal rules of the Stock Exchange) of the most recent trading day prior to the valuation date; - Where there has been no trading for more than 15 days up to the valuation date, the price shall be one of the following: <ul style="list-style-type: none"> + Book value; or + Purchase price; or + Price determined in accordance with a method approved by the fund representative board/Board of Directors of the securities investment company.
10	Shares of public companies registered for trading on the UpCom system;	<ul style="list-style-type: none"> - Closing price (or other denomination as prescribed by the internal rules of the Stock Exchange) of the most recent trading day prior to the valuation date; - Where there has been no trading for more than 15 days up to the valuation date, the price shall be one of the following: <ul style="list-style-type: none"> + Book value; or + Purchase price; or + Price determined in accordance with a method approved by the fund representative board/Board of Directors of the securities investment company.
10	Shares subject to trading suspension, delisting, or deregistration for reasons other than a change of Stock Exchange	<ul style="list-style-type: none"> One of the following prices: <ul style="list-style-type: none"> - Book value; or - Par value; or - Price determined in accordance with a method approved by the fund representative board/Board of Directors of the securities investment company.
11	Shares delisted or deregistered due to a change of Stock Exchange	<ul style="list-style-type: none"> - Closing price (or other denomination as prescribed by the internal rules of the Stock Exchange) of the most recent trading day prior to the valuation date; - Where there has been no trading for more than 15 days up to the valuation date, the price shall be one of the following: <ul style="list-style-type: none"> + Book value; or + Purchase price; or + Price determined in accordance with a method approved by the fund representative board/Board of Directors of the securities investment company.
12	Shares of organizations undergoing dissolution or bankruptcy	<ul style="list-style-type: none"> One of the following prices: <ul style="list-style-type: none"> - 80% of the liquidation value of such shares as of the date of the most recent balance sheet prior to the valuation date; or - Price determined in accordance with a method approved by the fund representative

		board/Board of Directors of the securities investment company.
13	Equity interests and other contributed capital	Market price being the average price of successfully executed transactions on the most recent trading day prior to the valuation date as provided by quotation organizations. Where no quotation is available, the price shall be one of the following: + Book value; or + Purchase price/capital contribution value; or + Price determined in accordance with a method approved by the fund representative board/Board of Directors of the securities investment company.
Fund certificates		
14	Listed public fund certificates	- Closing price, or another denomination in accordance with the internal rules of the Stock Exchange, as of the most recent trading day prior to the valuation date; - Where there has been no trading for more than 15 days up to the valuation date, the price shall be determined as one of the following: + Net asset value per fund certificate disclosed on the website of the State Securities Commission of Vietnam or the Stock Exchange or the fund management company as of the date closest to, but prior to, the valuation date; or + Purchase price; or + Price determined in accordance with a method approved by the fund representative board/Board of Directors of the securities investment company.
15	Unlisted public fund certificates	Net asset value per fund certificate disclosed as of the date closest to, but prior to, the valuation date.
16	Public fund certificates delisted due to a change of Stock Exchange	One of the following prices: - Net asset value per fund certificate disclosed as of the date closest to, but prior to, the valuation date; or - Purchase price; or - Price determined in accordance with a method approved by the fund representative board/Board of Directors of the securities investment company.
Real estate and Other assets		
17	Subscription rights	The price of a subscription right is the positive difference between the market price of the share as of the most recent trading day prior to the valuation date and the exercise price, multiplied by the exercise ratio.
18	Real estate	Price valued by a valuation enterprise at the most recent valuation time.
19	Other permitted investment assets	Market price being the average price of successfully executed transactions on the most recent trading day prior to the valuation date as provided by quotation organizations. Where no quotation is available, the price shall be determined in accordance with a theoretical model approved by the fund representative board/Board of Directors of the securities investment company.

Notes:

- Accrued interest means interest calculated from the most recent interest payment date up to the day immediately preceding the valuation date;
- Book value of a share is determined based on the most recent audited or reviewed financial statements;
- Liquidation value of a share is determined as the equity value of the issuer divided by the total number of outstanding shares;
- Valuation organizations may select quotation systems (Reuters/Bloomberg/Vietnam Bond Market Association, ...) for reference;
- In this Appendix, "day" means a calendar day.

B - Commitment value from derivatives contracts

1. Commitment value (global exposure) means the monetary value to which the fund/securities investment company is obligated to perform under a contract. The commitment value is determined based on the market value of the underlying asset, settlement risk, market volatility, and the time required to liquidate the position.
2. When calculating the commitment value, the fund management company may apply:
 - The principle of netting offsetting derivatives positions (opposite directions) on the same underlying security, for example, a long call option position on security XYZ offsets (reduces) the commitment value arising from a short call option position on security XYZ;
 - The principle of netting offsetting derivatives positions and spot positions of the same security, for example, a long (holding) position in security XYZ offsets (reduces) the commitment value arising from a short call option position on security XYZ;
 - Other principles in accordance with international practices, ensuring risk management.

No.	Type of assets	Commitment value
1.	Equity options (long put, short put, short call)	Market value of the option position ¹ adjusted by the option delta coefficient = Number of contracts x number of shares per contract x current market price of the share x delta coefficient ²
2.	Bond options (long put, short put, short call)	Market value of the option position ³ adjusted by the option delta coefficient = Number of contracts x par value x current market price of the bond x delta coefficient
3.	Index futures contracts	Market value of the futures position = Number of contracts x value per index point x current index level
4.	Bond futures contracts	Market value of the futures position = Number of contracts x notional contract value x market value of the cheapest-to-deliver bond
5.	Other contracts	In accordance with the model selected by the fund management company, agreed with the custodian bank, and approved by the fund representative board/Board of Directors of the securities investment company

¹ If the fund holds a long position, the market value may be adjusted upward by the option premium paid.

² Delta coefficient is the first derivative of the option price with respect to the price of the underlying security. In simple cases, the delta coefficient may be deemed to be 1. In complex option cases, the delta coefficient shall be determined by the fund management company and the custodian bank after approval by the fund representative board.

³ If the fund holds a long position, the market value may be adjusted upward by the option premium paid.

Appendix 5

CREDIT RATING LEVELS FOR PRIVATELY PLACED CORPORATE BONDS OR ISSUERS OF PRIVATELY PLACED CORPORATE BONDS

No.	Name of credit rating organization	Credit rating level	Meaning of the credit rating level for bonds or bond issuers		
1	Moody's Ratings	Aaa	Highest capacity to meet financial commitments and lowest risk of default.		
		Aa1	Very high capacity to meet financial commitments and very low risk of default.		
		Aa2			
		Aa3			
		A1			
		A2	Upper-medium capacity to meet financial commitments and low risk of default.		
		A3			
		Baa1			
		Baa2	Moderate credit risk and may have speculative characteristics.		
		Baa3			
		Ba1			
		2	S&P Global Ratings	AAA	Highest capacity to meet financial commitments.
				AA+	Very high capacity to meet financial commitments.
AA					

	AA-	Strong capacity to meet financial commitments but may be affected by changing economic conditions and circumstances.	
	A+		
	A		
	A-		
	BBB+	Adequate capacity to meet financial commitments but more susceptible to adverse economic conditions.	
	BBB		
	BBB-		
	BB+	Less vulnerable in the short term but faces major ongoing uncertainties due to adverse business, financial, or economic conditions.	
	AAA	Lowest risk of default and extremely high credit quality.	
	AA+		
	AA		
	AA-	Very low risk of default and very high credit quality.	
	A+	Low risk of default and high credit quality; however, may be affected by adverse economic conditions.	
	A		
	A-		
	BBB+		Low current default risk and adequate capacity to meet financial
3	Fitch Ratings		

			BBB	obligations, but more susceptible to adverse economic conditions.
			BBB-	
			BB+	Vulnerable to elevated default risk, particularly in the event of adverse changes in business or economic conditions over time, although there is still business or financial flexibility to support the fulfillment of financial commitments.
			AAA	Highest capacity to meet financial obligations.
			AA+	
			AA	Very strong capacity to meet financial obligations.
			AA-	
			AAA	Highest level of creditworthiness compared with other domestic entities and transactions.
			AA+	
			AA	Very high level of creditworthiness compared with other domestic entities and transactions.
			AA-	
			vnAAA	Very high capacity to meet financial commitments.
			vnAA+	
			vnAA	High capacity to fulfill financial commitments.
			vnAA-	
4	FiiRatings Joint Stock Company			
5	Vietnam Investment Credit Rating Joint Stock Company			
6	Saigon Phat Think Ratings Joint Stock Company			

7	S&I Credit Rating Joint Stock Company	<p>AAA</p> <p>AA+</p> <p>AA</p> <p>AA-</p>	<p>Lowest risk of default and extremely high credit quality.</p> <p>Very low risk of default and very high credit quality.</p>
8	Thien Minh Credit Rating Joint Stock Company	<p>AAA</p> <p>AA+</p> <p>AA</p> <p>AA-</p>	<p>Highest capacity to meet financial obligations (for bonds);</p> <p>Very high capacity to meet financial obligations (for issuers).</p> <p>Very high capacity to meet financial obligations (for bonds);</p> <p>High capacity to meet financial obligations (for issuers).</p>
9	Other credit rating enterprises licensed by the Ministry of Finance as eligible for business operations	<p>Credit rating levels corresponding to very strong or stronger capacity to meet financial obligations, or very high or higher creditworthiness compared with other domestic entities and transactions, or high or higher capacity to fulfill financial commitments, or very low to lowest risk of default with very high or higher credit quality, or very high to highest (for bonds)/high to very high (for issuers) capacity to meet financial obligations.</p>	

Appendix 6**WEIGHTED AVERAGE LIFE AND WEIGHTED AVERAGE MATURITY****1. Weighted Average Life (WAL)**

Weighted Average Life means the weighted average of the remaining time until the final maturity date of all assets in the fund's investment portfolio, weighted by the proportion of each asset in the total portfolio value.

$$WAL = \frac{\sum_{i=1}^n (C_i \times T_i)}{\sum_{i=1}^n C_i}$$

In particular:

C_i : value of asset i ;

$\sum_{i=1}^n C_i$: total value of the fund's asset portfolio.

The value of asset i and the total portfolio value are determined in accordance with the principles set out in Appendix XIV attached to Circular No. 136/2025/TT-BTC dated December 29, 2025 of the Minister of Finance amending and supplementing certain provisions of Circular No. 98/2020/TT-BTC dated November 16, 2020 guiding the operation and management of securities investment funds.

T_i : remaining time (in days) until the final maturity date of asset i ;

n : number of assets/securities in the fund.

Notes: In the case of mandatory early redemption of bonds at the request of investors, the remaining time of the portion of bonds redeemed early shall be calculated up to the redemption date in accordance with the issuer's redemption plan.

2. Weighted Average Maturity (WAM)

Weighted Average Maturity means the weighted average of the remaining time until the final maturity date, or the remaining time until the next interest rate reset date for floating-rate assets (whichever is shorter), of all assets in the fund's investment portfolio, weighted by the proportion of each asset in the total portfolio value.

$$WAM = \frac{\sum_{i=1}^n (W_i \times T_i)}{\sum_{i=1}^n W_i}$$

In particular:

Wi: value of asset i;

$\sum_{i=1}^n W_i$: total value of the fund's asset portfolio.

The value of asset i and the total portfolio value are determined in accordance with the principles set out in Appendix XIV attached to Circular No. 136/2025/TT-BTC dated December 29, 2025 of the Minister of Finance amending and supplementing certain provisions of Circular No. 98/2020/TT-BTC dated November 16, 2020 guiding the operation and management of securities investment funds.

Ti: remaining time (in days) until the final maturity date of asset i, or remaining time (in days) until the next interest rate reset date if asset i is a floating-rate asset, whichever is shorter;

n: number of assets/securities in the fund.

Notes: In the case of mandatory early redemption of bonds at the request of investors, the remaining time of the portion of bonds redeemed early shall be calculated up to the redemption date in accordance with the issuer's plan, or up to the next interest rate reset date if the bond is a floating-rate bond, whichever is shorter./.

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 2025 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-2026/NQĐH

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

DRAFT

RESOLUTION

**THE ANNUAL GENERAL MEETING FOR FINANCIAL YEAR 2025
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 98/2020/TT-BTC dated 16 November 2020 issued by the Ministry of Finance on the operation and management of securities funds; effective as of January 1, 2021, and amended and supplemented by Circular No. 136/2025/TT-BTC dated December 29, 2025;
- 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 2025 dated/...../2026.

RESOLUTED

Article 1:

Approval of Reports on Performance results of the Fund in 2025 and strategy in 2026 stated in the meeting materials and presented at the Annual General Meeting.

Article 2:

Approval of Fund's Audited Financial Statements in 2025 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 2025 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:

	Budget 2026 (VND)
A. Remuneration of the Representative Board	180,000,000
B. Representative Board meeting expenses	13,720,000
I. Travel and accommodation expenses	10,240,000
1. Airfare expenses	880,000
2. Hotel expenses	6,030,000
3. Meeting room expenses	3,330,000
II. Other expenses related to the Representative Board meetings	3,480,000
Total	193,720,000

Article 5:

Approval of Select Ernst & Young Vietnam Co., Ltd to review the Fund's semi-annual financial statements and audit the Fund's 2026 financial statements.

Article 6:

Approval of the amendments and supplements to the Fund Charter as set out in the Appendix. The amendments and supplements to the Fund Charter.

Article 7:

This Resolution takes effect form date of signing.

*Attached document:
Meeting materials*

On behalf of the AGM
Chairman

On behalf of Techcom Capital JSC
Cheif Executive Officer

.....

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LETTER OF AUTHORIZATION
ANNUAL GENERAL MEETING OF FINANCIAL YEAR 2025
TECHCOM VIETNAM REIT FUND (TCREIT)

To:



Techcom Vietnam REIT Fund (TCREIT)
Fund Administration Division
Add: 20th Floor, Techcombank Tower, No. 6 Quang Trung Street, Cua Nam Ward, Hanoi City.

For Individual Investor:

Name of Investor:
ID number/Passport number: date of issue
Place of issue
Trading account number:
Number of fund units held: as at **19 March 2026**.

For institution:

Name of Investor:
Business license number: date of issue
Place of issue
Trading account number:
Legal representative:
ID number/Passport number: date of issue
Place of issue
Number of fund units held: as at **19 March 2026**.

Hereby authorize to the below-mentioned person:

- 1.(*) Mr. Phi Tuan Thanh – Chief Executive Officer of Techcom Capital JSC;
 2. (*) Mrs. Phung Thi Minh – Chairman of the Fund's Board of Representatives;

Or 3.(**) Mr/Mrs:
ID number/Passport number: date of issue
Place of issue

Duly authorized to vote, on my behalf, on matters proposed for vote at the Annual General Meeting of Financial year 2025 of the Techcom Vietnam REIT Fund (TCREIT) which will be held on **Tuesday 28 April 2026**.

Authorized Person's signature
(Sign, seal and fullname)

Principal's signature
(Sign, seal and fullname)

(*) In case the Investor authorize for cho Chairman of the Fund's Board of Representatives or Chief Executive Officer of Techcom Capital JSC, investor kindly requested to send a scanned copy **until 21 April 2026** to the email: IB.Quanlyquv@techcombank.com.vn according to the form: TCREIT_DHNDTTN2025_<Account number owning fund units>_ Authorization, and send the original Letter of authorization to Fund Administration Division address.
(**) In case the Investor authorize for another person, the authorized person must present ID card/Passport and invitation letter/authorization letter when attending the AGM.